

## Income and Expenses for 222 South Union St



	222 South Union Street Current	222 South Union Street Projections
<b>LIST PRICE</b>	\$1,350,000	\$1,350,000
<b>SALE PRICE</b>	\$1,350,000	\$1,350,000
<b>LOT SIZE</b>	0.155	0.155
<b>ZONING</b>	Institutional	Institutional
<b>YEAR BUILT</b>	1900	1900
<b>FINISHED SQFT.</b>	6,107	6,107
<b>PRICE PER SQUARE FOOT</b>	\$221	\$221
<b># UNITS</b>	6	6
<b>PRICE PER UNIT</b>	\$225,000	\$225,000
<b># BEDROOMS</b>	12	12
<b>PRICE PER BEDROOM</b>	\$112,500	\$112,500
<b>Unit 1 (month-month)</b>	\$1,975 (3 BR)	\$3,000 (3 BR)
<b>Unit 2 (month-month)</b>	\$2,300 (3 BR)	\$3,300 (3 BR)
<b>Unit 3 (month-month)</b>	\$1,975 (3 BR)	\$3,000 (3 BR)
<b>Unit 4 (month-month)</b>	\$725 (Studio)	\$1400 (Studio)
<b>Unit 5 (month-month)</b>	\$1,700 (1+ BR)	\$1,800 (1+ BR)
<b>Unit 6 (month-month)</b>	\$1,650 (1+ BR)	\$1,800 (1+ BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,721	\$2,383
<b>AVERAGE RENT PER BEDROOM</b>	\$860	\$1,192
<b>GROSS MONTHLY INCOME</b>	\$10,325	\$14,300
<b>ANNUAL INCOME</b>	\$123,900	\$171,600
<b>ANNUAL EXPENSES</b>		
<b>Property Taxes</b>	\$24,919	\$24,919
<b>Insurance</b>	\$4,871	\$4,871
<b>Trash Expense</b>	\$4,515	\$4,515
<b>Heat &amp; Hot Water</b>	\$4,357	\$4,357
<b>Hot Water Tank Rental</b>	owned	owned
<b>Electric</b>	\$369	\$369
<b>Snow/Landscaping</b>	tenants	tenants
<b>Water/Sewer</b>	\$2,877	\$2,877
<b>Maintenance*</b>	\$3,000	\$3,000
<b>City Inspection</b>	\$660	\$660
<b>TOTAL ANNUAL EXPENSES</b>	\$45,568	\$45,568
<b>NET OPERATING INCOME</b>	\$78,332	\$126,032
<b>EXPENSE RATIO</b>	36.78%	26.55%
<b>CAP RATE</b>	5.80%	9.34%

\*Estimated

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