

Income and Expenses for 167 Elmwood



167 Elmwood	
LIST PRICE	\$450,000
LOT SIZE	0.07
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	1769
PRICE PER SQUARE FOOT	\$254
# UNITS	2
PRICE PER UNIT	\$225,000
# BEDROOMS	5
PRICE PER BEDROOM	\$90,000
Unit 1 (lease ends 5/26/19)	\$1800 (3 BR)
Unit 2 (lease ends 5/31/19)	\$1494 (2 BR)
AVERAGE RENT PER UNIT	\$1,647
AVERAGE RENT PER BEDROOM	\$659
GROSS MONTHLY INCOME	\$3,294
ANNUAL INCOME	\$39,528
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$7,471
Insurance	\$1,135
Trash Expense	\$202
Natural Gas	tenants
Hot Water Tank Rental	\$288
Electric	\$0
Snow/Landscaping	\$460
Water/Sewer	\$552
Maintenance*	\$1,000
City Inspection	\$200
TOTAL ANNUAL EXPENSES	\$11,308
NET OPERATING INCOME	\$28,220
EXPENSE RATIO	29%
CAP RATE	6.27%
<i>*Estimated</i>	
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>	