

Income and Expenses for 163-165 Loomis Street



	163-165 Loomis Street	163-165 Loomis Street 2021-2022
LIST PRICE	\$1,100,000	\$1,100,000
SALE PRICE	\$1,100,000	\$1,100,000
LOT SIZE	0.11	0.11
ZONING	RL	RL
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	4,335	4,335
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$254	\$254
Unit 1	\$4,300 (4 BR Lease 6/1/20 - 5/24/21)	\$4,300 (4 BR Lease 6/1/21 - 5/24/22)
Unit 2	\$3,940 (4 BR Lease 6/1/20 - 5/24/21)	\$4,100 (4 BR Lease 6/1/21 - 5/24/22)
AVERAGE RENT PER UNIT	\$4,120	\$4,200
AVERAGE RENT PER BEDROOM	\$1,030	\$1,050
GROSS MONTHLY INCOME	\$8,240	\$8,400
ANNUAL INCOME	\$98,880	\$100,800
ANNUAL EXPENSES		
Property Taxes	\$11,300	\$11,300
Insurance	\$4,038	\$4,038
Trash Expense	\$1,080	\$1,080
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	n/a	n/a
Electric	tenants	tenants
Snow/Landscaping	\$500	\$500
Water/Sewer	tenants	tenants
Maintenance	\$1,978	\$1,978
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$19,116	\$19,116
NET OPERATING INCOME	\$79,764	\$81,684
EXPENSE RATIO	19.33%	18.96%
CAP RATE	7.25%	7.43%

**Estimated*

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