

71-73 Elmwood & 87-89 Peru Street Income and Expenses



71-73 Elmwood & 87-89 Peru Street	
LIST PRICE	\$1,450,000
SALE PRICE	\$1,450,000
LIST TO SALE RATIO	100%
LOT SIZE	0.15
ZONING	RH
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	10,240
PRICE PER SQUARE FOOT	\$142
UNIT COUNT	18
PRICE PER UNIT	\$80,556
BEDROOM COUNT	20
PRICE PER BEDROOM	\$72,500
Unit 1	\$900 (1 BR)
Unit 2	\$1075 (1 BR)
Unit 3	\$995 (1 BR)
Unit 4	\$740 (Studio)
Unit 5	\$610 (Studio)
Unit 6	\$740 (Studio)
Unit 7	Attic Space
Unit 8	\$725 (studio)
Unit 9	\$725 (studio)
Unit 10^	\$600 (Studio)
Unit 11	\$1075 (1 BR)
Unit 12	\$740 (Studio)
Unit 13	\$725 (Studio)
Unit 14	\$660 (Studio)
Unit 15	\$700 (Studio)
Unit 16	\$910 (2 BR)
Unit 17	\$1325 (2 BR)
Unit 18	\$1400 (2 BR)
Unit 19	\$860 (1 BR)
AVERAGE RENT PER BEDROOM	\$732
GROSS MONTHLY INCOME	\$14,645
ANNUAL INCOME	\$175,740
ANNUAL EXPENSES	
Taxes Expense	\$22,711
Insurance	\$8,370
Trash Expense	\$2,457
Heat (gas)	\$6,157
Hot Water Rental	\$578
Electric	\$470
Snow Expense	\$55
Water	\$5,814
Maintenance	\$5000 (estimated)
City Inspection	\$1,800
TOTAL ANNUAL EXPENSES	\$53,412
DEBT RATIO	30.39%
NET OPERATING INCOME	\$122,328
CAP RATE	8.44%

The information was deemed reliable- some figures were estimated

Rents as of 7/1/18

^ Unoccupied Studio - Needs Renovation