

Income and Expenses for 95 Union St



	95 Union Street Current	95 Union Street 6/1/2025 - 5/25/2026
LIST PRICE	\$525,000	\$525,000
SALE PRICE	\$525,000	\$525,000
LOT SIZE	0.08	0.08
ZONING	R-C	R-C
YEAR BUILT	1920	1920
FINISHED SQFT.	1,536	1,536
PRICE PER SQUARE FOOT	\$342	\$342
# UNITS	2	2
PRICE PER UNIT	\$262,500	\$262,500
# BEDROOMS	4	4
PRICE PER BEDROOM	\$131,250	\$131,250
Unit 1	\$2,140 (2 BR)	\$2,190 (2 BR)
Unit 2	\$2505 (3 BR)	\$2605 (3 BR)
AVERAGE RENT PER UNIT	\$2,323	\$2,398
AVERAGE RENT PER BEDROOM	\$1,161	\$1,199
GROSS MONTHLY INCOME	\$4,645	\$4,795
ANNUAL INCOME	\$55,740	\$57,540
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$7,274	\$7,274
Insurance	\$1,814	\$1,814
Trash Expense	\$609	\$609
Heat & Hot Water	Tenants	Tenants
Hot Water Tank Rental	Owned	Owned
Electric	Tenants	Tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,194	\$1,194
Maintenance*	\$1,000	\$1,000
City Inspection	Tenants	Tenants
TOTAL ANNUAL EXPENSES	\$12,391	\$12,391
NET OPERATING INCOME	\$43,349	\$45,149
EXPENSE RATIO	22.23%	21.53%
CAP RATE	8.26%	8.60%

*Estimated

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