

Income and Expenses for 98-100 North Champlain St



98-100 North Champlain St

LIST PRICE	\$695,000
SALE PRICE	\$695,000
LOT SIZE	0.16
ZONING	RM
YEAR BUILT	1899
FINISHED SQFT.	2,664
METERS (ELECTRIC / GAS)	4/4
PRICE PER SQUARE FOOT	\$261
# UNITS	4
PRICE PER UNIT	\$173,750
# BEDROOMS	5
PRICE PER BEDROOM	\$139,000
98-1 (Mth-Mth Lease)	\$1,300 (1 BR)
98-2 (Vacant 11/1/23)	\$2,000 (2+ BR - est)
100-1 (Lease ends 2/28/24)	\$1,400 (1 BR)
100-2 (Vacant 11/1/23)	\$1,250 (1 BR- est)
AVERAGE RENT PER UNIT	\$1,488
AVERAGE RENT PER BEDROOM	\$1,190
GROSS MONTHLY INCOME	\$5,950
ANNUAL INCOME	\$71,400
ANNUAL EXPENSES	
Property Taxes	\$13,059
Insurance*	\$2,000 (estimated)
Trash Expense*	\$960
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	\$500 (estimated)
Water/Sewer	\$1,484
Maintenance*	\$2,500 (estimated)
City Inspection	\$440
TOTAL ANNUAL EXPENSES	\$20,943
NET OPERATING INCOME	\$50,457
EXPENSE RATIO	29.33%
CAP RATE	7.26%

*Estimated

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