

**Income and Expenses for
404-406 North Avenue
Burlington VT 05401**



	404-406 North Avenue CURRENT	404-406 North Avenue PROJECTED
LIST PRICE	\$645,000	\$645,000
SALE PRICE	\$645,000	\$645,000
LOT SIZE	0.46	0.46
ZONING	RCO	RCO
YEAR BUILT	1927	1927
FINISHED SF ABOVE GRADE	2,994	2,994
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$215	\$215
# UNITS	2	2
PRICE PER UNIT	\$322,500	\$322,500
# BEDROOMS	6	6
PRICE PER BEDROOM	\$107,500	\$107,500
Unit 1	\$0 (3 BR - O/O)	\$2,100 (3 BR)
Unit 2 (Lease Exp. 8/31/22)	\$1,600 (3 BR)	\$2,100 (3 BR)
AVERAGE RENT PER UNIT	\$800	\$2,100
AVERAGE RENT PER BEDROOM	\$267	\$700
GROSS MONTHLY INCOME	\$1,600	\$4,200
ANNUAL INCOME	\$19,200	\$50,400
ANNUAL EXPENSES		
Property Taxes	\$11,711	\$11,711
Insurance	\$1,006	\$1,500 (estimated)
Trash Expense	\$600	\$600
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,197	\$1,197
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$110	\$220
TOTAL ANNUAL EXPENSES	\$16,124	\$16,728
NET OPERATING INCOME	\$3,076	\$33,672
EXPENSE RATIO	83.98%	33.19%
CAP RATE	0.48%	5.22%
<i>*Estimated</i>		
<i>The above information is deemed reliable but is not guaranteed - some figures may be estimated</i>		