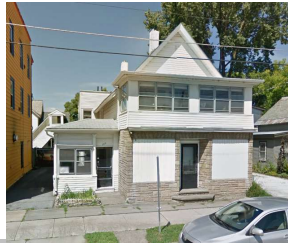


## Income and Expenses for 205-207 North Winooski Ave



	205-207 N Winooski Ave Current	205-207 N Winooski Ave Projections
LIST PRICE	\$529,000	\$529,000
LOT SIZE	0.04	0.04
ZONING	NMU	NMU
YEAR BUILT	1920	1920
FINISHED SQFT.	1,791	1,791
METERS (ELECTRIC / GAS)	2/2	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$295</b>	<b>\$295</b>
# UNITS	2	2
<b>PRICE PER UNIT</b>	<b>\$264,500</b>	<b>\$264,500</b>
# BEDROOMS	4	4
<b>PRICE PER BEDROOM</b>	<b>\$132,250</b>	<b>\$132,250</b>
205 (downstairs) (9/25/2023-10/1/2024)	\$2,700 (3 BR)	\$2,700 (3 BR)
205.5 (upstairs) (11/1/2022 - 12/15/2023)	\$1,325 (1 BR)	\$1,650 (1 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$2,013</b>	<b>\$2,175</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,006</b>	<b>\$1,088</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$4,025</b>	<b>\$4,350</b>
<b>ANNUAL INCOME</b>	<b>\$48,300</b>	<b>\$52,200</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$8,290	\$8,290
Insurance	\$1,162	\$1,162
Trash Expense	\$588	\$588
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	\$231	\$231
Electric	tenants	tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,830	\$1,830
Maintenance*	\$1,000	\$1,000
City Inspection	\$220	\$220
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$13,821</b>	<b>\$13,821</b>
<b>NET OPERATING INCOME</b>	<b>\$34,479</b>	<b>\$38,379</b>
<b>EXPENSE RATIO</b>	<b>28.62%</b>	<b>26.48%</b>
<b>CAP RATE</b>	<b>6.52%</b>	<b>7.25%</b>

\*Estimated

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