

Income and Expenses for 65-67 North Willard Street



	65-67 North Willard Street Current	65-67 North Willard Street Potential w/ New Lease
LIST PRICE	\$735,000	\$735,000
SALE PRICE	\$735,000	\$735,000
LOT SIZE	0.133	0.133
ZONING	RM	RM
YEAR BUILT	1899	1899
FINISHED SQFT.	1,964	1,964
PRICE PER SQUARE FOOT	\$374	\$374
# UNITS	2	2
PRICE PER UNIT	\$367,500	\$367,500
# BEDROOMS	5	5
PRICE PER BEDROOM	\$147,000	\$147,000
65 - Downstairs (lease until 6/30/27)	\$1,880 (2 BR)	\$1,880 (2 BR)
67 - Upstairs (lease until 7/31/25)	\$2,570 (3 BR)	\$3,300 (3 BR)
AVERAGE RENT PER UNIT	\$2,225	\$2,590
AVERAGE RENT PER BEDROOM	\$890	\$1,036
GROSS MONTHLY INCOME	\$4,450	\$5,180
ANNUAL INCOME	\$53,400	\$62,160
ANNUAL EXPENSES		
Property Taxes	\$12,455	\$12,455
Insurance*	\$1,690	\$1,690
Trash Expense*	\$600	\$600
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping	\$500	\$500
Water/Sewer	\$976	\$976
Maintenance*	\$1,000	\$1,000
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$17,441	\$17,441
NET OPERATING INCOME	\$35,959	\$44,719
EXPENSE RATIO	32.66%	28.06%
CAP RATE	4.89%	6.08%

*Estimated

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