

Income & Expenses for 71 South Willard Street Burlington, VT 05401



	71 South Willard Street	71 South Willard Street Projections
LIST PRICE	\$1,025,000	\$1,025,000
LOT SIZE	0.107	0.107
ZONING	RH	RH
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	3,602	3,602
METERS (ELECTRIC / GAS)	7/7	7/7
PRICE PER SQUARE FOOT	\$285	\$285
# UNITS	6	6
PRICE PER UNIT	\$170,833	\$170,833
# BEDROOMS	6	6
PRICE PER BEDROOM	\$170,833	\$170,833
Unit 1	\$825 (Studio)	\$1,175 (Studio)
Unit 2	\$850 (Studio)	\$1,125 (Studio)
Unit 3	\$1,415 (1+ BR)	\$1,600 (1+ BR)
Unit 4	\$975 (1 BR)	\$1,375 (1 BR)
Unit 5	\$950 (Studio)	\$1,225 (Studio)
Unit 6	\$1,250 (1 BR)	\$1,500 (1 BR)
AVERAGE RENT PER UNIT	\$1,044	\$1,333
AVERAGE RENT PER BEDROOM	\$1,044	\$1,333
GROSS MONTHLY INCOME	\$6,265	\$8,000
ANNUAL INCOME	\$75,180	\$96,000
ANNUAL EXPENSES		
Property Taxes	\$15,862	\$15,862
Insurance	\$3,507	\$3,507
Trash/Recycle/Compost	\$1,424	\$1,424
Heat & Hot Water	\$1,069	\$1,069
Hot Water Tank Rental	owned	owned
Electric	\$444	\$444
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,322	\$1,322
Maintenance*	\$2,500	\$2,500
City Inspection	\$660	\$660
TOTAL ANNUAL EXPENSES	\$27,288	\$27,288
NET OPERATING INCOME	\$47,892	\$68,712
EXPENSE RATIO	36.30%	28.43%
CAP RATE	4.67%	6.70%

*Estimated

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