

## Income and Expenses for 210-212 N. Willard



210-212 North Willard St

LIST PRICE	\$635,000
SALE PRICE	\$635,000
LOT SIZE	0.16
ZONING	RL
YEAR BUILT	1915
FINISHED SQFT.	1849
<b>PRICE PER SQUARE FOOT</b>	<b>\$343</b>
# UNITS	2
<b>PRICE PER UNIT</b>	<b>\$317,500</b>
# BEDROOMS	7
<b>PRICE PER BEDROOM</b>	<b>\$90,714</b>
Unit 210 (6/1/26-5/26/27)^	\$3400 (4 BR)
Unit 212 (5/1/26-4/24/27)	\$2950 (3 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$3,175</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$907</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$6,350</b>
<b>ANNUAL INCOME</b>	<b>\$76,200</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$11,672
Insurance	\$1,257
Trash Expense	\$752
Heat & Hot Water	Tenants
Hot Water Tank Rental	owned
Electric	Tenants
Snow/Landscaping*	\$1,545
Water/Sewer	\$1,747
Maintenance*	\$1,000
City Inspection	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$18,193</b>
<b>NET OPERATING INCOME</b>	<b>\$58,007</b>
<b>EXPENSE RATIO</b>	<b>23.88%</b>
<b>CAP RATE</b>	<b>9.13%</b>

\*Estimated ^ Currently Rented for \$3300 until 5/24/26

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