

Income and Expenses for 410 Saint Paul Street Burlington



	410 St. Paul	410 St. Paul Projected
LIST PRICE	\$499,500	\$499,500
LOT SIZE	0.08	0.08
ZONING	RM	RM
YEAR BUILT	1910	1910
FINISHED SQFT.	1,400	1,400
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$357	\$357
# UNITS	2	2
PRICE PER UNIT	\$249,750	\$249,750
# BEDROOMS	4	4
PRICE PER BEDROOM	\$124,875	\$124,875
Unit 1 (lease ends 5/25/24)	\$2270 (2 BR)	\$2270 (2 BR)
Unit 2 (month - month)	\$1600 (2 BR)	\$2000 (2 BR)
AVERAGE RENT PER UNIT	\$1,935	\$2,135
AVERAGE RENT PER BEDROOM	\$968	\$1,068
GROSS MONTHLY INCOME	\$3,870	\$4,270
ANNUAL INCOME	\$46,440	\$51,240
<u>ANNUAL EXPENSES</u>		
Property Taxes	\$8,341	\$8,341
Insurance	\$1,116	\$1,116
Trash Expense	\$774	\$774
Heat & Hot Water	Tenants	Tenants
Hot Water Tank Rental	owned	owned
Electric	\$360 (estimated)	\$360 (estimated)
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,139	\$1,139
Maintenance*	\$1,000 (estimated)	\$1,000 (estimated)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$13,450	\$13,450
NET OPERATING INCOME	\$32,990	\$37,790
EXPENSE RATIO	28.96%	26.25%
CAP RATE	6.60%	7.57%

*Estimated

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