

Income and Expenses for 207 South Union Street & 244 Maple Street



207 South Union Street & 244 Maple Street

LIST PRICE	\$3,400,000
SALE PRICE	\$3,400,000
LOT SIZE	0.66
ZONING	RH
FINISHED SF ABOVE GRADE	19,801
METERS (ELECTRIC / GAS)	23/20
PRICE PER SQUARE FOOT	\$172
# UNITS	19
PRICE PER UNIT	\$178,947
# BEDROOMS	37
PRICE PER BEDROOM	\$91,892
Unit 207-1 (Brick Building) lease ends 5/25/21	\$1550 (2 BR)
Unit 207-2 (Brick Building) lease ends 5/25/21	\$900 (Studio)
Unit 207-3 (Brick Building) lease ends 5/25/21	\$1000 (1 BR)
Unit 207-4 (Brick Building) lease ends 5/25/21 (no deposit)	\$1250 (1 BR)
Unit 207-5 (Brick Building) lease ends 5/25/21	\$1575 (2 BR)
Unit 207-6 (Brick Building) lease ends 5/25/21	\$2250 (3 BR)
Unit 207-7 (Brick Building) lease ends 5/25/21 (no deposit)	\$1400 (2 BR)
Unit 207-8 (4 Unit Over Garage) lease ends 5/25/21	\$1400 (2 BR)
Unit 207-9 (4 Unit Over Garage) lease ends 5/25/21	\$1500 (2 BR)
Unit 207-10 (4 Unit Over Garage) lease ends 5/25/21	\$1500 (2 BR)
Unit 207-11 (4 Unit Over Garage) lease ends 5/25/21	\$1300 (2 BR)
Unit 207.5-1 (Carriage House) lease ends 5/25/21	\$1550 (2 BR)
Unit 207.5-2 (Carriage House) mth-mth (no deposit)	\$2250 (3 BR)
Unit 207.5-3 (Carriage House) lease ends 5/25/21	\$1500 (2 BR)
Unit 244-1 (244 Maple ST) lease ends 5/25/21 (\$750 deposit)	\$1010 (1 BR)
Unit 244-2 (244 Maple ST) mth-mth no deposit	\$800 (1 BR)
Unit 244-3 (244 Maple ST) lease ends 5/25/21 (\$1200 deposit)	\$1800 (3 BR)
Unit 244-4 (244 Maple ST) lease ends 5/25/21	\$2100 (3 BR)
Unit 244-5 (244 Maple ST) lease ends 5/25/21	\$1400 (2 BR)
Laundry	\$166.66 (Laundry)
AVERAGE RENT PER UNIT	\$1,484
AVERAGE RENT PER BEDROOM	\$762
GROSS MONTHLY INCOME	\$28,202
ANNUAL INCOME	\$338,420
ANNUAL EXPENSES	
Property Taxes	\$61,713
Insurance	\$10,596
Trash Expense	\$3,137
Gas for laundry	\$332
Hot Water Tank Rental	owned
Electric	\$1,994
Snow/Landscaping*	\$2,500
Water/Sewer	\$8,804
Maintenance*	\$10,000
City Inspection	\$2,090
TOTAL ANNUAL EXPENSES	\$101,166
NET OPERATING INCOME	\$237,254
EXPENSE RATIO	29.89%
CAP RATE	6.98%

*Estimated

The above information is deemed reliable but is not guaranteed - some figures may be estimated