

Income and Expenses for 95 Union Street Winooski



LIST PRICE	\$549,900
LOT SIZE	0.08
ZONING	R-C
YEAR BUILT	1920
FINISHED SQFT.	1,536
PRICE PER SQUARE FOOT	\$358
# UNITS	2
PRICE PER UNIT	\$274,950
# BEDROOMS	5
PRICE PER BEDROOM	\$109,980
Unit 1 (1/1/2024 -5/25/2025)	\$2,140 (2 BR)
Unit 2 (6/1/2023 - 5/25/2024)	\$2340 (3 BR)
AVERAGE RENT PER UNIT	\$2,240
AVERAGE RENT PER BEDROOM	\$896
GROSS MONTHLY INCOME	\$4,480
ANNUAL INCOME	\$53,760
ANNUAL EXPENSES	
Property Taxes	\$5,887
Insurance*	\$1,800 (estimated)
Trash Expense*	\$600 (estimated)
Heat & Hot Water	Tenants
Hot Water Tank Rental	Owned
Electric	Tenants
Snow/Landscaping*	\$500 (estimated)
Water/Sewer	\$638
Maintenance*	\$1,000 (estimated)
City Inspection	Tenants
TOTAL ANNUAL EXPENSES	\$10,425
NET OPERATING INCOME	\$43,335
EXPENSE RATIO	19.39%
CAP RATE	7.88%

*Estimated

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