

Income and Expenses for 239 South Union St.



239 South Union Street

LIST PRICE	\$1,125,000
SALE PRICE	\$1,125,000
LOT SIZE	0.238
ZONING	RL
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	5,940
PRICE PER SQUARE FOOT	\$189
Unit 1 (Currently vacant)	\$3,000 (Office)
Unit 2 (7/1/2025 - 6/30/2026)	\$1,500 (1 BR)
Unit 3 (7/1/2025 -6/30/2026)	\$1,500 (1 BR)
Unit 4 (6/1/2025 - 5/31/2026)	\$1,625 (1+ BR)
Unit 5 (Heir Law Office) (7/1/2025-6/30/2026)	\$1,500 (Office)
Unit 6 (Peace & Justice/350 VT) (12/1/2024 - 11/30/2025)	\$1,050 (Office)
Unit 7 (Massage Therapist) (month-month)	\$475 (Office)
Unit 8 (Currently vacant)	\$450 (Office)
Unit 9 (Currently vacant)	\$450 (Office)
AVERAGE RENT PER UNIT	\$3,850
AVERAGE RENT PER BEDROOM	\$3,850
GROSS MONTHLY INCOME	\$11,550
ANNUAL INCOME	\$138,600
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$22,643
Insurance*	\$6,000
Trash Expense*	\$2,400
Owner Heat & Hot Water*	\$2,000
Hot Water Tank Rental	owned
Electric*	\$600
Snow/Landscaping*	\$2,000
Water/Sewer	\$1,740
Maintenance*	\$5,000
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$42,713
NET OPERATING INCOME	\$95,887
EXPENSE RATIO	30.82%
CAP RATE	8.52%

*Estimated

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