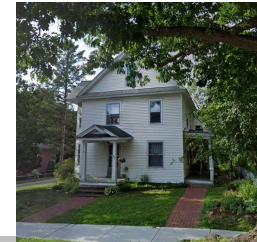


Income and Expenses for 442 North Street



	442 North Street Upcoming	442 North Street Projections
LIST PRICE	\$775,000	\$775,000
SALE PRICE	\$775,000	\$775,000
LOT SIZE	0.21	0.21
ZONING	RL	RL
YEAR BUILT	1910	1910
FINISHED SQFT.	2,047	2,047
PRICE PER SQUARE FOOT	\$379	\$379
# UNITS	4	4
PRICE PER UNIT	\$193,750	\$193,750
# BEDROOMS	5	5
PRICE PER BEDROOM	\$155,000	\$155,000
Unit 1 (month - month)	\$1300 (1 BR - as of 1/1/2025)	\$1750 (1 BR)
Unit 2 (month - month)	\$1715 (2 BR)	\$2200 (2 BR)
Unit 3 (month - month)	\$1120 (1 BR)	\$1750 (1 BR)
Unit 4 (month - month)	\$750 (Studio)	\$1250 (Studio)
AVERAGE RENT PER UNIT	\$1,221	\$1,738
AVERAGE RENT PER BEDROOM	\$977	\$1,390
GROSS MONTHLY INCOME	\$4,885	\$6,950
ANNUAL INCOME	\$58,620	\$83,400
ANNUAL EXPENSES		
Property Taxes	\$14,042	\$14,042
Insurance	\$3,240	\$3,240
Trash Expense	\$1,772	\$1,772
Heat & Hot Water	\$1,517	\$1,517
Hot Water Tank Rental	owned	owned
Electric	\$499	\$499
Snow/Landscaping*	\$1,000	\$1,000
Water/Sewer	\$1,764	\$1,764
Maintenance*	\$1,500	\$1,500
City Inspection	\$440	\$440
TOTAL ANNUAL EXPENSES	\$25,773	\$25,773
NET OPERATING INCOME	\$32,847	\$57,627
EXPENSE RATIO	43.97%	30.90%
CAP RATE	4.24%	7.44%

*Estimated

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