

Income and Expenses for 198-200 King Street



198-200 King Street

LIST PRICE	\$1,099,000
SALE PRICE	\$1,099,000
LOT SIZE	0.08
ZONING	RH
YEAR BUILT	1915
FINISHED SQFT.	1826
PRICE PER SQUARE FOOT	\$602
# UNITS	6
PRICE PER UNIT	\$183,167
# BEDROOMS	9
PRICE PER BEDROOM	\$122,111
Unit 1 (2/1/2026-6/30/2027)	\$1675 (1 BR)
Unit 2 (vacant - projected)	\$1550 (1 BR)
Unit 3 (4/20/26-4/30/27)	\$1500 (1 BR)
Unit 4 (month-month)	\$1600 (1 BR)
Unit 5 (6/1/2026-5/24/2027)	\$3700 (4 BR)
Unit 6 (8/7/2025-7/31/2026)	\$1475 (1 BR)
AVERAGE RENT PER UNIT	\$1,917
AVERAGE RENT PER BEDROOM	\$1,278
GROSS MONTHLY INCOME	\$11,500
ANNUAL INCOME	\$138,000
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$12,637
Insurance*	\$4,000
Trash Expense*	\$1,500
Basement Heat	\$1,716
Hot Water Tank Rental	owned
House Electric	\$415
Snow/Landscaping	\$1,445
Water/Sewer	\$2,996
Maintenance*	\$3,000
City Inspection	\$660
TOTAL ANNUAL EXPENSES	\$28,369
NET OPERATING INCOME	\$109,631
EXPENSE RATIO	20.56%
CAP RATE	9.98%

*Estimated

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