

## Income and Expenses for 37 Greene Street, Burlington



	37 Greene Street Current	37 Greene Street Projections
LIST PRICE	\$599,000	\$599,000
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
<b>PRICE PER SQUARE FOOT</b>	<b>\$327</b>	<b>\$327</b>
# UNITS	2	2
<b>PRICE PER UNIT</b>	<b>\$299,500</b>	<b>\$299,500</b>
# BEDROOMS	5	5
<b>PRICE PER BEDROOM</b>	<b>\$119,800</b>	<b>\$119,800</b>
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)
<b>AVERAGE RENT PER UNIT</b>	<b>\$2,225</b>	<b>\$2,500</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$890</b>	<b>\$1,000</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$4,450</b>	<b>\$5,000</b>
<b>ANNUAL INCOME</b>	<b>\$53,400</b>	<b>\$60,000</b>
<b>ANNUAL EXPENSES</b>		
Property Taxes	\$10,204	\$10,204
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
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$16,556</b>	<b>\$16,556</b>
<b>NET OPERATING INCOME</b>	<b>\$36,844</b>	<b>\$43,444</b>
<b>EXPENSE RATIO</b>	<b>31.00%</b>	<b>27.59%</b>
<b>CAP RATE</b>	<b>6.15%</b>	<b>7.25%</b>
*Estimated		
The above information is deemed reliable but is not guaranteed - some figures may be estimated		