

Income and Expenses for 239 Pearl St. Burlington



239 Pearl St Projections

LIST PRICE	\$549,000
RENOVATION COSTS*	\$250,000
AS-BUILT VALUE*	\$799,000
LOT SIZE	0.04
ZONING	RH
YEAR BUILT	1910
FINISHED SQFT.	2,005
PRICE PER SQUARE FOOT	\$274
# UNITS	3
PRICE PER UNIT	\$183,000
# BEDROOMS	8
PRICE PER BEDROOM	\$68,625
Unit 1	\$4,000 (4 BR)
Unit 2	\$3,000 (3 BR)
Unit 3	\$1,600 (1 BR)
AVERAGE RENT PER UNIT	\$2,867
AVERAGE RENT PER BEDROOM	\$1,075
GROSS MONTHLY INCOME	\$8,600
ANNUAL INCOME	\$103,200
ANNUAL EXPENSES*	
Property Taxes	\$14,000
Insurance	\$2,500
Trash Expense	\$600
Heat & Hot Water	Tenants
Hot Water Tank Rental	owned
Electric	\$360
Snow/Landscaping	\$500
Water/Sewer	\$1,000
Maintenance	\$1,500
City Inspection	\$330
TOTAL ANNUAL EXPENSES	\$20,790
NET OPERATING INCOME	\$82,410
EXPENSE RATIO	20.15%
CAP RATE	10.31%

*Estimated

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