Income and Expenses for 72-78 Lafountain St, Burlington



LOT SIZE ZONING YEAR BUILT FINISHED SF ABOVE GRADE PRICE PER SQUARE FOOT # UNITS PRICE PER UNIT # BEDROOMS PRICE PER BEDROOM Unit 72 (lease ends 4/25/20) Unit 74 (lease ends 7/25/20) Unit 76 (lease ends 7/25/20) Unit 76 (lease ends 7/25/20) Unit 78 (lease ends 7/31/20) Unit 78 (lease ends 7/25/19) S13: AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* S2,50 Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* S1000 Water/Sewer Maintenance* S2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME SXPENSE RATIO SIGNATURE SANUAL EXPENSES SINET OPERATING INCOME SXPENSE RATIO		72-78 Lafountain
ZONING YEAR BUILT FINISHED SF ABOVE GRADE PRICE PER SQUARE FOOT # UNITS PRICE PER UNIT # BEDROOMS PRICE PER BEDROOM Unit 72 (lease ends 4/25/20) Unit 74 (lease ends 5/25/20) Unit 74 (lease ends 7/25/20) Unit 76 (lease ends 7/25/20) Unit 76 (lease ends 7/31/20) Unit 78 (lease ends 7/31/20) Unit 78 (lease ends 7/31/20) S950 Unit 78 (lease ends 7/25/19) S133 AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME SANNUAL EXPENSES Property Taxes Insurance* S2,50 Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* S1000 Water/Sewer Maintenance* S2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME SEXPENSE RATIO		\$899,000
# UNITS PRICE PER UNIT # BEDROOMS PRICE PER BEDROOM Unit 72 (lease ends 4/25/20) Unit 74 (lease ends 5/25/20) Unit 74.5 (lease ends 10/31/19) Unit 76.5 (lease ends 10/31/19) Unit 78 (lease ends 7/25/19) S13 AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* S2,50 Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* S2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME \$ EXPENSE RATIO		0.29
FINISHED SF ABOVE GRADE PRICE PER SQUARE FOOT # UNITS PRICE PER UNIT # BEDROOMS PRICE PER BEDROOM Unit 72 (lease ends 4/25/20) Unit 74 (lease ends 5/25/20) Unit 76 (lease ends 7/25/20) Unit 76 (lease ends 7/25/20) Unit 78 (lease ends 7/31/20) Unit 78 (lease ends 7/31/20) S95: Unit 78 (lease ends 7/35/19) S13: AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME SANNUAL INCOME SANNUAL EXPENSES Property Taxes Insurance* S1 Insurance* Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* S2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME SEXPENSE RATIO		RM
# UNITS # BEDROOMS # BEDROOMS PRICE PER BEDROOM		1899
# UNITS PRICE PER UNIT # BEDROOMS PRICE PER BEDROOM Unit 72 (lease ends 4/25/20) Unit 74 (lease ends 5/25/20) Unit 74 (lease ends 7/25/20) Unit 76 (lease ends 10/31/19) Unit 76.5 (lease ends 7/31/20) Unit 78 (lease ends 7/25/19) Unit 78 (lease ends 7/25/19) ### AVERAGE RENT PER UNIT ### AVERAGE RENT PER BEDROOM ### GROSS MONTHLY INCOME ### ANNUAL EXPENSES Property Taxes Insurance* ### Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* #### \$2000 City Inspection #### TOPERATING INCOME ##### \$2000 ##################################	E	3974
## BEDROOMS PRICE PER BEDROOM Unit 72 (lease ends 4/25/20) Unit 74 (lease ends 5/25/20) Unit 74.5 (lease ends 10/31/19) Unit 76.5 (lease ends 7/31/20) Unit 78 (lease ends 7/25/19) S13: ## AVERAGE RENT PER UNIT ## AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ## ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* ## Heat (included in unit 74.5) ## Hot Water Tank Rental ## Electric (included in unit 74.5) Snow/Landscaping* ## Water/Sewer ## Maintenance* ## S2000 ## City Inspection ## TOTAL ANNUAL EXPENSES NET OPERATING INCOME ## SANNUAL EXPENSES ## S2000 ## City Inspection ## TOTAL ANNUAL EXPENSES *# NET OPERATING INCOME ## SANNUAL EXPENSES ## S2000 ## S		\$226
# BEDROOMS PRICE PER BEDROOM		6
Variable		\$149,833
