

Income and Expenses for 120 Lakeview Terrace



	120 Lakeview Terrace	120 Lakeview Terrace Projections
LIST PRICE	\$1,250,000	\$1,250,000
LOT SIZE	0.231	0.231
ZONING	RM	RM
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	3,882	3,882
METERS (ELECTRIC / GAS)	8/8	8/8
PRICE PER SQUARE FOOT	\$322	\$322
# UNITS	7	7
PRICE PER UNIT	\$178,571	\$178,571
# BEDROOMS	9	9
PRICE PER BEDROOM	\$138,889	\$138,889
Unit 1 (10/01/2021 - 08/31/2022)	\$1,475 (2 BR)	\$1,775 (2 BR)
Unit 2 (06/01/2021 - 05/31/2022)	\$1,100 (1 BR)	\$1,300 (1 BR)
Unit 3 (06/01/2021 - 05/31/2022)	\$925 (1 BR)	\$1,300 (1 BR)
Unit 4 (06/01/2021 - 05/31/2022)	\$1,000 (1 BR)	\$1,225 (1 BR)
Unit 5 (06/01/2021 - 05/31/2022)	\$1,300 (2 BR)	\$1,650 (2 BR)
Unit 6 (09/01/2021 - 08/31/2022)	\$1,150 (1 BR)	\$1,350 (1 BR)
Unit 7 (09/01/2021 - 08/31/2022)	\$1,135 (1 BR)	\$1,350 (1 BR)
AVERAGE RENT PER UNIT	\$1,155	\$1,421
AVERAGE RENT PER BEDROOM	\$898	\$1,106
GROSS MONTHLY INCOME	\$8,085	\$9,950
ANNUAL INCOME	\$97,020	\$119,400
ANNUAL EXPENSES		
Property Taxes	\$24,807	\$24,807
Insurance	\$3,296	\$3,296
Trash/Recycle/Compost	\$1,733	\$1,733
Heat & Hot Water	\$597 (hot water)	\$597 (hot water)
Hot Water Tank Rental	owned	owned
Electric	\$413	\$413
Snow/Landscaping*	\$1,200	\$1,200
Water/Sewer	\$1,725	\$1,725
Maintenance*	\$2,500	\$2,500
City Inspection	\$770	\$770
TOTAL ANNUAL EXPENSES	\$37,041	\$37,041
NET OPERATING INCOME	\$59,979	\$82,359
EXPENSE RATIO	38.18%	31.02%

*Estimated

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