

Income and Expenses for 314 North Street



314 North Street

LIST PRICE	\$895,000
LOT SIZE	0.15
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	3704
METERS (ELECTRIC / GAS)	4/2
PRICE PER SQUARE FOOT	\$242
# UNITS	3
PRICE PER UNIT	\$298,333
# BEDROOMS	9
PRICE PER BEDROOM	\$99,444
Unit 1 (lease ends 5/25/23)*	\$3300 (4 BR)
Unit 2 (lease ends 5/25/23)*	\$1375 (1 BR)
Unit 3 (lease ends 5/25/23)*	\$3150 (4 BR)
AVERAGE RENT PER UNIT	\$2,608
AVERAGE RENT PER BEDROOM	\$869
GROSS MONTHLY INCOME	\$7,825
ANNUAL INCOME	\$93,900
ANNUAL EXPENSES	
Property Taxes	\$16,736
Insurance	\$3,479
Trash Expense	\$2,043
Heat+Hot Water (landlord pays for unit 1&2)	\$2,863
Hot Water Tank Rental	\$193
Electric	\$422
Snow/Landscaping	\$500 (est exp)
Water/Sewer	\$2,151
Maintenance	\$1,500 (est exp)
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$30,217
NET OPERATING INCOME	\$63,683
EXPENSE RATIO	32.18%
CAP RATE	7.12%

*Based on 2022-2023 rents starting 6/1/2022

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