

**Income and Expenses for
440-442 Colchester Ave
Burlington VT 05401**



Address	440-442 Colchester Ave CURRENT
LIST PRICE	\$349,000
LOT SIZE	0.09
ZONING	RL
YEAR BUILT	1869
FINISHED SF ABOVE GRADE	1,386
METERS (ELECTRIC / GAS)	3/1
PRICE PER SQUARE FOOT	\$252
# UNITS	2
PRICE PER UNIT	\$174,500
# BEDROOMS	2
PRICE PER BEDROOM	\$174,500
Unit 1 (lease end 8/31/21)	\$1100 (1 BR)
Unit 2 (lease end 8/21/21)	\$1060 (1 BR)
AVERAGE RENT PER UNIT	\$1,080
AVERAGE RENT PER BEDROOM	\$1,080
GROSS MONTHLY INCOME	\$2,160
ANNUAL INCOME	\$25,920
ANNUAL EXPENSES	
Property Taxes	\$7,996
Insurance	\$1,045
Trash Expense	\$600 (estimated)
Heat & Hot Water	\$940
Hot Water Tank Rental	owned
Electric	\$458
Snow/Landscaping*	\$500 (estimated)
Water/Sewer	\$398
Maintenance*	\$1,000 (estimated)
City Inspection	\$220
TOTAL ANNUAL EXPENSES	\$13,157
NET OPERATING INCOME	\$12,763
EXPENSE RATIO	50.76%
CAP RATE	3.66%

*Estimated

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