

Income and Expenses for 46 North Willard Street



Address	46 North Willard Street (Current)	46 North Willard Street (June 22- May 23 2022)
LIST PRICE	\$765,000	\$765,000
LOT SIZE	0.09	0.09
ZONING	RL	RL
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	2,161	2,161
PRICE PER SQUARE FOOT	\$354	\$354
# UNITS	3	3
PRICE PER UNIT	\$255,000	\$255,000
# BEDROOMS	6	6
PRICE PER BEDROOM	\$127,500	\$127,500
Unit 1	\$2400 (3 BR)	\$2475 (3 BR)
Unit 2	\$1350 (1 BR)	\$1400 (1 BR)
Unit 3	\$1800 (2 BR)	\$1850 (2 BR)
AVERAGE RENT PER UNIT	\$1,850	\$1,908
AVERAGE RENT PER BEDROOM	\$925	\$954
GROSS MONTHLY INCOME	\$5,550	\$5,725
ANNUAL INCOME	\$66,600	\$68,700
ANNUAL EXPENSES		
Property Taxes	\$13,558	\$13,558
Insurance	\$1,808	\$1,808
Trash Expense	\$675	\$675
Heat (tenants pay hot water)	\$2,049	\$2,049
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,242	\$1,242
Maintenance*	\$1,500	\$1,500
City Inspection	\$330	\$330
TOTAL ANNUAL EXPENSES	\$21,662	\$21,662
NET OPERATING INCOME	\$44,938	\$47,038
EXPENSE RATIO	32.53%	31.53%
CAP RATE	5.87%	6.15%

*Estimated

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