

Income and Expenses for 34-36 Cedar Street



34-36 Cedar Street

LIST PRICE	\$485,000
LOT SIZE	0.051
ZONING	RM
YEAR BUILT	1910
FINISHED SF ABOVE GRADE	1,804
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	\$269
# UNITS	2
PRICE PER UNIT	\$242,500
# BEDROOMS	4
PRICE PER BEDROOM	\$121,250
34 Cedar - upstairs (Vacant 6/30/22)	\$1,800 (2 BR-proj.)
36 Cedar - downstairs (lease end 5/31/23)	\$1,650 (2 BR)
AVERAGE RENT PER UNIT	\$1,725
AVERAGE RENT PER BEDROOM	\$863
GROSS MONTHLY INCOME	\$3,450
ANNUAL INCOME	\$41,400
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$8,628
Insurance	\$1,250
Trash Expense*	\$600
Heat & Hot Water	tenants
Hot Water Tank Rental	\$192
Electric	tenants
Snow/Landscaping*	\$250
Water/Sewer	\$939
Maintenance*	\$1,000
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$13,079
NET OPERATING INCOME	\$28,321
EXPENSE RATIO	31.59%
CAP RATE	5.84%

**Estimated*

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