

Income and Expenses



Address	65-69 North Champlain Street	166 North Winooski Ave Projections	26 West Spring Street	29 West Spring Street	Portfolio
LIST PRICE					\$2,830,000
LOT SIZE	0.24	0.07	0.14	0.18	0.63
ZONING	RM	NMU			
YEAR BUILT	1899	1899	1900	1900	
FINISHED SF ABOVE GRADE	2,455	2,972	3,186	3,447	12060
PRICE PER SQUARE FOOT					\$235
# UNITS	7	5	5	5	22
PRICE PER UNIT	\$0	\$0	\$0	\$0	\$128,636
# BEDROOMS	10	6	7	7	30
PRICE PER BEDROOM	\$0	\$0	\$0	\$0	\$94,333
Unit 1	\$1315 (65-1 - 2 BR)	\$1200 (1 BR- Proj. vacant)	\$1725 (A- 3 BR)	\$900 (A-Studio)	
Unit 2	\$1250 (65-2 - 2 BR)	\$1400 (2 BR Proj. vacant)	\$1120 (B -1 BR)	\$1190 (B - 1+ BR)	
Unit 3	\$1010 (69-1 - 1 BR)	\$1200 (1 BR Proj. vacant)	\$1175 (C - 1+ BR)	\$1190 (C - 2 BR)	
Unit 4	\$1230 (69-2 - 1 BR)	\$900 (Studio Proj. vacant)	\$1200 (D - 1 BR)	\$1140 (D - 1 BR)	
Unit 5	\$1000 (69-3 - Studio)	\$1200 (1 BR Proj. vacant)	\$900 (E - 1 BR)	\$1200 (E - 2 BR)	
Unit 6	\$900 (69-4 - Studio)		\$50 (Garage)		
Unit 7	\$1425 (69-5 - 2 BR)				
AVERAGE RENT PER UNIT	\$1,161	\$1,180	\$1,234	\$1,124	\$1,174
AVERAGE RENT PER BEDROOM	\$813	\$983	\$881	\$803	\$861
GROSS MONTHLY INCOME	\$8,130	\$5,900	\$6,170	\$5,620	\$25,820
ANNUAL INCOME	\$97,560	\$70,800	\$74,040	\$67,440	\$309,840
ANNUAL EXPENSES					
Property Taxes	\$16,349	\$9,724	\$9,162	\$9,781	\$45,016
Insurance	\$2,038	\$1,369	\$1,653	\$1,994	\$7,054
Trash Expense	\$1,819	\$1,365	\$760	\$807	\$4,751
Heat & Hot Water	tenants	\$1,322	tenants	tenants	\$1,322
Hot Water Tank Rental	owned	owned	\$432	owned	\$432
Electric	tenants	\$1,322	\$298	\$237	\$1,857
Snow/Landscaping*	\$863	\$367	\$1,290	\$1,312	\$3,832
Water/Sewer	\$4,378	\$1,592	\$1,554	\$519	\$8,043
Maintenance*	\$3,000	\$2,000	\$2,000	\$2,000	\$9,000
City Inspection	\$770	\$550	\$500	\$500	\$2,320
TOTAL ANNUAL EXPENSES	\$29,217	\$19,611	\$17,649	\$17,150	\$83,627
NET OPERATING INCOME	\$68,343	\$51,189	\$56,391	\$50,290	\$226,213
EXPENSE RATIO	29.95%	27.70%	23.84%	25.43%	26.99%
CAP RATE					7.99%

*Estimated

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