

Income and Expenses for 22-24 Converse Court



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22-24 Converse Court

LIST PRICE	\$850,000
SALE PRICE	\$850,000
LOT SIZE	0.125
ZONING	RM
YEAR BUILT	1910
FINISHED SQFT.	2,484
METERS (ELECTRIC / GAS)	4/5
PRICE PER SQUARE FOOT	\$342
# UNITS	4
PRICE PER UNIT	\$212,500
# BEDROOMS	9
PRICE PER BEDROOM	\$94,444
Unit 1	\$2,200 (2 BR)
Unit 1a	\$1250 (Studio)
Unit 2	\$3,225 (3 BR)
Unit 3	\$2,900 (3 BR)
AVERAGE RENT PER UNIT	\$2,394
AVERAGE RENT PER BEDROOM	\$1,064
GROSS MONTHLY INCOME	\$9,575
ANNUAL INCOME	\$114,900
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$18,004
Insurance	\$2,381
Trash Expense	\$1,935
Gas for Laundry	\$622
Hot Water Tank Rental	Owned
House Electric & unit 1 paid by owner	\$1,051
Snow/Landscaping*	\$1,000
Water/Sewer	\$2,261
Maintenance*	\$2,000
City Inspection	\$440
TOTAL ANNUAL EXPENSES	\$29,694
NET OPERATING INCOME	\$85,206
EXPENSE RATIO	25.84%
CAP RATE	10.02%

*Estimated

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