

## Income and Expenses for 205 North Willard St



### 205 North Willard Street

### 205 North Willard Street Projections

<b>LIST PRICE</b>	\$549,900	\$549,900
<b>LOT SIZE</b>	0.088	0.088
<b>ZONING</b>	RM	RM
<b>YEAR BUILT</b>	1920	1920
<b>FINISHED SF ABOVE GRADE</b>	1,730	1,730
<b>PRICE PER SQUARE FOOT</b>	\$318	\$318
<b># UNITS</b>	4	4
<b>PRICE PER UNIT</b>	\$137,475	\$137,475
<b># BEDROOMS</b>	4	4
<b>PRICE PER BEDROOM</b>	\$137,475	\$137,475
<b>Unit 1</b>	\$0 (Vacant)	\$1200 (1 BR)
<b>Unit 2</b>	\$775 (Studio)	\$1100 (Studio)
<b>Unit 3</b>	\$0 (Vacant)	\$1350 (1+ BR)
<b>Unit 4</b>	\$695 (Studio)	\$1100 (Studio)
<b>AVERAGE RENT PER UNIT</b>	\$368	\$1,188
<b>AVERAGE RENT PER BEDROOM</b>	\$368	\$1,188
<b>GROSS MONTHLY INCOME</b>	\$1,470	\$4,750
<b>ANNUAL INCOME</b>	\$17,640	\$57,000
<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>		\$39,007
<b>EXPENSE RATIO</b>		31.57%
<b>CAP RATE</b>		7.09%

\*Estimated

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