

## Income and Expenses for 205-207 North Winooski Ave



**205-207 N Winooski Ave**

<b>LIST PRICE</b>	\$600,000
<b>LOT SIZE</b>	0.04
<b>ZONING</b>	NMU
<b>YEAR BUILT</b>	1920
<b>FINISHED SQFT.</b>	1,791
<b>METERS (ELECTRIC / GAS)</b>	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$335</b>
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	<b>\$300,000</b>
<b># BEDROOMS</b>	4
<b>PRICE PER BEDROOM</b>	<b>\$150,000</b>
205 (downstairs) (9/1/2022 - 9/1/2023)	\$2,400 (3 BR)
205.5 (upstairs) (11/1/2022 - 12/1/2023)	\$1,325 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,863</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$931</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$3,725</b>
<b>ANNUAL INCOME</b>	<b>\$44,700</b>
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$7,918
Insurance	\$1,162
Trash Expense	\$588
Heat & Hot Water	tenants
Hot Water Tank Rental	\$231
Electric	tenants
Snow/Landscaping*	\$500
Water/Sewer	\$1,830
Maintenance*	\$1,000
City Inspection	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$13,449</b>
<b>NET OPERATING INCOME</b>	<b>\$31,251</b>
<b>EXPENSE RATIO</b>	<b>30.09%</b>

*\*Estimated*

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