

Income and Expenses



	60 North Willard Street Current Rents	60 North Willard Street June 1, 2024-May 31, 2025	60 North Willard Street Projected Rents
SALE PRICE	\$632,500	\$632,500	\$632,500
LOT SIZE	0.066	0.066	0.066
ZONING	RL	RL	RL
YEAR BUILT	1905	1905	1905
FINISHED SF ABOVE GRADE	1,725	1,725	1,725
METERS (ELECTRIC / GAS)	2/2	2/2	2/2
PRICE PER SQUARE FOOT	\$367	\$367	\$367
# UNITS	2	2	2
PRICE PER UNIT	\$316,250	\$316,250	\$316,250
# BEDROOMS	6	6	6
PRICE PER BEDROOM	\$105,417	\$105,417	\$105,417
Unit 1	\$1510 (2 BR)	\$1600 (2 BR)	\$2000 (2 BR)
Unit 2	\$3,020 (4 BR)	\$3,200 (4 BR)	\$3,600 (4 BR)
AVERAGE RENT PER UNIT	\$2,265	\$2,400	\$2,800
AVERAGE RENT PER BEDROOM	\$755	\$800	\$933
GROSS MONTHLY INCOME	\$4,530	\$4,800	\$5,600
ANNUAL INCOME	\$54,360	\$57,600	\$67,200
ANNUAL EXPENSES			
Property Taxes	\$12,418	\$12,418	\$12,418
Insurance	\$2,000	\$2,000	\$2,000
Trash Expense	\$1,100	\$1,100	\$1,100
Heat & Hot Water	tenants	tenants	tenants
Hot Water Tank Rental	\$272	\$272	\$273
Electric	tenants	tenants	tenants
Snow/Landscaping*	\$500	\$500	\$500
Water/Sewer	\$1,150	\$1,150	\$1,150
Maintenance*	\$1,000	\$1,000	\$1,000
City Inspection	\$220	\$220	\$220
TOTAL ANNUAL EXPENSES	\$18,660	\$18,660	\$18,661
NET OPERATING INCOME	\$35,700	\$38,940	\$48,539
EXPENSE RATIO	34.33%	32.40%	27.77%
CAP RATE	5.64%	6.16%	7.67%
<i>*Estimated</i>			
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>			