

Income and Expenses 41 North Winooski Ave



	41 North Winooski Ave Current Rents	41 North Winooski Ave June 1, 2024-May 31, 2025	41 North Winooski Ave with PROJECTED RENTS
SALE PRICE	\$595,000	\$595,000	\$595,000
LOT SIZE	0.116	0.116	0.116
ZONING	RH	RH	RH
YEAR BUILT	1905	1905	1905
FINISHED SF ABOVE GRADE	2,263	2,263	2,263
METERS (ELECTRIC / GAS)	2/3	2/3	2/3
PRICE PER SQUARE FOOT	\$263	\$263	\$263
# UNITS	2	2	2
PRICE PER UNIT	\$297,500	\$297,500	\$297,500
# BEDROOMS	6	6	6
PRICE PER BEDROOM	\$99,167	\$99,167	\$99,167
Unit 1	\$2,250 (3 BR)	\$2,355 (3 BR)	\$3,000 (3 BR)
Unit 2	\$2,205 (3 BR)	\$2,355 (3 BR)	\$3,000 (3 BR)
AVERAGE RENT PER UNIT	\$2,228	\$2,355	\$3,000
AVERAGE RENT PER BEDROOM	\$743	\$785	\$1,000
GROSS MONTHLY INCOME	\$4,455	\$4,710	\$6,000
ANNUAL INCOME	\$53,460	\$56,520	\$72,000
ANNUAL EXPENSES			
Property Taxes	\$9,741	\$9,741	\$9,741
Insurance	\$2,680	\$2,680	\$2,680
Trash Expense	\$630	\$630	\$630
Heat & Hot Water	\$2,700	\$2,700	\$2,700
Hot Water Tank Rental	\$312	\$312	\$312
Electric	\$360	\$360	\$360
Snow/Landscaping*	\$500	\$500	\$500
Water/Sewer	\$1,036	\$1,036	\$1,036
Maintenance*	\$1,000	\$1,000	\$1,000
City Inspection	\$220	\$220	\$220
TOTAL ANNUAL EXPENSES	\$19,179	\$19,179	\$19,179
NET OPERATING INCOME	\$34,281	\$37,341	\$52,821
EXPENSE RATIO	35.88%	33.93%	26.64%
CAP RATE	5.76%	6.28%	8.88%

*Estimated

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