

Income and Expenses for 246 North Winooski Ave



	246 North Winooski Ave	246 North Winooski Ave Projections
LIST PRICE	\$399,900	\$399,900
SALE PRICE	\$399,900	\$399,900
LOT SIZE	0.16	0.16
ZONING	NMU	NMU
YEAR BUILT	1899	1899
FINISHED SQFT.	1,624	1,624
METERS (ELECTRIC / GAS)	1/1	1/1
PRICE PER SQUARE FOOT	\$246	\$246
# UNITS	3	3
PRICE PER UNIT	\$133,300	\$133,300
# BEDROOMS	4	4
PRICE PER BEDROOM	\$99,975	\$99,975
Unit 1 (mth-mth)	\$1,150 (2 BR)	\$2,000 (2 BR)
Unit 2 (mth-mth)	\$950 (Studio)	\$1400 (Studio)
Unit 3	\$1,500 (est. Owner - 1 BR)	\$1,500 (1 BR)
AVERAGE RENT PER UNIT	\$1,200	\$1,633
AVERAGE RENT PER BEDROOM	\$900	\$1,225
GROSS MONTHLY INCOME	\$3,600	\$4,900
ANNUAL INCOME	\$43,200	\$58,800
ANNUAL EXPENSES		
Property Taxes	\$10,509	\$10,509
Insurance*	\$2,000	\$2,000
Trash Expense*	\$600	\$600
Heat & Hot Water*	\$2,000	\$2,000
Hot Water Tank Rental	owned	owned
Electric*	\$1,800	\$1,800
Snow/Landscaping*	\$500	\$500
Water/Sewer	\$1,224	\$1,224
Maintenance*	\$1,500	\$1,500
City Inspection	\$330	\$330
TOTAL ANNUAL EXPENSES	\$20,463	\$20,463
NET OPERATING INCOME	\$22,737	\$38,337
EXPENSE RATIO	47.37%	34.80%
CAP RATE	5.69%	9.59%

*Estimated

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