

Income and Expenses for 31 West Lane, Winooski



31 West Lane, Winooski	
LIST PRICE	\$497,500
LOT SIZE	0.06
ZONING	R-C
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	3,100
METERS (ELECTRIC / GAS)	4/4
PRICE PER SQUARE FOOT	\$160
# UNITS	4
PRICE PER UNIT	\$124,375
# BEDROOMS	10
PRICE PER BEDROOM	\$49,750
Unit A (Lease ends 7/31/2019)	\$1000 (2 BR)
Unit B	\$1485 (3 BR)
Unit C	\$1520 (2 BR)
Unit D (Lease ends 8/31/2019)	\$1075 (2 BR)
AVERAGE RENT PER UNIT	\$1,270
AVERAGE RENT PER BEDROOM	\$508
GROSS MONTHLY INCOME	\$5,080
ANNUAL INCOME	\$60,960
ANNUAL EXPENSES	
Property Taxes	\$8,233
Insurance	\$1,599
Trash Expense	\$779
Heat	
Hot Water Tank Rental	\$456
Electric	
Snow/Landscaping	\$551
Water/Sewer	\$2,163
Maintenance	\$2000 (est. exp.)
City Inspection	\$400
TOTAL ANNUAL EXPENSES	\$16,181
NET OPERATING INCOME	\$44,779
EXPENSE RATIO	26.54%
CAP RATE	9.00%

*Estimated

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