

## Income and Expenses for 18 Bradley Street Burlington



Address	18 Bradley Street Burlington 2020	18 Bradley Street Burlington 2021 Upcoming Rents
<b>LIST PRICE</b>	\$650,000	\$650,000
<b>SALE PRICE</b>	\$650,000	\$650,000
<b>LOT SIZE</b>	0.112	0.112
<b>ZONING</b>	RH	RH
<b>YEAR BUILT</b>	1905	1905
<b>FINISHED SF ABOVE GRADE</b>	1,610	1,610
<b>METERS (ELECTRIC / GAS)</b>	3/2	3/3
<b>PRICE PER SQUARE FOOT</b>	\$404	\$404
<b># UNITS</b>	2	2
<b>PRICE PER UNIT</b>	\$325,000	\$325,000
<b># BEDROOMS</b>	7	7
<b>PRICE PER BEDROOM</b>	\$92,857	\$92,857
Unit 1	\$2300 (3 BR)	\$2300 (3 BR)
Unit 2	\$2700 (4 BR)	\$3000 (4 BR)
<b>AVERAGE RENT PER UNIT</b>	\$2,500	\$2,650
<b>AVERAGE RENT PER BEDROOM</b>	\$714	\$757
<b>GROSS MONTHLY INCOME</b>	\$5,000	\$5,300
<b>ANNUAL INCOME</b>	\$60,000	\$63,600
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$8,924	\$8,924
Insurance	\$2,700	\$2,700
Trash Expense*	\$600	\$600
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	\$540	\$540
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,052	\$1,052
Maintenance*	\$3,000	\$3,000
City Inspection	\$220	\$220
<b>TOTAL ANNUAL EXPENSES</b>	\$17,536	\$17,536
<b>NET OPERATING INCOME</b>	\$42,464	\$46,064
<b>EXPENSE RATIO</b>	29.23%	27.57%
<b>CAP RATE</b>	6.53%	7.09%