

## Income and Expenses for 205 North Willard St



	205 North Willard Street	205 North Willard Street Projections
<b>LIST PRICE</b>	\$575,000	\$575,000
<b>SALE PRICE</b>	\$575,000	\$575,000
<b>LOT SIZE</b>	0.088	0.088
<b>ZONING</b>	0.088	RM
<b>YEAR BUILT</b>	1920	1920
<b>FINISHED SF ABOVE GRADE</b>	1,730	1,730
<b>PRICE PER SQUARE FOOT</b>	\$332	\$332
<b># UNITS</b>	4	4
<b>PRICE PER UNIT</b>	\$143,750	\$143,750
<b># BEDROOMS</b>	4	4
<b>PRICE PER BEDROOM</b>	\$143,750	\$143,750
<b>Unit 1</b>	\$0 (Vacant)	\$1200 (1 BR)
<b>Unit 2</b>	\$775 (Studio)	\$1100 (Studio)
<b>Unit 3</b>	\$950 (1+ BR)	\$1300 (1+ BR)
<b>Unit 4</b>	\$695 (Studio)	\$1100 (Studio)
<b>AVERAGE RENT PER UNIT</b>	\$605	\$1,175
<b>AVERAGE RENT PER BEDROOM</b>	\$605	\$1,175
<b>GROSS MONTHLY INCOME</b>	\$2,420	\$4,700
<b>ANNUAL INCOME</b>	\$29,040	\$56,400
<b>ANNUAL EXPENSES</b>		
<b>Property Taxes</b>	\$11,392	\$11,392
<b>Insurance *</b>	\$2,000	\$2,000
<b>Trash Expense *</b>	\$720	\$720
<b>Heat &amp; Hot Water</b>	tenants	tenants
<b>Hot Water Tank Rental</b>	owned	owned
<b>Electric</b>	tenants	tenants
<b>Snow/Landscaping*</b>	\$500	\$500
<b>Water/Sewer</b>	\$1,441	\$1,441
<b>Maintenance*</b>	\$1,500	\$1,500
<b>City Inspection</b>	\$440	\$440
<b>TOTAL ANNUAL EXPENSES</b>	\$17,993	\$17,993
<b>NET OPERATING INCOME</b>	\$11,047	\$38,407
<b>EXPENSE RATIO</b>	61.96%	31.90%

\*Estimated

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