Unit 72 (lease ends 4/25/20) \$13 Unit 74 (lease ends 5/25/20) \$16 Unit 74.5 (lease ends 7/25/20) \$92 Unit 76 (lease ends 10/31/19) \$13 Unit 76.5 (lease ends 7/31/20) \$950 Unit 78 (lease ends 7/25/19) \$13 AVERAGE RENT PER UNIT \$ AVERAGE RENT PER BEDROOM \$ GROSS MONTHLY INCOME \$ ANNUAL INCOME \$ ANNUAL EXPENSES \$ Property Taxes \$ Insurance* \$2,50 Trash Expense \$ Heat (included in unit 74.5) \$ Hot Water Tank Rental \$ Electric (included in unit 74.5) \$ Snow/Landscaping* \$ Water/Sewer \$ Maintenance* \$ City Inspection \$ TOTAL ANNUAL EXPENSES \$ NET OPERATING INCOME \$ EXPENSE RATIO 2		7
Unit 74 (lease ends 5/25/20) \$16 Unit 74.5 (lease ends 7/25/20) \$92 Unit 76 (lease ends 10/31/19) \$13 Unit 76.5 (lease ends 7/31/20) \$956 Unit 78 (lease ends 7/31/20) \$13 4VERAGE RENT PER UNIT \$ 4VERAGE RENT PER BEDROOM \$8 GROSS MONTHLY INCOME \$4 ANNUAL INCOME \$5 ANNUAL EXPENSES Property Taxes \$\$ Insurance* \$\$ Trash Expense Heat (included in unit 74.5) \$\$ Hot Water Tank Rental \$\$ Electric (included in unit 74.5) \$\$ Snow/Landscaping* \$\$ Water/Sewer \$\$ Maintenance* \$\$ City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME \$\$ EXPENSE RATIO \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$		\$128,429
Unit 74.5 (lease ends 7/25/20) Unit 76 (lease ends 10/31/19) Unit 76.5 (lease ends 7/31/20) Unit 78 (lease ends 7/31/20) Unit 78 (lease ends 7/25/19) \$133 AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* \$2,50 Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* \$2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME \$EXPENSE RATIO		\$1385 (1 BR)
Unit 76 (lease ends 10/31/19) Unit 76.5 (lease ends 7/31/20) Unit 78 (lease ends 7/25/19) \$133 **AVERAGE RENT PER UNIT** **AVERAGE RENT PER BEDROOM** **GROSS MONTHLY INCOME** **ANNUAL INCOME** **ANNUAL EXPENSES** Property Taxes** Insurance*** **S2,56* Trash Expense** Heat (included in unit 74.5) Hot Water Tank Rental** Electric (included in unit 74.5) Snow/Landscaping** **Water/Sewer** **Maintenance*** City Inspection **TOTAL ANNUAL EXPENSES** **NET OPERATING INCOME** **EXPENSE RATIO** **S956 **S133 **S1		\$1600 (2 BR)
Unit 76.5 (lease ends 7/31/20) Unit 78 (lease ends 7/25/19) \$133 AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* \$2,50 Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* \$2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME \$255 \$255 \$250 \$25)	\$925 (Studio)
Unit 78 (lease ends 7/25/19) \$133 AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO \$133 \$144 \$154 \$154 \$155 \$156 \$157 \$15		\$1345 (1 BR)
\$133 AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO)	\$950 (Studio)
