

Income and Expenses for 161-165 Elmwood



161-165 Elmwood	
LIST PRICE	\$695,000
LOT SIZE	0.06
ZONING	NMU
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2266
PRICE PER SQUARE FOOT	\$307
# UNITS	4
PRICE PER UNIT	\$173,750
# BEDROOMS	6
PRICE PER BEDROOM	\$115,833
Unit 1 (Leased until 6/30/2019)	\$950 (Studio)
Unit 2 (Leased until 5/30/2019)	\$1750 (3 BR)
Unit 3 (Leased until 7/25/2019)	\$950 (Studio)
Unit 4 (Leased until 5/31/2019)	\$1442 (1 BR)
AVERAGE RENT PER UNIT	\$1,273
AVERAGE RENT PER BEDROOM	\$849
GROSS MONTHLY INCOME	\$5,092
ANNUAL INCOME	\$61,104
ANNUAL EXPENSES	
Property Taxes	\$9,712
Insurance	\$2,346
Trash Expense	\$419
Natural Gas	\$936 (laundry)
Hot Water Tank Rental	none
Electric*	\$480
Snow/Landscaping	\$951
Water/Sewer	\$1,217
Maintenance*	\$2,000
City Inspection	\$400
TOTAL ANNUAL EXPENSES	\$18,461
NET OPERATING INCOME	\$42,643
EXPENSE RATIO	30%
CAP RATE	6.14%

*Estimated

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