

Income and Expenses for 279-281 Saint Paul Street



279-281 St Paul Street

LIST PRICE	\$2,390,000
SALE PRICE	\$2,390,000
LOT SIZE	0.26
ZONING	DT
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	8,577
METERS (ELECTRIC / GAS)	18/17
PRICE PER SQUARE FOOT	\$279
# UNITS	16
PRICE PER UNIT	\$149,375
# BEDROOMS	16
PRICE PER BEDROOM	\$149,375
Unit 1 (5/15/2019-5/30/2020)	\$1100 (Studio)
Unit 2 (6/29/2019-6/25/2020)	\$1100 (1 BR)
Unit 3 (6/11/2018-5/25/2020)	\$1100 (1 BR)
Unit 4 (9/1/2019-8/31/2020)	\$1100 (1 BR)
Unit 5 (10/18/2018-5/25/2020)	\$1100 (1 BR)
Unit 6 (8/1/2018-7/25/2020)	\$1020 (Studio)
Unit 7 (7/1/2019-6/25/2020)	\$900 (Studio)
Unit 8 (6/1/2019-5/25/2020)	\$1000 (Studio)
Unit 9 (8/18/2019-7/25/2020)	\$1325 (1 BR)
Unit 10 (8/8/2019-8/7/2020)	\$1325 (1 BR)
Unit 11 (8/1/2019-7/25/2020)	\$1325 (1 BR)
Unit 12 (8/15/2019-8/14/2020)	\$1325 (1 BR)
Unit 13 (6/1/2018-5/25/2020)	\$1320 (1 BR)
Unit 14 (1/1/2018-6/25/2020)	\$1326 (1 BR)
Unit 15 (5/1/2017-4/25/2020)	\$1236 (1 BR)
Unit 16 (2/15/2017-7/25/2020)	\$1224 (1 BR)
AVERAGE RENT PER UNIT	\$1,177
AVERAGE RENT PER BEDROOM	\$1,177
GROSS MONTHLY INCOME	\$18,826
ANNUAL INCOME	\$225,912
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$33,071
Insurance	\$6,624
Trash Expense	\$3,528
VT Gas^	\$1,747
Hot Water Tank Rental	Owned
Electric	\$1,298
Snow/Landscaping	\$1,500*
Water/Sewer	\$3,133
Maintenance	\$6,000*
City Inspection	\$1,760
TOTAL ANNUAL EXPENSES	\$58,661
NET OPERATING INCOME	\$167,251
EXPENSE RATIO	25.97%
CAP RATE	6.998%

*Estimated ^Landlord pays hot water for front units and gas for heater in basement.

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