

Income and Expenses for 26-28 Converse Court



	26-28 Converse Court
LIST PRICE	\$1,622,000
SALE PRICE	\$1,622,000
LOT SIZE	0.12
ZONING	RM
YEAR BUILT	1890
FINISHED SQFT.	7149
PRICE PER SQUARE FOOT	\$227
# UNITS	5
PRICE PER UNIT	\$324,400
# BEDROOMS	13
PRICE PER BEDROOM	\$124,769
Unit 1 (5/26/2026-5/25/2027)	\$2090 (2 BR)
Unit 2 (5/26/2026-5/25/2027)	\$2490 (2 BR)
Unit 3 (5/26/2026-5/25/2027)	\$2490 (2 BR)
Unit 4 (5/26/2026-5/25/2027)	\$2490 (2 BR)
Unit 5 (5/26/2026-5/25/2027)	\$5325 (4 BR)
AVERAGE RENT PER UNIT	\$2,977
AVERAGE RENT PER BEDROOM	\$1,145
GROSS MONTHLY INCOME	\$14,885
ANNUAL INCOME	\$178,620
ANNUAL EXPENSES	
Property Taxes	\$29,891
Insurance*	\$5,000
Trash Expense	\$2,407
Heat & Hot Water	Tenants
Hot Water Tank Rental	Owned
Electric	\$384
Snow/Landscaping*	\$500
Water/Sewer	\$3,591
Maintenance*	\$3,000
City Inspection	Tenants
TOTAL ANNUAL EXPENSES	\$44,773
NET OPERATING INCOME	\$133,847
EXPENSE RATIO	25.07%
CAP RATE	8.25%

*Estimated

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