

Income and Expenses for 57-59 Lakeside Avenue



57-59 Lakeside Avenue

LIST PRICE	\$719,000
SALE PRICE	\$719,000
ZONING	RLW
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,352
METERS (ELECTRIC / GAS)	4/3
PRICE PER SQUARE FOOT	\$306
# UNITS	3
PRICE PER UNIT	\$239,667
# BEDROOMS	4
PRICE PER BEDROOM	\$179,750
57-1 (vacant)	\$1450 (1 BR)
57-2 (recently vacant)	\$1450 (1 BR)
59 (rent as of 5/1/21 -Month to Month)	\$2050 (2 BR)
AVERAGE RENT PER UNIT	\$1,650
AVERAGE RENT PER BEDROOM	\$1,238
GROSS MONTHLY INCOME	\$4,950
ANNUAL INCOME	\$59,400
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$10,414
Insurance	\$2,200
Trash Expense	\$1,300
Heat	Tenants
Hot Water Tank Rental	N/A
Electric*	\$200
Snow/Landscaping*	\$500
Water/Sewer	\$1,347
Maintenance*	\$1,000
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$17,291
NET OPERATING INCOME	\$42,109
EXPENSE RATIO	29.11%
CAP RATE	5.86%

*Estimated.

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