

Income and Expenses for Winooski Portfolio



Address	7 West Lane	94 Mallett's Bay Avenue	101 Union Street	Portfolio
LIST PRICE	\$580,000	\$440,000	\$330,000	\$1,350,000
LOT SIZE	0.08	0.05	0.11	0.24
ZONING	Gateway	Gateway	Gateway	
YEAR BUILT	1910	1900	1915	
FINISHED SF ABOVE GRADE	3,496	2,516	4,792	10,804
METERS (ELECTRIC / GAS)	4/2	3/3	2/2	
PRICE PER SQUARE FOOT	\$166	\$175	\$69	\$125
# UNITS	4	3	2	9
PRICE PER UNIT	\$145,000	\$146,667	\$165,000	\$150,000
# BEDROOMS	10	8	6	24
PRICE PER BEDROOM	\$58,000	\$55,000	\$55,000	\$56,250
Unit 1	\$1275 (2 BR)	\$1550 (3 BR)	\$1600 (3 BR)	
Unit 2	\$1600 (3 BR)	\$1550 (3 BR)	\$1600 (3 BR)	
Unit 3	\$1600 (3 BR)	\$1250 (2 BR)		
Unit 4	\$1250 (2 BR)			
AVERAGE RENT PER UNIT	\$1,431	\$1,450	\$1,600	
AVERAGE RENT PER BEDROOM	\$573	\$544	\$533	
GROSS MONTHLY INCOME	\$5,725	\$4,350	\$3,200	\$13,275
ANNUAL INCOME	\$68,700	\$52,200	\$38,400	\$159,300
ANNUAL EXPENSES				
Property Taxes	\$8,763	\$6,416	\$5,691	
Insurance	\$2,065	\$2,065	\$1,852	
Trash Expense	\$1,072	\$1,072	\$1,072	
Heat	Tenants	\$232	\$159	
Hot Water Tank Rental	\$864	Owned	\$432	
Electric	Tenants	\$217		
Snow/Landscaping	\$500 (est. exp.)	\$500 (est. exp.)	\$500 (est. exp.)	
Water/Sewer	\$1,948	\$1,835	\$759	
Maintenance	\$2000 (est. exp.)	\$2000 (est. exp.)	\$1000 (est. exp.)	
City Inspection	\$400	\$300	\$200	
TOTAL ANNUAL EXPENSES	\$17,612	\$14,637	\$11,665	\$43,914
NET OPERATING INCOME	\$51,088	\$37,563	\$26,735	\$115,386
EXPENSE RATIO	25.64%	28.04%	30.38%	27.57%
CAP RATE	8.81%	8.54%	8.10%	8.55%
<i>*Estimated</i>				
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>				
Potential Return on Investment				
Down Payment %	25%	25%	25%	25%
Sale Price (or Offer Price)	\$580,000	\$440,000	\$330,000	\$1,350,000
Down Payment	\$145,000	\$110,000	\$82,500	\$337,500
Financed Amount	\$435,000	\$330,000	\$247,500	\$1,012,500
Payments per Term Loan	360	360	360	240
Interest Rate of Loan	4.00%	4.00%	4.00%	4.00%
Number of Payments per year	12	12	12	12
Monthly Mortgage Payment	\$2,077	\$1,575	\$1,182	\$6,136
Annual Mortgage Payment	\$24,921	\$18,906	\$14,179	\$73,627
Cash Flow (Pre-Tax)	\$26,167	\$18,658	\$12,556	\$41,760
Cash on Cash Return	18.05%	16.96%	15.22%	12.37%
Capitalization Rate	8.81%	8.54%	8.10%	8.55%
<i>Above Pro-Forma does not consider additional tax benefits of ownership including interest deduction and depreciation. Please check with your tax professional.</i>				