

## Income and Expenses for 16 West Lane, Winooski



16 West Lane, Winooski	
LIST PRICE	\$395,000
LOT SIZE	0.14
ZONING	Gateway
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	2,607
METERS (ELECTRIC / GAS)	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$152</b>
# UNITS	2
<b>PRICE PER UNIT</b>	<b>\$197,500</b>
# BEDROOMS	6
<b>PRICE PER BEDROOM</b>	<b>\$65,833</b>
Unit 1	\$1700 (3 BR - Projected)
Unit 2	\$1700 (3 BR - Projected)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,700</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$567</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$3,400</b>
<b>ANNUAL INCOME</b>	<b>\$40,800</b>
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$6,008
Insurance	\$1,100
Trash Expense	\$660
Heat	Tenants
Hot Water Tank Rental	\$102
Electric	Tenants
Snow/Landscaping	\$500 (est. exp.)
Water/Sewer	\$2,000
Maintenance	\$1000 (est. exp.)
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$11,370</b>
<b>NET OPERATING INCOME</b>	<b>\$29,430</b>
<b>EXPENSE RATIO</b>	<b>27.87%</b>
<b>CAP RATE</b>	<b>7.45%</b>
<i>*Estimated</i>	
<i>The above information is deemed reliable but is not guaranteed - some figures may be</i>	