

Income and Expenses for 16-18 Johnson Street, Burlington



16-18 Johnson Street

LIST PRICE	\$484,000
LOT SIZE	0.08
ZONING	RH
YEAR BUILT	1910
FINISHED SF ABOVE GRADE	3,234
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	<i>\$150</i>
# UNITS	2
PRICE PER UNIT	<i>\$242,000</i>
# BEDROOMS	7
PRICE PER BEDROOM	<i>\$69,143</i>
Unit 1 - 16 Johnson (Lease ends 5/29/2019)	\$1825 (3 BR)
Unit 2 - 18 Johnson (Lease ends 5/28/2020)	\$2000 (4 BR)
AVERAGE RENT PER UNIT	<i>\$1,913</i>
AVERAGE RENT PER BEDROOM	<i>\$546</i>
GROSS MONTHLY INCOME	<i>\$3,825</i>
ANNUAL INCOME	<i>\$45,900</i>
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$7,446
Insurance	\$1,495
Trash Expense	\$574
Heat	Tenants
Hot Water Tank Rental	\$360
Electric	Tenants
Snow/Landscaping	\$500*
Water/Sewer	\$1,429
Maintenance	\$1000*
City Inspection	\$200
TOTAL ANNUAL EXPENSES	<i>\$13,004</i>
NET OPERATING INCOME	<i>\$32,896</i>
EXPENSE RATIO	28.33%
CAP RATE	<i>6.80%</i>

*Estimated