AVERAGE RENT PER UNIT AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME ANNUAL EXPENSES Property Taxes Insurance* Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO		\$1350 (1 BR)
AVERAGE RENT PER BEDROOM GROSS MONTHLY INCOME ANNUAL INCOME SANUAL EXPENSES Property Taxes Insurance* Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO SANUAL INCOME SANUAL INCOME SANUAL INCOME SEXPENSE RATIO SANUAL INCOME SANUAL INCOME SEXPENSE RATIO ANNUAL EXPENSES SANUAL INCOME SANUAL INCOME SEXPENSE RATIO SANUAL INCOME SEXPENSE RATIO		\$133 (Laundry)
GROSS MONTHLY INCOME 4NNUAL INCOME SANUAL EXPENSES Property Taxes Insurance* Frost Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO SANUAL EXPENSES SEXPENSE RATIO		\$1,281
ANNUAL INCOME ANNUAL EXPENSES Property Taxes \$ Insurance* \$2,50 Trash Expense Heat (included in unit 74.5) \$ Hot Water Tank Rental \$ Electric (included in unit 74.5) \$ Snow/Landscaping* \$1000 Water/Sewer \$ Maintenance* \$2000 City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME \$ EXPENSE RATIO \$2	OOM	\$1,098
ANNUAL EXPENSES Property Taxes \$ Insurance* \$2,50 Trash Expense Heat (included in unit 74.5) \$ Hot Water Tank Rental \$ Electric (included in unit 74.5) \$ Snow/Landscaping* \$1000 Water/Sewer \$ Maintenance* \$2000 City Inspection FOTAL ANNUAL EXPENSES \$ NET OPERATING INCOME \$ EXPENSE RATIO \$2		\$7,688
Property Taxes \$ Insurance* \$2,50 Trash Expense Heat (included in unit 74.5) \$ Hot Water Tank Rental \$ Electric (included in unit 74.5) \$ Snow/Landscaping* \$1000 Water/Sewer \$ Maintenance* \$2000 City Inspection TOTAL ANNUAL EXPENSES \$ EXPENSE RATIO \$ 2		\$92,256
Insurance* \$2,50 Trash Expense Heat (included in unit 74.5) \$3 Hot Water Tank Rental \$6 Electric (included in unit 74.5) \$3 Snow/Landscaping* \$1000 Water/Sewer \$3 Maintenance* \$2000 City Inspection FOTAL ANNUAL EXPENSES \$3 EXPENSE RATIO \$2		
Trash Expense Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection FOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO SSOCIATION SCREET SCRE		\$13,060
Heat (included in unit 74.5) Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO SOME SEXPENSE RATIO		\$2,500 (est exp)
Hot Water Tank Rental Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO 1 SO STATE OF TANNUAL EXPENSES SEXPENSE RATIO 2 SO STATE OF TANNUAL EXPENSES SEXPENSE RATIO 3 SO STATE OF TANNUAL EXPENSES SEXPENSE RATIO SO		\$900
Electric (included in unit 74.5) Snow/Landscaping* Water/Sewer Maintenance* City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO S1000 S2000		\$1,500
Snow/Landscaping* \$1000 Water/Sewer \$2000 City Inspection TOTAL ANNUAL EXPENSES \$ NET OPERATING INCOME \$ EXPENSE RATIO 2		owned
Water/Sewer \$\text{Sample Maintenance*} \text{\$2000}\$ City Inspection TOTAL ANNUAL EXPENSES \$\text{Sample MET OPERATING INCOME}\$ EXPENSE RATIO \$2000	.5)	\$1,500
Maintenance* \$2000 City Inspection TOTAL ANNUAL EXPENSES \$ NET OPERATING INCOME \$ EXPENSE RATIO 2		\$1000 (est. exp.)
City Inspection TOTAL ANNUAL EXPENSES NET OPERATING INCOME \$ EXPENSE RATIO 2		\$1,680
TOTAL ANNUAL EXPENSES NET OPERATING INCOME EXPENSE RATIO 2		\$2000 (est. exp.)
NET OPERATING INCOME \$ EXPENSE RATIO 2		\$660
EXPENSE RATIO 2		\$24,800
		\$67,456
CAP RATE		26.88%
		7.50%