

Income and Expenses for 193-195 Elmwood Avenue



193-195 Elmwood Avenue

LIST PRICE	\$650,000
LOT SIZE	0.08
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,736
PRICE PER SQUARE FOOT	\$238
# UNITS	3
PRICE PER UNIT	\$216,667
# BEDROOMS	5
PRICE PER BEDROOM	\$130,000
193 Elmwood Ave (lease ends 5/31/23)	\$2500 (3 BR)
195 Elmwood Ave (lease ends 5/31/23)	\$1800 (1 BR)
80 Cedar St (lease ends 5/31/23)	\$1750 (1 BR)
AVERAGE RENT PER UNIT	\$2,017
AVERAGE RENT PER BEDROOM	\$1,210
GROSS MONTHLY INCOME	\$6,050
ANNUAL INCOME	\$72,600
ANNUAL EXPENSES	
Property Taxes	\$10,370
Insurance	\$2,287
Trash Expense	\$914
Heat & Hot Water (included in rent)	\$2,484
Hot Water Tank Rental	owned
Electric	\$251
Snow/Landscaping*	\$500 (Estimated)
Water/Sewer	\$1,585
Maintenance*	\$1,500 (Estimated)
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$20,221
NET OPERATING INCOME	\$52,379
EXPENSE RATIO	27.85%
CAP RATE	8.06%

*Estimated

The above information is deemed reliable but is not guaranteed