

Income and Expenses for 7 Leclair Avenue



7 Leclair Ave, Winooski

LIST PRICE	\$399,500
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	<i>\$159</i>
# UNITS	3
PRICE PER UNIT	<i>\$133,167</i>
# BEDROOMS	6
PRICE PER BEDROOM	<i>\$66,583</i>
Unit 1	\$950 (1 BR)
Unit 2	\$1,000 (1 BR)
Unit 3	\$1,740 (4 BR)
AVERAGE RENT PER UNIT	<i>\$1,230</i>
AVERAGE RENT PER BEDROOM	<i>\$615</i>
GROSS MONTHLY INCOME	<i>\$3,690</i>
ANNUAL INCOME	<i>\$44,280</i>
ANNUAL EXPENSES	
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	<i>\$14,738</i>
NET OPERATING INCOME	<i>\$29,542</i>
EXPENSE RATIO	<i>33.28%</i>
CAP RATE	<i>7.39%</i>

**Estimated*

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