

**Income and Expenses  
for  
42 Intervale Ave  
Burlington VT. 05401**



42 Intervale Ave	
LIST PRICE	\$1,400,000
LOT SIZE	0.3
ZONING	RM
YEAR BUILT	1979
FINISHED SF ABOVE GRADE	4,932
<b>PRICE PER SQUARE FOOT</b>	<b>\$284</b>
# UNITS	8
<b>PRICE PER UNIT</b>	<b>\$175,000</b>
# BEDROOMS	12
<b>PRICE PER BEDROOM</b>	<b>\$116,667</b>
Unit 1: (11/01/20 - 10/31/21)	\$1250 (1 BR)
Unit 2: (02/12/21 - 05/25/22)	\$1000 (1 BR)
Unit 3: (11/01/20 - 10/31/21)	\$1000 (1 BR)
Unit 4: (06/26/21 - 06/25/22)	\$1025 (1 BR)
Unit 5: (05/26/21 - 05/25/22)	\$1025 (1 BR)
Unit 6: (09/01/20 - 08/31/21)	\$1250 (1 BR)
Unit 7: (05/26/21 - 05/25/22)	\$1950 (3 BR)
Unit 8: (05/26/21 - 05/25/22)	\$1870 (3 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,296</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$864</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$10,370</b>
<b>ANNUAL INCOME</b>	<b>\$124,440</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$25,410
Insurance	\$3,471
Trash Expense	\$2,158
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	\$570
Snow/Landscaping*	\$1,425
Water/Sewer	\$6,073
Maintenance*	\$4,000 (estimated)
City Inspection	\$880
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$43,987</b>
<b>NET OPERATING INCOME</b>	<b>\$80,453</b>
<b>EXPENSE RATIO</b>	<b>35.35%</b>
<b>CAP RATE</b>	<b>5.75%</b>

\*Estimated

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