

Income and Expenses for 143 North Street, Winooski VT



Address	143 North Street, Winooski	143 North Street, Winooski Projections
LIST PRICE	\$429,500	\$429,500
SALE PRICE	\$429,500	\$429,500
LOT SIZE	0.21	0.21
YEAR BUILT	1952	1952
FINISHED SF ABOVE GRADE	2,100	2,100
PRICE PER SQUARE FOOT	\$205	\$205
# UNITS	2	2
PRICE PER UNIT	\$214,750	\$214,750
# BEDROOMS	6	6
PRICE PER BEDROOM	\$71,583	\$71,583
Unit 1 (mth-mth - rented to employees)	\$2000 (4 BR)	\$2500 (4 BR)
Unit 2 (vacant)	\$0 (2 BR)	\$1500 (2 BR)
AVERAGE RENT PER UNIT	\$1,000	\$2,000
AVERAGE RENT PER BEDROOM	\$333	\$667
GROSS MONTHLY INCOME	\$2,000	\$4,000
ANNUAL INCOME	\$24,000	\$48,000
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$7,088	\$7,088
Insurance*	\$1,500	\$1,500
Trash Expense*	\$600	\$600
Heat & Hot Water	\$1,936	\$1,936
Hot Water Tank Rental	owned	owned
Electric	varies - solar	varies - solar
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$994	\$994
Maintenance*	\$1,000	\$1,000
City Inspection	\$200	\$200
TOTAL ANNUAL EXPENSES	\$13,818	\$13,818
NET OPERATING INCOME	\$10,182	\$34,182
EXPENSE RATIO	57.57%	28.79%
CAP RATE	2.37%	7.96%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		