

## Income and Expenses for 72-78 Lafountain St, Burlington



72-78 Lafountain	
LIST PRICE	\$997,500
SALE PRICE	\$997,500
<b>LIST TO SALE RATIO</b>	<b>100%</b>
LOT SIZE	0.29
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	3974
<b>PRICE PER SQUARE FOOT</b>	<b>\$251</b>
# UNITS	6
<b>PRICE PER UNIT</b>	<b>\$166,250</b>
# BEDROOMS	7
<b>PRICE PER BEDROOM</b>	<b>\$142,500</b>
Unit 72 (lease ends 4/25/19)	\$1350 (1 BR)
Unit 74 (lease ends 5/25/19)	\$1550 (2 BR)
Unit 74.5 (lease ends 7/31/19)	\$950 (Studio)
Unit 76 (lease ends 10/31/1/)	\$1315 (1 BR)
Unit 76.5 (lease ends 7/31/18)	\$950 (Studio)
Unit 78 (lease ends 7/31/19)	\$1350 (1 BR)
	\$133 (Laundry)
<b>AVERAGE RENT PER UNIT</b>	<b>\$1,266</b>
<b>AVERAGE RENT PER BEDROOM</b>	<b>\$1,085</b>
<b>GROSS MONTHLY INCOME</b>	<b>\$7,598</b>
<b>ANNUAL INCOME</b>	<b>\$91,176</b>
<b>ANNUAL EXPENSES</b>	
Property Taxes	\$12,543
Insurance*	\$2,500 (est exp)
Trash Expense	\$900
Heat (included in unit 74.5)	\$1,500
Hot Water Tank Rental	owned
Electric (included in unit 74.5)	\$1,500
Snow/Landscaping*	\$1000 (est. exp.)
Water/Sewer	\$1,680
Maintenance*	\$2000 (est. exp.)
City Inspection	\$600
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$24,223</b>
<b>NET OPERATING INCOME</b>	<b>\$66,953</b>
*Estimated	
The above information is deemed reliable but is not guaranteed - some figures may be estimated	