

Income and Expenses for 7 Leclair Avenue



7 Leclair Ave, Winooski

| | |
|---------------------------------|-------------------|
| LIST PRICE | \$439,900 |
| LOT SIZE | 0.06 |
| ZONING | R-C |
| YEAR BUILT | 1870 |
| FINISHED SF ABOVE GRADE | 2,511 |
| METERS (ELECTRIC / GAS) | 3/3 |
| PRICE PER SQUARE FOOT | \$175 |
| # UNITS | 3 |
| PRICE PER UNIT | \$146,633 |
| # BEDROOMS | 6 |
| PRICE PER BEDROOM | \$73,317 |
| Unit 1 | \$950 (1 BR) |
| Unit 2 | \$1,000 (1 BR) |
| Unit 3 | \$1,740 (4 BR) |
| AVERAGE RENT PER UNIT | \$1,230 |
| AVERAGE RENT PER BEDROOM | \$615 |
| GROSS MONTHLY INCOME | \$3,690 |
| ANNUAL INCOME | \$44,280 |
| <u>ANNUAL EXPENSES</u> | |
| Property Taxes | \$7,800 |
| Insurance | \$1,551 |
| Trash Expense | \$928 |
| Heat | Tenants |
| Hot Water Tank Rental | None |
| Electric | Tenants |
| Snow/Landscaping | \$500 (est. exp.) |
| Water/Sewer | \$2,082 |
| Maintenance | \$1,877 |
| City Inspection | |
| TOTAL ANNUAL EXPENSES | \$14,738 |
| NET OPERATING INCOME | \$29,542 |
| EXPENSE RATIO | 33.28% |
| CAP RATE | 6.72% |

**Estimated*

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