

**Income and Expenses for
37 Greene Street,
Burlington**



	37 Greene Street Current	37 Greene Street Projections
LIST PRICE	\$615,000	\$615,000
LOT SIZE	0.05	0.05
ZONING	RM	RM
YEAR BUILT	1910	1910
FINISHED SQFT.	1,833	1,833
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$336	\$336
# UNITS	2	2
PRICE PER UNIT	\$307,500	\$307,500
# BEDROOMS	5	5
PRICE PER BEDROOM	\$123,000	\$123,000
Unit A (5/28/2024-5/25/2025)	\$1,800 (2 BR)	\$2,000 (2 BR)
Unit B (5/26/2024-5/25/2025)	\$2,650 (3 BR)	\$3,000 (3 BR)
AVERAGE RENT PER UNIT	\$2,225	\$2,500
AVERAGE RENT PER BEDROOM	\$890	\$1,000
GROSS MONTHLY INCOME	\$4,450	\$5,000
ANNUAL INCOME	\$53,400	\$60,000
ANNUAL EXPENSES		
Property Taxes	\$9,339	\$9,339
Insurance	\$1,500 (estimated)	\$1,500 (estimated)
Trash Expense	\$1,231	\$1,231
Heat & Hot Water	tenants	tenants
Hot Water Tank Rental	unknown	unknown
Electric	tenants	tenants
Snow/Landscaping*	\$781	\$781
Water/Sewer	\$1,120 (estimated)	\$1,120 (estimated)
Maintenance*	\$1,500 (estimated)	\$1,500 (estimated)
City Inspection	\$220	\$220
TOTAL ANNUAL EXPENSES	\$15,691	\$15,691
NET OPERATING INCOME	\$37,709	\$44,309
EXPENSE RATIO	29.38%	26.15%
CAP RATE	6.13%	7.20%
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		