

## Income and Expenses for 230 North Street



	230 North Street Current	230 North Street Projections
<b>LIST PRICE</b>	\$850,000	\$850,000
<b>SALE PRICE</b>	\$850,000	\$850,000
<b>LOT SIZE</b>	0.23	0.23
<b>ZONING</b>	NMU	NMU
<b>YEAR BUILT</b>	1899	1899
<b>FINISHED SQFT.</b>	3,224	3,224
<b>PRICE PER SQUARE FOOT</b>	\$264	\$264
<b># UNITS</b>	6	6
<b>PRICE PER UNIT</b>	\$141,667	\$141,667
<b># BEDROOMS</b>	6	6
<b>PRICE PER BEDROOM</b>	\$141,667	\$141,667
Unit 1 & 2 (until 6/25/2026)	\$2,090 (2 BR)	\$2,200 (2 BR)
Unit 3 (until 5/25/2026)	\$1100 (Studio)	\$1300 (Studio)
Unit 4 (until 5/25/2026)	\$1150 (Studio)	\$1300 (Studio)
Unit 5 (until 5/30/2026)	\$1125 (1 BR)	\$1600 (1 BR)
Unit 6 (until 5/25/2026)	\$900 (Studio)	\$1300 (Studio)
Unit 7 (until 5/25/2026)	\$1250 (1 BR)	\$1600 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,269	\$1,550
<b>AVERAGE RENT PER BEDROOM</b>	\$1,269	\$1,550
<b>GROSS MONTHLY INCOME</b>	\$7,615	\$9,300
<b>ANNUAL INCOME</b>	\$91,380	\$111,600
<b><u>ANNUAL EXPENSES</u></b>		
Property Taxes	\$14,832	\$14,832
Insurance*	\$4,000	\$4,000
Trash Expense	\$2,160	\$2,160
Heat & Hot Water	\$3,360	\$3,360
Hot Water Tank Rental	owned	owned
Electric (house meter)	\$300	\$300
Snow/Landscaping	\$1,920	\$1,920
Water/Sewer	\$2,271	\$2,271
Maintenance*	\$2,500	\$2,500
City Inspection	\$660	\$660
<b>TOTAL ANNUAL EXPENSES</b>	\$32,003	\$32,003
<b>NET OPERATING INCOME</b>	\$59,377	\$79,597
<b>EXPENSE RATIO</b>	35.02%	28.68%
<b>CAP RATE</b>	6.99%	9.36%

\*Estimated

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