

**Income and Expenses for  
17 School Street  
Burlington VT 05401**



**17 School Street**

<b>LIST PRICE</b>	\$765,000
<b>LOT SIZE</b>	0.114
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1910
<b>FINISHED SF ABOVE GRADE</b>	3,000
<b>METERS (ELECTRIC / GAS)</b>	5/3
<b>PRICE PER SQUARE FOOT</b>	\$255
<b># UNITS</b>	3
<b>PRICE PER UNIT</b>	\$255,000
<b># BEDROOMS</b>	8
<b>PRICE PER BEDROOM</b>	\$95,625
Unit 1 (Leased 6/1/21 - 5/24/22)	\$2300 (3 BR)
Unit 2 (Leased 6/1/21 - 5/24/22)	\$1200 (1 BR)
Unit 3 (Leased 6/1/21 - 5/24/22)	\$3000 (4 BR)
<b>AVERAGE RENT PER UNIT</b>	\$2,167
<b>AVERAGE RENT PER BEDROOM</b>	\$813
<b>GROSS MONTHLY INCOME</b>	\$6,500
<b>ANNUAL INCOME</b>	\$78,000
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$13,540
Insurance	\$1,884
Trash Expense	\$900
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric*	\$360
Snow/Landscaping*	\$1,000
Water/Sewer	\$1,493
Maintenance*	\$1,500
City Inspection	tenants
<b>TOTAL ANNUAL EXPENSES</b>	\$20,677
<b>NET OPERATING INCOME</b>	\$57,323
<b>EXPENSE RATIO</b>	26.51%
<b>CAP RATE</b>	7.49%

*\*Estimated*

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