

**Income and Expenses for
1480 North Ave**



	1480 North Ave CURRENT	1480 North Ave PROJECTIONS
LIST PRICE	\$475,000	\$475,000
LOT SIZE	0.18	0.18
ZONING	RL	RL
YEAR BUILT	1930	1930
FINISHED SF ABOVE GRADE	1,724	1,724
METERS (ELECTRIC / GAS)	3/3	3/3
PRICE PER SQUARE FOOT	\$276	\$276
# UNITS	3	3
PRICE PER UNIT	\$158,333	\$158,333
# BEDROOMS	4	4
PRICE PER BEDROOM	\$118,750	\$118,750
1480 North Ave #1	\$910 (1 BR - exp. 5/31/24)	\$1,300 (1 BR)
1480 North Ave #2	\$1,075 (2 BR - exp. 3/31/24)	\$1,600 (2 BR)
1480 North Ave #3	\$890 (1 BR - exp. 5/31/24)	\$1,300 (1 BR)
AVERAGE RENT PER UNIT	\$958	\$1,400
AVERAGE RENT PER BEDROOM	\$719	\$1,050
GROSS MONTHLY INCOME	\$2,875	\$4,200
ANNUAL INCOME	\$34,500	\$50,400
ANNUAL EXPENSES		
Property Taxes	\$8,653	\$8,653
Insurance	\$2200 (est. exp.)	\$2200 (est. exp.)
Trash Expense	\$1,654	\$1,654
Heat & Hot Water	Tenants	Tenants
Hot Water Tank Rental	\$834	\$834
Electric	Tenants	Tenants
Snow/Landscaping	\$1,360	\$1,360
Water/Sewer	\$1,337	\$1,337
Maintenance	\$418	\$418
City Inspection	\$330	\$330
TOTAL ANNUAL EXPENSES	\$16,786	\$16,786
NET OPERATING INCOME	\$17,714	\$33,614
EXPENSE RATIO	48.66%	33.31%
CAP RATE	3.73%	7.08%

*Estimated

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