

Income and Expenses for 22-24 Stowell Street



22-24 Stowell Street, St. Albans

LIST PRICE	\$218,000
SALE PRICE	\$218,000
LOT SIZE	0.14
ZONING	RH
YEAR BUILT	1850
FINISHED SF ABOVE GRADE	1,452
METERS (ELECTRIC / GAS)	2/2
PRICE PER SQUARE FOOT	\$150
# UNITS	2
PRICE PER UNIT	\$109,000
# BEDROOMS	4
PRICE PER BEDROOM	\$54,500
Unit 22 (Month-to-Month)	\$1175 (2 BR)
Unit 24 (4/15/21 - 4/14/22)	\$990 (2 BR)
AVERAGE RENT PER UNIT	\$1,083
AVERAGE RENT PER BEDROOM	\$541
GROSS MONTHLY INCOME	\$2,165
ANNUAL INCOME	\$25,980
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$4,031
Insurance	\$950
Trash Expense	\$1000 (est. exp.)
Heat & Hot Water	\$1400 (est. exp.)
Hot Water Tank Rental	\$200 (est. exp.)
Electric	\$500
Snow/Landscaping	tenants
Water/Sewer	\$1,287
Maintenance	\$1000 (est. exp.)
City Inspection	n/a
TOTAL ANNUAL EXPENSES	\$10,368
NET OPERATING INCOME	\$15,612
EXPENSE RATIO	39.91%
CAP RATE	7.16%

**Estimated*

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