

Income and Expenses for 484-488 South Union Street



	484-488 S. Union	484-488 S. Union Projections
LIST PRICE	\$1,039,500	\$1,039,500
SALE PRICE	\$1,039,500	\$1,039,500
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	\$333	\$333
# UNITS	4	4
PRICE PER UNIT	\$259,875	\$259,875
# BEDROOMS	6	6
PRICE PER BEDROOM	\$173,250	\$173,250
484 South Union (mth-mth)	\$1,875 (2 BR)	\$2,400 (2 BR)
484.5 South Union (until 6/1/25)	\$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	\$1,588	\$2,050
AVERAGE RENT PER BEDROOM	\$1,058	\$1,367
GROSS MONTHLY INCOME	\$6,350	\$8,200
ANNUAL INCOME	\$76,200	\$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	\$52,767	\$74,967
EXPENSE RATIO	30.75%	23.81%
CAP RATE	5.08%	7.21%

*Estimated

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