

Income and Expenses for 23 West Lane Winooski



	23 West Lane Current	23 West Lane Upcoming
LIST PRICE	\$750,000	\$750,000
SALE PRICE	\$750,000	\$750,000
LOT SIZE	0.07	0.07
ZONING	R-C	R-C
YEAR BUILT	1899	1899
FINISHED SQFT.	2688	2688
PRICE PER SQUARE FOOT	\$279	\$279
# UNITS	4	4
PRICE PER UNIT	\$187,500	\$187,500
# BEDROOMS	6	6
PRICE PER BEDROOM	\$125,000	\$125,000
Unit A (2/1/26 - 5/25/27)	\$1805 (1 BR)	\$1805 (1 BR)
Unit B (6/1/25-5/25/26) (5/26/26-5/25/27)	\$1770 (1 BR)	\$1805 (1 BR)
Unit C (6/1/25-5/25/26)	\$2070 (2 BR)	\$2070 *(2 BR)
Unit D (5/26/25-5/25/26) (6/1/26-5/25/27)	\$2070 (2 BR)	\$2325 (2 BR)
AVERAGE RENT PER UNIT	\$1,929	\$2,001
AVERAGE RENT PER BEDROOM	\$1,286	\$1,334
GROSS MONTHLY INCOME	\$7,715	\$8,005
ANNUAL INCOME	\$92,580	\$96,060
ANNUAL EXPENSES		
Property Taxes	\$11,715	\$11,715
Insurance	\$2,500 (estimated)	\$2,500 (estimated)
Trash Expense	\$943	\$943
Heat & Hot Water	\$0	\$0
Hot Water Tank Rental	Owned	Owned
Electric	\$276	\$276
Snow/Landscaping*	\$500 (estimated)	\$500 (estimated)
Water/Sewer	\$1,132	\$1,132
Maintenance*	\$1,500 (estimated)	\$1,500 (estimated)
City Inspection	Tenants	Tenants
TOTAL ANNUAL EXPENSES	\$18,565	\$18,565
NET OPERATING INCOME	\$74,015	\$77,495
EXPENSE RATIO	20.05%	19.33%
CAP RATE	9.87%	10.33%

*Estimated

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