

Income and Expenses for 190 North Ave



190 North Ave	
LIST PRICE	\$435,000
SALE PRICE	\$435,000
LOT SIZE	0.11
ZONING	NMU
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,450
METERS (ELECTRIC / GAS)	3/2
PRICE PER SQUARE FOOT	\$178
# UNITS	2
PRICE PER UNIT	\$217,500
# BEDROOMS	4
PRICE PER BEDROOM	\$108,750
Unit 1 (mo-mo)	\$1500 (2 BR)
Unit 2 (mo-mo)	\$1500 (2 BR)
AVERAGE RENT PER UNIT	\$1,500
AVERAGE RENT PER BEDROOM	\$750
GROSS MONTHLY INCOME	\$3,000
ANNUAL INCOME	\$36,000
ANNUAL EXPENSES	
Property Taxes	\$7,897
Insurance*	\$1,500
Trash Expense	\$600
Heat	tenants
Hot Water Tank Rental	\$276
Electric	tenants
Snow/Landscaping	\$400
Water/Sewer	\$780
Maintenance*	\$1,000
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$12,673
NET OPERATING INCOME	\$23,327
EXPENSE RATIO	35.20%
CAP RATE	5.36%

*Estimated

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