

Income and Expenses for 1036 North Ave



1036 North Avenue

LIST PRICE	\$1,160,000
SALE PRICE	\$1,160,000
LOT SIZE	0.28
ZONING	NAC
YEAR BUILT	1930
FINISHED SF ABOVE GRADE	4,944
PRICE PER SQUARE FOOT	\$235
# UNITS	6
PRICE PER UNIT	\$193,333
# BEDROOMS	14
PRICE PER BEDROOM	\$82,857
Unit 1036 (5/24/2026-5/24/2027)	\$2700 (3 BR)
Unit 1038 (6/27/2025-6/26/2026)	\$2250 (3 BR)
Unit 1 (2/26/2026-2/25/2027)	\$1600 (2 BR)
Unit 2 (4/27/2026-4/26/2027)	\$1625 (2 BR)
Unit 3 (9/27/2025-9/26/2026)	\$1600 (2 BR)
Unit 4 (8/26/2025-8/26/2026)	\$1600 (2 BR)
AVERAGE RENT PER UNIT	\$1,896
AVERAGE RENT PER BEDROOM	\$813
GROSS MONTHLY INCOME	\$11,375
ANNUAL INCOME	\$136,500
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$20,206
Insurance	\$3,200
Trash Expense	\$2,500
Heat & Hot Water	\$356
Hot Water Tank Rental	owned
Electric	\$444
Snow/Landscaping*	\$600
Water/Sewer	\$3,200
Maintenance*	\$4,000
City Inspection	\$660
TOTAL ANNUAL EXPENSES	\$35,166
NET OPERATING INCOME	\$101,334
EXPENSE RATIO	25.76%
CAP RATE	8.74%

*Estimated

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