

## Income and Expenses for 167-169 North Union St



### 167-169 North Union Street

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<b>LIST PRICE</b>	\$525,000	\$525,000
<b>SALE PRICE</b>	\$525,000	\$525,000
<b>LOT SIZE</b>	0.08	0.08
<b>ZONING</b>	RM	RM
<b>YEAR BUILT</b>	1901	1901
<b>FINISHED SQFT.</b>	2,851	2,851
<b>METERS (ELECTRIC / GAS)</b>	3/1	3/1
<b>PRICE PER SQUARE FOOT</b>	\$184	\$184
<b># UNITS</b>	3	3
<b>PRICE PER UNIT</b>	\$175,000	\$175,000
<b># BEDROOMS</b>	5	5
<b>PRICE PER BEDROOM</b>	\$105,000	\$105,000
<b>Unit 167</b>	\$2,700 (3 BR -Est. Owner Occ.)	\$2,700 (3 BR -Est. Owner Occ.)
<b>Unit 169-1</b>	\$1,350 (1 BR)	\$1,500 (1 BR)
<b>Unit 169-2</b>	\$1,350 (1+ BR)	\$1,750 (1+ BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,800	\$1,983
<b>AVERAGE RENT PER BEDROOM</b>	\$1,080	\$1,190
<b>GROSS MONTHLY INCOME</b>	\$5,400	\$5,950
<b>ANNUAL INCOME</b>	\$64,800	\$71,400
<b>ANNUAL EXPENSES</b>		
<b>Property Taxes</b>	\$11,381	\$11,381
<b>Insurance*</b>	\$2,000	\$2,000
<b>Trash Expense*</b>	\$900	\$900
<b>Heat &amp; Hot Water</b>	\$4,056	\$4,056
<b>Hot Water Tank Rental</b>	\$228	\$228
<b>Electric</b>	tenants	tenants
<b>Snow/Landscaping*</b>	\$750	\$750
<b>Water/Sewer</b>	\$1,668	\$1,668
<b>Maintenance*</b>	\$1,500	\$1,500
<b>City Inspection</b>	\$330	\$330
<b>TOTAL ANNUAL EXPENSES</b>	\$22,813	\$22,813
<b>NET OPERATING INCOME</b>	\$41,987	\$48,587
<b>EXPENSE RATIO</b>	35.20%	31.95%
<b>CAP RATE</b>	8.00%	9.25%

\*Estimated

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