

## Income and Expenses for 2 Champlain Place Winooski



<b>2 Champlain Place</b>	
<b>LIST PRICE</b>	\$429,000
<b>SALE PRICE</b>	\$429,000
<b>LOT SIZE</b>	0.14
<b>YEAR BUILT</b>	1850
<b>FINISHED SQFT.</b>	1964
<b>PRICE PER SQUARE FOOT</b>	<i>\$218</i>
<b># UNITS</b>	2
<b>PRICE PER UNIT</b>	<i>\$214,500</i>
<b># BEDROOMS</b>	6
<b>PRICE PER BEDROOM</b>	<i>\$71,500</i>
<b>Unit 1</b>	\$2,500 (3 BR est- vacant)
<b>Unit 2</b>	\$2,500 (3 BR est- vacant)
<b>AVERAGE RENT PER UNIT</b>	<i>\$2,500</i>
<b>AVERAGE RENT PER BEDROOM</b>	<i>\$833</i>
<b>GROSS MONTHLY INCOME</b>	<i>\$5,000</i>
<b>ANNUAL INCOME</b>	<i>\$60,000</i>
<b><u>ANNUAL EXPENSES</u></b>	
<b>Property Taxes</b>	\$8,345
<b>Insurance</b>	\$2,000 (estimated)
<b>Trash Expense</b>	\$1200 (estimated)
<b>Heat &amp; Hot Water</b>	\$1,644
<b>Hot Water Tank Rental</b>	n/a
<b>Electric</b>	tenants
<b>Snow/Landscaping*</b>	\$500 (estimated)
<b>Water/Sewer</b>	\$1,400 (estimated)
<b>Maintenance*</b>	\$1000 (estimated)
<b>City Inspection</b>	\$200
<b>TOTAL ANNUAL EXPENSES</b>	<i>\$16,289</i>
<b>NET OPERATING INCOME</b>	<i>\$43,711</i>
<b>EXPENSE RATIO</b>	<i>27.15%</i>
<b>CAP RATE</b>	<i>10.19%</i>

*\*Estimated*

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