

## Income and Expenses for 410 Saint Paul Street Burlington



	<b>410 St. Paul Current</b>
<b>LIST PRICE</b>	\$517,500
<b>SALE PRICE</b>	\$517,500
<b>LOT SIZE</b>	0.08
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1910
<b>FINISHED SQFT.</b>	1,400
<b>METERS (ELECTRIC / GAS)</b>	2/2
<b>PRICE PER SQUARE FOOT</b>	<b>\$370</b>
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	<b>\$258,750</b>
<b># BEDROOMS</b>	4
<b>PRICE PER BEDROOM</b>	<b>\$129,375</b>
Unit 1 (11/15/2025 - 5/25/27)	\$2390 (2 BR)
Unit 2 (vacant)	\$2390 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$2,390</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,195</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$4,780</b>
<b>ANNUAL INCOME</b>	<b>\$57,360</b>
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$8,912
Insurance	\$1,116
Trash Expense	\$774
Heat & Hot Water	Tenants
Hot Water Tank Rental	owned
Electric	\$360 (estimated)
Snow/Landscaping*	\$500 (estimated)
Water/Sewer	\$1,139
Maintenance*	\$1,000 (estimated)
City Inspection	Tenants
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$13,801</b>
<b>NET OPERATING INCOME</b>	<b>\$43,559</b>
<b>EXPENSE RATIO</b>	<b>24.06%</b>
<b>CAP RATE</b>	<b>8.42%</b>

\*Estimated

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