

Income and Expenses for 120-132 North Willard Street



120-132 North Willard Street

LIST PRICE	\$1,450,000
SALE PRICE	\$1,450,000
LOT SIZE	0.38
ZONING	RL
YEAR BUILT	1896
FINISHED SF ABOVE GRADE	5,174
PRICE PER SQUARE FOOT	\$280
# UNITS	5
PRICE PER UNIT	\$290,000
# BEDROOMS	12
PRICE PER BEDROOM	\$120,833
Unit 132 (lease ends 8/28/21)	\$3350 (4 BR)
Unit 120 (lease ends 5/24/21)	\$1575 (2 BR)
Unit 122 (lease ends 5/25/21)	\$1600 (2 BR)
Unit 124 (lease ends 5/25/22) Renews on 5/26/21 for \$1,650	\$1,600 (2BR)
Unit 126 (lease ends 5/30/21)	\$1575 (2 BR)
Barn	\$350 (Barn)
AVERAGE RENT PER UNIT	\$2,010
AVERAGE RENT PER BEDROOM	\$838
GROSS MONTHLY INCOME	\$10,050
ANNUAL INCOME	\$120,600
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$27,125
Insurance	\$3,904
Trash Expense	\$1,116
Heat	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping	\$1,462
Water/Sewer	\$1,977
Maintenance*	\$4,000
City Inspection	\$550
TOTAL ANNUAL EXPENSES	\$40,134
NET OPERATING INCOME	\$80,466
EXPENSE RATIO	33.28%
CAP RATE	5.55%

*Estimated

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