

# Income and Expenses for 72 Hyde Street Burlington VT 05401



(UPDATED 05/06/22)

72 Hyde Street

LIST PRICE	\$650,000
LOT SIZE	0.119
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	2,194
METERS (ELECTRIC / GAS)	5/4

**PRICE PER SQUARE FOOT** \$296

**# UNITS** 4

**PRICE PER UNIT** \$162,500

**# BEDROOMS** 6

**PRICE PER BEDROOM** \$108,333

Unit 1 (6/1/2022-5/25/2023) new lease \$1,900 (3 BR)

Unit 2 (5/26/2022-5/25/2023) renewal \$1,175 (1 BR)

Unit 3 (6/1/2022-5/25/2023) new lease \$1,000 (1 BR)

Unit 4 (5/26/2022-5/25/2023) renewal \$975 (1 BR)

**AVERAGE RENT PER UNIT** \$1,263

**AVERAGE RENT PER BEDROOM** \$842

**GROSS MONTHLY INCOME** \$5,050

**ANNUAL INCOME** \$60,600

## ANNUAL EXPENSES

Property Taxes \$16,015

Insurance \$3,081

Trash Expense \$3,182

Heat & Hot Water tenants

Hot Water Tank Rental owned

Electric \$275

Snow/Landscaping \$430

Water/Sewer \$1,407

Maintenance \$1,500 (estimated)

City Inspection \$440

**TOTAL ANNUAL EXPENSES** \$26,330

**NET OPERATING INCOME** \$34,270

**EXPENSE RATIO** 43.45%

**CAP RATE** 5.27%

\*Estimated - rents as of 6/1/22

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