

Income and Expenses for 31-33 Hickok Place



31-33 Hickok Place	
LIST PRICE	\$849,000
SALE PRICE	\$849,000
LOT SIZE	0.15
ZONING	RM
YEAR BUILT	1899
FINISHED SQFT.	4243
PRICE PER SQUARE FOOT	\$200
# UNITS	4
PRICE PER UNIT	\$212,250
# BEDROOMS	7
PRICE PER BEDROOM	\$121,286
Unit 1 (until 5/31/2027)	\$2200 (2 BR)
Unit 2 (until 5/31/2027)	\$2200 (2 BR)
Unit 3 (until 5/31/2027)	\$2200 (2 BR)
Unit 4 (until 5/31/2027)	\$1650 (1 BR)
AVERAGE RENT PER UNIT	\$2,063
AVERAGE RENT PER BEDROOM	\$1,179
GROSS MONTHLY INCOME	\$8,250
ANNUAL INCOME	\$99,000
ANNUAL EXPENSES	
Property Taxes	\$15,354
Insurance*	\$3,500
Trash Expense*	\$1,200
Heat & Hot Water	tenants
Hot Water Tank Rental	unknown
House Electric*	\$500
Snow/Landscaping*	\$500
Water/Sewer	\$2,246
Maintenance*	\$2,000
City Inspection	tenants
TOTAL ANNUAL EXPENSES	\$25,300
NET OPERATING INCOME	\$73,700
EXPENSE RATIO	25.56%
CAP RATE	8.68%

*Estimated

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