

## Income and Expenses for 31 West Lane, Winooski



31 West Lane, Winooski	
<b>LIST PRICE</b>	\$529,500
<b>SALE PRICE</b>	\$529,500
<b>LOT SIZE</b>	0.06
<b>ZONING</b>	R-C
<b>YEAR BUILT</b>	1900
<b>FINISHED SF ABOVE GRADE</b>	3,100
<b>METERS (ELECTRIC / GAS)</b>	4/4
<b>PRICE PER SQUARE FOOT</b>	<b>\$171</b>
<b># UNITS</b>	4
<b>PRICE PER UNIT</b>	<b>\$132,375</b>
<b># BEDROOMS</b>	10
<b>PRICE PER BEDROOM</b>	<b>\$52,950</b>
<b>Unit A</b>	\$1000 (2 BR)
<b>Unit B</b>	\$1485 (3 BR)
<b>Unit C</b>	\$1520 (3 BR)
<b>Unit D</b>	\$1075 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,270</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$508</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$5,080</b>
<b>ANNUAL INCOME</b>	<b>\$60,960</b>
<b>ANNUAL EXPENSES</b>	
<b>Property Taxes</b>	\$8,233
<b>Insurance</b>	\$1,599
<b>Trash Expense</b>	\$779
<b>Heat</b>	
<b>Hot Water Tank Rental</b>	\$456
<b>Electric</b>	
<b>Snow/Landscaping</b>	\$551
<b>Water/Sewer</b>	\$2,163
<b>Maintenance</b>	\$2000 (est. exp.)
<b>City Inspection</b>	\$400
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$16,181</b>
<b>NET OPERATING INCOME</b>	<b>\$44,779</b>
<b>EXPENSE RATIO</b>	<b>26.54%</b>
<b>CAP RATE</b>	<b>8.46%</b>

\*Estimated

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