

Income and Expenses for 72-78 Lafountain St, Burlington



72-78 Lafountain	
LIST PRICE	\$899,000
LOT SIZE	0.29
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	3974
PRICE PER SQUARE FOOT	\$226
# UNITS	6
PRICE PER UNIT	\$149,833
# BEDROOMS	7
PRICE PER BEDROOM	\$128,429
Unit 72 (lease ends 4/25/20)	\$1385 (1 BR)
Unit 74 (lease ends 5/25/20)	\$1600 (2 BR)
Unit 74.5 (lease ends 7/25/20)	\$925 (Studio)
Unit 76 (lease ends 10/31/19)	\$1345 (1 BR)
Unit 76.5 (lease ends 7/31/20)	\$950 (Studio)
Unit 78 (lease ends 7/25/19)	\$1350 (1 BR)
	\$133 (Laundry)
AVERAGE RENT PER UNIT	\$1,281
AVERAGE RENT PER BEDROOM	\$1,098
GROSS MONTHLY INCOME	\$7,688
ANNUAL INCOME	\$92,256
ANNUAL EXPENSES	
Property Taxes	\$13,060
Insurance*	\$2,500 (est exp)
Trash Expense	\$900
Heat (included in unit 74.5)	\$1,500
Hot Water Tank Rental	owned
Electric (included in unit 74.5)	\$1,500
Snow/Landscaping*	\$1000 (est. exp.)
Water/Sewer	\$1,680
Maintenance*	\$2000 (est. exp.)
City Inspection	\$660
TOTAL ANNUAL EXPENSES	\$24,800
NET OPERATING INCOME	\$67,456
EXPENSE RATIO	26.88%
CAP RATE	7.50%
*Estimated	
The above information is deemed reliable but is not guaranteed - some figures may be estimated	