

Income and Expenses for 313-315 North Street



| Address | 313-315 North Street |
|------------------------------------|----------------------|
| LIST PRICE | \$884,500 |
| LOT SIZE | 0.06 |
| ZONING | RM |
| YEAR BUILT | 1910 |
| FINISHED SF ABOVE GRADE | 3,204 |
| METERS (ELECTRIC / GAS) | 2/2 |
| PRICE PER SQUARE FOOT | \$276 |
| # UNITS | 2 |
| PRICE PER UNIT | \$442,250 |
| # BEDROOMS | 8 |
| PRICE PER BEDROOM | \$110,563 |
| Unit 1 (313 - leases ends 5/23/22) | \$3550 (4 BR) |
| Unit 2 (315 - lease ends 5/23/22) | \$3475 (4 BR) |
| AVERAGE RENT PER UNIT | \$3,513 |
| AVERAGE RENT PER BEDROOM | \$878 |
| GROSS MONTHLY INCOME | \$7,025 |
| ANNUAL INCOME | \$84,300 |
| ANNUAL EXPENSES | |
| Property Taxes | \$9,171 |
| Insurance | \$3,293 |
| Trash Expense | \$2,100 |
| Heat & Hot Water | tenants |
| Hot Water Tank Rental | owned |
| Electric | tenants |
| Snow/Landscaping* | \$130 |
| Water/Sewer | Tenants |
| Maintenance* | \$1,300 |
| City Inspection | \$220 |
| TOTAL ANNUAL EXPENSES | \$16,214 |
| NET OPERATING INCOME | \$68,086 |
| EXPENSE RATIO | 19.23% |
| CAP RATE | 7.70% |

*Estimated

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