

Income and Expenses for 50 Bright Street Burlington VT. 05401



	50 Bright Street	50 Bright Street Projected
LIST PRICE	\$482,000	\$482,000
LOT SIZE	0.06	0.06
ZONING	NMU	NMU
YEAR BUILT	1899	1899
FINISHED SF ABOVE GRADE	2,005	2,005
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$240	\$240
# UNITS	2	2
PRICE PER UNIT	\$241,000	\$241,000
# BEDROOMS	7	7
PRICE PER BEDROOM	\$68,857	\$68,857
Unit 1 (month to month)	\$2100 (4 BR)	\$2800 (4 BR)
Unit 2	\$2200 (3 BR-est. vacant)	\$2200 (3 BR-est. vacant)
AVERAGE RENT PER UNIT	\$2,150	\$2,500
AVERAGE RENT PER BEDROOM	\$614	\$714
GROSS MONTHLY INCOME	\$4,300	\$5,000
ANNUAL INCOME	\$51,600	\$60,000
ANNUAL EXPENSES		
Property Taxes	\$8,888	\$8,888
Insurance	\$1,350	\$1,350
Trash Expense	\$500	\$500
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	owned	owned
Electric	tenants	tenants
Snow/Landscaping	BHA	BHA
Water/Sewer	\$1,249	\$1,249
Maintenance*	\$1,000	\$1,000
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$13,207	\$13,207
NET OPERATING INCOME	\$38,393	\$46,793
EXPENSE RATIO	25.59%	22.01%
CAP RATE	7.97%	9.71%

*Estimated

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