

Income and Expenses for 26 Clifford St Winooski



	26 Clifford Street Current	26 Clifford Street Projected
LIST PRICE	\$449,900	\$449,900
SALE PRICE	\$449,900	\$449,900
LOT SIZE	0.22	0.22
YEAR BUILT	1895	1895
FINISHED SQFT.	1,806	1,806
METERS (ELECTRIC / GAS)	2/2	2/2
PRICE PER SQUARE FOOT	\$249	\$249
# UNITS	2	2
PRICE PER UNIT	\$224,950	\$224,950
# BEDROOMS	3	3
PRICE PER BEDROOM	\$149,967	\$149,967
Unit 1 (owner occupied)	\$2,500 (2+ BR)	\$2,500 (2+ BR)
Unit 2 (lease ends 8/31/25)	\$975 (1 BR)	\$1,500 (1 BR)
AVERAGE RENT PER UNIT	\$1,738	\$2,000
AVERAGE RENT PER BEDROOM	\$1,158	\$1,333
GROSS MONTHLY INCOME	\$3,475	\$4,000
ANNUAL INCOME	\$41,700	\$48,000
ANNUAL EXPENSES		
Property Taxes	\$8,670	\$8,670
Insurance*	\$1,500	\$1,500
Trash Expense*	\$600	\$600
Heat & Hot Water	\$1,380	\$1,380
Hot Water Tank Rental	owned	owned
Electric	Tenants	Tenants
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$624	\$624
Maintenance*	\$1,000	\$1,000
City Inspection	\$230	\$230
TOTAL ANNUAL EXPENSES	\$14,504	\$14,504
NET OPERATING INCOME	\$27,196	\$33,496
EXPENSE RATIO	34.78%	30.22%
CAP RATE	6.04%	7.45%

*Estimated

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