

Income and Expenses for 484-488 South Union Street



	484-488 S. Union	484-488 S. Union Projections
LIST PRICE	\$1,050,000	\$1,050,000
SALE PRICE	\$1,050,000	\$1,050,000
LOT SIZE	0.15	0.15
ZONING	RM	RM
YEAR BUILT	1928/1932	1928/1932
FINISHED SQFT.	3,120	3,120
METERS (ELECTRIC / GAS)	4/4	4/4
PRICE PER SQUARE FOOT	\$337	\$337
# UNITS	4	4
PRICE PER UNIT	\$262,500	\$262,500
# BEDROOMS	6	6
PRICE PER BEDROOM	\$175,000	\$175,000
484 South Union (mth-mth)	\$1,775 (2 BR)	\$2,400 (2 BR)
484.5 South Union (lease until 3/31/25)	\$1,100 (1 BR)	\$1,600 (1 BR)
486 South Union (until 6/1/25)	\$1,875 (2 BR)	\$2,400 (2 BR)
488 South Union (until 6/1/25)	\$1,500 (1 BR cottage)	\$1,800 (1 BR cottage)
AVERAGE RENT PER UNIT	\$1,563	\$2,050
AVERAGE RENT PER BEDROOM	\$1,042	\$1,367
GROSS MONTHLY INCOME	\$6,250	\$8,200
ANNUAL INCOME	\$75,000	\$98,400
ANNUAL EXPENSES		
Property Taxes	\$17,193	\$17,193
Insurance*	\$3,000	\$3,000
Trash Expense*	\$800	\$800
Heat & Hot Water	Tenants	Tenants
Hot Water Tank Rental	Owned	Owned
Electric	Tenants	Tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	Tenants	Tenants
Maintenance*	\$1,500	\$1,500
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$23,433	\$23,433
NET OPERATING INCOME	\$51,567	\$74,967
EXPENSE RATIO	31.24%	23.81%
CAP RATE	4.91%	7.14%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		