

Income and Expenses for 55-57 North Willard St



	55-57 N Willard St Burlington	55-57 N Willard St Burlington
LIST PRICE	\$1,025,000	\$1,025,000
SALE PRICE	\$1,025,000	\$1,025,000
LOT SIZE	0.14	0.14
ZONING	RM	RM
YEAR BUILT	1899	1899
FINISHED SQFT.	2535	2535
PRICE PER SQUARE FOOT	\$404	\$404
# UNITS	3	3
PRICE PER UNIT	\$341,667	\$341,667
# BEDROOMS	7	7
PRICE PER BEDROOM	\$146,429	\$146,429
Unit 1 (6/1/25-5/25/26) (5/26/26-5/25/27)	\$4340 (4 BR 2 BA)	\$4380 (4 BR 2 BA)
Unit 2 (5/26/25-5/25/26) - (6/1/26-5/25/27)	\$2405 (2 BR)	\$2490 (2 BR)
Unit 3 (6/1/25-5/25/26) - (5/26/26-5/25/27)	\$1585 (Studio)	\$1595 (Studio)
AVERAGE RENT PER UNIT	\$2,777	\$2,822
AVERAGE RENT PER BEDROOM	\$1,190	\$1,209
GROSS MONTHLY INCOME	\$8,330	\$8,465
ANNUAL INCOME	\$99,960	\$101,580
ANNUAL EXPENSES		
Property Taxes	\$11,483	\$11,483
Insurance	\$2,000 (estimated)	\$2,000 (estimated)
Trash Expense	\$949	\$949
Heat & Hot Water	\$0	\$0
Hot Water Tank Rental	Owned	Owned
Electric	\$163	\$163
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,124	\$1,124
Maintenance*	\$1,500 (estimated)	\$1,500 (estimated)
City Inspection	Tenants	Tenants
TOTAL ANNUAL EXPENSES	\$17,718	\$17,718
NET OPERATING INCOME	\$82,242	\$83,862
EXPENSE RATIO	17.73%	17.44%
CAP RATE	8.02%	8.18%

*Estimated

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