

**Income and Expenses  
for 15 Allen Street  
Burlington, VT 05401**



	15 Allen Street	15 Allen Street Projections
<b>LIST PRICE</b>	\$529,900	\$529,900
<b>LOT SIZE</b>	0.12	0.12
<b>ZONING</b>	RM	RM
<b>YEAR BUILT</b>	1899	1899
<b>FINISHED SF ABOVE GRADE</b>	2,088	2,088
<b>METERS (ELECTRIC / GAS)</b>	3/3	3/3
<b>PRICE PER SQUARE FOOT</b>	\$254	\$254
<b># UNITS</b>	3	3
<b>PRICE PER UNIT</b>	\$176,633	\$176,633
<b># BEDROOMS</b>	5	5
<b>PRICE PER BEDROOM</b>	\$105,980	\$105,980
Unit 1 (lease @ \$1700 increases 9/1/21-8/30/22)	\$1800 (3 BR)	\$2100 (3 BR)
Unit 2 (lease ends 6/30/22 -section 8)	\$960 (1 BR)	\$1100 (1 BR)
Unit 3 (lease ends 6/30/22)	\$930 (1 BR)	\$1100 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,230	\$1,433
<b>AVERAGE RENT PER BEDROOM</b>	\$738	\$860
<b>GROSS MONTHLY INCOME</b>	\$3,690	\$4,300
<b>ANNUAL INCOME</b>	\$44,280	\$51,600
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$10,100	\$10,100
Insurance	\$1,066	\$1,066
Trash Expense	\$1,200	\$1,200
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Landscaping	\$360	\$360
Water/Sewer	\$1,191	\$1,191
Maintenance*	\$1,500 (estimated)	\$1,500 (estimated)
City Inspection	\$330	\$330
<b>TOTAL ANNUAL EXPENSES</b>	\$15,747	\$15,747
<b>NET OPERATING INCOME</b>	\$28,533	\$35,853
<b>EXPENSE RATIO</b>	35.56%	30.52%
<b>CAP RATE</b>	5.38%	6.77%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		