

## Income and Expenses for 181 Federal Street St Albans



181 Federal Street Current	
LIST PRICE	\$199,000
SALE PRICE	\$199,000
LOT SIZE	0.1
ZONING	B2
YEAR BUILT	1868
FINISHED SQFT.	1002
<b>PRICE PER SQUARE FOOT</b>	<b>\$199</b>
# UNITS	1
<b>PRICE PER UNIT</b>	<b>\$199,000</b>
# BEDROOMS	2
<b>PRICE PER BEDROOM</b>	<b>\$99,500</b>
Unit 1 (until 3/31/2026)	\$2,567 (2 BR)
<b>AVERAGE RENT PER UNIT</b>	<b>\$2,567</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,284</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$2,567</b>
<b>ANNUAL INCOME</b>	<b>\$30,804</b>
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$3,555
Insurance	\$1,500 (estimated)
Trash Expense	\$464
Heat & Hot Water	tenants
Hot Water Tank Rental	owned
Electric	tenants
Snow/Landscaping*	\$500 (estimated)
Water/Sewer	\$1,041
Maintenance*	\$1000 (estimated)
City Inspection	tenants
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$8,060</b>
<b>NET OPERATING INCOME</b>	<b>\$22,744</b>
<b>EXPENSE RATIO</b>	<b>26.17%</b>
<b>CAP RATE</b>	<b>11.43%</b>

\*Estimated

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