

Income and Expenses for 10694 Route 116, Hinesburg



10694 Route 116	
LIST PRICE	\$615,000
SALE PRICE	\$615,000
LOT SIZE	0.29
ZONING	RES
FINISHED SF ABOVE GRADE	2,846
METERS (ELECTRIC / GAS)	5/4
PRICE PER SQUARE FOOT	\$216
# UNITS	4
PRICE PER UNIT	\$153,750
# BEDROOMS	4
PRICE PER BEDROOM	\$153,750
Unit 1 (<i>lease ends 6/30/20</i>)	\$1200 (1 BR)
Unit 2 (<i>month-to-month</i>)	\$1500 (1 BR)
Unit 3 (<i>month-to-month</i>)	\$1300 (2 BR)
Unit 4 (<i>lease ends 10/31/20</i>)	\$875 (Retail)
AVERAGE RENT PER UNIT	\$1,219
AVERAGE RENT PER BEDROOM	\$1,219
GROSS MONTHLY INCOME	\$4,875
ANNUAL INCOME	\$58,500
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$8,726
Insurance	\$2,800
Trash Expense	\$1,224
Heat	tenants
Hot Water Tank Rental	owned
Electric	\$252
Snow/Landscaping*	\$2,500
Water/Sewer	\$2,450
Maintenance*	\$1,000
TOTAL ANNUAL EXPENSES	\$18,952
NET OPERATING INCOME	\$39,548
EXPENSE RATIO	32.40%
CAP RATE	6.43%

**Estimated*

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