

Income and Expenses for 174 Riverside Ave



	174 Riverside Ave	174 Riverside Ave - Projected
LIST PRICE	\$315,000	\$315,000
LOT SIZE	0.22	0.22
ZONING	NAC- Riverside	NAC- Riverside
YEAR BUILT	1920	1920
FINISHED SQFT.	1,291	1,291
PRICE PER SQUARE FOOT	\$244	\$244
# UNITS	2	2
PRICE PER UNIT	\$157,500	\$157,500
# BEDROOMS	3	3
PRICE PER BEDROOM	\$105,000	\$105,000
Unit 1	\$1,000 (1 BR)	\$1,250 (1 BR)
Unit 2	\$1,500 (2 BR-vacant proj.)	\$1,500 (2 BR)
AVERAGE RENT PER UNIT	\$1,250	\$1,375
AVERAGE RENT PER BEDROOM	\$833	\$917
GROSS MONTHLY INCOME	\$2,500	\$2,750
ANNUAL INCOME	\$30,000	\$33,000
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$6,598	\$6,598
Insurance	\$1,200 (estimated)	\$1,200 (estimated)
Trash Expense	\$600 (estimated)	\$600 (estimated)
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$521	\$521
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$10,639	\$10,639
NET OPERATING INCOME	\$19,361	\$22,361
EXPENSE RATIO	35.46%	32.24%
CAP RATE	6.15%	7.10%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		