

Income and Expenses for 166 N. Winooski Avenue



166 North Winooski Ave Projections

LIST PRICE	\$550,000
LOT SIZE	0.07
ZONING	NMU
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,972
PRICE PER SQUARE FOOT	\$185
# UNITS	5
PRICE PER UNIT	\$110,000
# BEDROOMS	6
PRICE PER BEDROOM	\$91,667
Unit 1	\$1200 (1 BR- Proj. vacant)
Unit 2	\$1400 (2 BR Proj. vacant)
Unit 3	\$1200 (1 BR Proj. vacant)
Unit 4	\$900 (Studio Proj. vacant)
Unit 5	\$1200 (1 BR Proj. vacant)
AVERAGE RENT PER UNIT	\$1,180
AVERAGE RENT PER BEDROOM	\$983
GROSS MONTHLY INCOME	\$5,900
ANNUAL INCOME	\$70,800
ANNUAL EXPENSES	
Property Taxes	\$9,968
Insurance	\$1,369
Trash Expense	\$1,365
Heat & Hot Water	\$1,322
Hot Water Tank Rental	owned
Electric	\$1,322
Snow/Landscaping	\$367
Water/Sewer	\$1,592
Maintenance*	\$2,000
City Inspection	\$550
TOTAL ANNUAL EXPENSES	\$19,855
NET OPERATING INCOME	\$50,945
EXPENSE RATIO	28.04%
CAP RATE	9.26%

*Estimated - all units currently vacant

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