

Income and Expenses



**67 Buell Street
June 2024-May 2025**

**67 Buell Street
2025-2026**

LIST PRICE	\$1,090,000	\$1,090,000
SALE PRICE	\$1,090,000	\$1,090,000
LOT SIZE	0.137	0.137
ZONING	RH	RH
YEAR BUILT	1899	1899
FINISHED SQFT.	3,106	3,106
PRICE PER SQUARE FOOT	<i>\$351</i>	<i>\$351</i>
# UNITS	2	2
PRICE PER UNIT	<i>\$545,000</i>	<i>\$545,000</i>
# BEDROOMS	9	9
PRICE PER BEDROOM	<i>\$121,111</i>	<i>\$121,111</i>
Unit 1	\$3,700 (4 BR)	\$3,900 (4 BR)
Unit 2	\$4,875 (5 BR)	\$5,000 (5 BR)
Unit 3	\$45 (Laundry)	\$45 (Laundry)
AVERAGE RENT PER UNIT	<i>\$4,310</i>	<i>\$4,473</i>
AVERAGE RENT PER BEDROC	<i>\$958</i>	<i>\$994</i>
GROSS MONTHLY INCOME	<i>\$8,620</i>	<i>\$8,945</i>
ANNUAL INCOME	<i>\$103,440</i>	<i>\$107,340</i>
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$15,950	\$15,950
Insurance	\$5,378	\$5,378
Trash Expense	\$1,670	\$1,670
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	\$480	\$480
Snow/Landscaping	\$1,000 (estimated)	\$1,000 (estimated)
Water/Sewer	tenants	tenants
Maintenance	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	<i>\$25,698</i>	<i>\$25,698</i>
NET OPERATING INCOME	<i>\$77,742</i>	<i>\$81,642</i>
EXPENSE RATIO	<i>24.84%</i>	<i>23.94%</i>
CAP RATE	<i>7.13%</i>	<i>7.49%</i>

**Estimated*

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