

Income and Expenses for 117 Park Street



	117 Park Street Burlington Current	117 Park Street Burlington Projections
LIST PRICE	\$599,900	\$599,900
SALE PRICE	\$599,900	\$599,900
LOT SIZE	0.13	0.13
ZONING	RM	RM
YEAR BUILT	1865	1865
FINISHED SF ABOVE GRADE	2,030	2,030
METERS (ELECTRIC / GAS)	3/2	3/2
PRICE PER SQUARE FOOT	\$296	\$296
# UNITS	3	3
PRICE PER UNIT	\$199,967	\$199,967
# BEDROOMS	4	4
PRICE PER BEDROOM	\$149,975	\$149,975
26 Summer (Tenant Pays Heat)(Vacant 9/1/24)	\$1840 (2+ BR)	\$2400 (2+ BR)
117 (Owner Pays Heat)(Month-Month)	\$1540 (1+ BR)	\$1800 (1+ BR)
117A (Owner Pays Heat)(12/1/2023-11/30/24)	\$1490 (1 BR)	\$1550 (1 BR)
AVERAGE RENT PER UNIT	\$1,623	\$1,917
AVERAGE RENT PER BEDROOM	\$1,218	\$1,438
GROSS MONTHLY INCOME	\$4,870	\$5,750
ANNUAL INCOME	\$58,440	\$69,000
ANNUAL EXPENSES		
Property Taxes	\$12,662	\$12,662
Insurance	\$1,840	\$1,840
Trash Expense	\$661	\$661
Heat & Hot Water	\$2,755	\$2,755
Hot Water Tank Rental	owned	owned
Electric*	\$720	\$720
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,390	\$1,390
Maintenance*	\$1,500	\$1,500
City Inspection	\$330	\$330
TOTAL ANNUAL EXPENSES	\$22,358	\$22,358
NET OPERATING INCOME	\$36,082	\$46,642
EXPENSE RATIO	38.26%	32.40%
CAP RATE	6.01%	7.77%

*Estimated

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