

**Income and Expenses for  
205-209 Church Street  
Burlington, VT 05401**



Address	205-209 Church Street	205-209 Church Street Projections
<b>LIST PRICE</b>	\$2,315,000	\$2,315,000
<b>LOT SIZE</b>	0.25	0.25
<b>ZONING</b>	RH	RH
<b>YEAR BUILT</b>	1900	1900
<b>FINISHED SF ABOVE GRADE</b>	6,889	6,889
<b>METERS (ELECTRIC / GAS)</b>	16/16	16/16
<b>PRICE PER SQUARE FOOT</b>	\$336	\$336
<b># UNITS</b>	15	15
<b>PRICE PER UNIT</b>	\$154,333	\$154,333
<b># BEDROOMS</b>	17	17
<b>PRICE PER BEDROOM</b>	\$136,176	\$136,176
Unit 1 (Leased 6/1/21 - 5/24/22)	\$1150 (Studio)	\$1200 (Studio)
Unit 2 (Leased 6/1/21 - 5/24/22)	\$1250 (1 BR)	\$1450 (1 BR)
Unit 3 (Leased 6/1/21 - 5/24/22)	\$1100 (1 BR)	\$1450 (1 BR)
Unit 4 (Leased 12/1/20 - 5/24/22)	\$900 (Studio)	\$1200 (Studio)
Unit 5 (Leased 6/1/21 - 5/24/22)	\$1600 (2 BR)	\$1800 (2 BR)
Unit 6 (Leased 6/1/21 - 5/24/22)	\$1100 (1 BR)	\$1450 (1 BR)
Unit 7 (Leased 6/1/21 - 5/24/22)	\$1200 (1 BR)	\$1450 (1 BR)
Unit 8 (Leased 6/1/21 - 5/24/22)	\$1000 (1 BR)	\$1450 (1 BR)
Unit 9 (Leased 6/1/21 - 5/24/22)	\$1550 (2 BR)	\$1800 (2 BR)
Unit 10 (Leased 6/1/21 - 5/24/22)	\$1100 (Studio)	\$1200 (Studio)
Unit 11 (Leased 6/1/21 - 5/24/22)	\$1100 (Studio)	\$1200 (Studio)
Unit 12 (Leased 6/1/21 - 5/24/22)	\$1000 (Studio)	\$1200 (Studio)
Unit 13 (Leased 6/1/21 - 5/24/22)	\$1050 (Studio)	\$1200 (Studio)
Unit 14 (Leased 6/1/21 - 5/24/22)	\$1200 (1 BR)	\$1450 (1 BR)
Unit 15 (Leased 6/1/21 - 5/24/22)	\$1300 (1 BR)	\$1450 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,173	\$1,397
<b>AVERAGE RENT PER BEDROOM</b>	\$1,035	\$1,232
<b>GROSS MONTHLY INCOME</b>	\$17,600	\$20,950
<b>ANNUAL INCOME</b>	\$211,200	\$251,400
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$29,489	\$29,489
Insurance	\$10,090	\$10,090
Trash Expense	\$2,565	\$2,565
Hot Water	\$1,457	\$1,457
Hot Water Tank Rental	owned	owned
Electric	\$648	\$648
Snow/Landscaping	\$5,239	\$5,239
Water/Sewer	\$4,882	\$4,882
Maintenance*	\$5,000	\$5,000
City Inspection	tenants	tenants
<b>TOTAL ANNUAL EXPENSES</b>	\$59,370	\$59,370
<b>NET OPERATING INCOME</b>	\$151,830	\$192,030
<b>EXPENSE RATIO</b>	28.11%	23.62%
<b>CAP RATE</b>	6.56%	8.30%

\*Estimated

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