

## Income and Expenses for 981 Pine Street Burlington



(Updated 04/14/22)	981 Pine Street
LIST PRICE	\$529,000
LOT SIZE	0.28
ZONING	RL
YEAR BUILT	1950
FINISHED SF ABOVE GRADE	1,670
METERS (ELECTRIC / GAS)	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$317</b>
# UNITS	2
<b>PRICE PER UNIT</b>	<b>\$264,500</b>
# BEDROOMS	4
<b>PRICE PER BEDROOM</b>	<b>\$132,250</b>
Unit 1 (lease ends 6/30/2022 - 2 month extension at \$1,794*)	\$1,622 (2 BR)
Unit 2 (until 7/31/2022) (\$1,442 less \$100 for grounds maintenance)	\$1,442 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,532</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$766</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$3,064</b>
<b>ANNUAL INCOME</b>	<b>\$36,768</b>
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$9,524
Insurance	\$1,029
Trash Expense	\$755
Heat & Hot Water	tenants
Vt Gas Conversion Burner Rentals	\$840
Electric	tenants
Snow/Landscaping	\$500 (estimated)
Water/Sewer	\$894
Maintenance	\$1,000 (estimated)
City Inspection	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$14,762</b>
<b>NET OPERATING INCOME</b>	<b>\$22,006</b>

*\*Option for 10 month lease extension to be mutually agreed upon prior to 7/1/2022*

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