

Projected Income and Expenses for 66-68 South Union



66-68 South Union St PROJECTIONS

LIST PRICE	\$795,000
SALE PRICE	\$795,000
LOT SIZE	0.35
ZONING	RH
YEAR BUILT	1900
FINISHED SF ABOVE GRADE	3,463
PRICE PER SQUARE FOOT	\$230
# UNITS	4
PRICE PER UNIT	\$198,750
# BEDROOMS	11
PRICE PER BEDROOM	\$72,273
Unit 1	\$1350 (1 BR)
Unit 2	\$1800 (2 BR 2 BA)
Unit 3	\$2400 (3 BR 2 BA)
Unit 4	\$4000 (4+ BR 2.5 BA)
AVERAGE RENT PER UNIT	\$2,388
AVERAGE RENT PER BEDROOM	\$868
GROSS MONTHLY INCOME	\$9,550
ANNUAL INCOME	\$114,600
ANNUAL EXPENSES	
Property Taxes	\$19,546
Insurance	\$4,000
Trash Expense	\$1,200
VT Gas	\$2,071
Hot Water Tank Rental	\$492
Electric	\$300
Snow/Landscaping*	\$600
Water/Sewer	\$2,886
Maintenance*	\$4,000
City Inspection	\$440
TOTAL ANNUAL EXPENSES	\$35,535
NET OPERATING INCOME	\$79,065
EXPENSE RATIO	31.01%
CAP RATE	9.95%

*Estimated

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