

Income and Expenses For 77 North Winooski Ave



77 North Winooski Ave	
LIST PRICE	\$750,000
LOT SIZE	0.40
ZONING	RM
YEAR BUILT	1845
FINISHED SF ABOVE GRADE	3420
PRICE PER SQUARE FOOT	\$219
UNIT COUNT	7
PRICE PER UNIT	\$107,143
BEDROOM COUNT	8
PRICE PER BEDROOM	\$93,750
Unit 1	\$975 (1 BR)
Unit 2	\$950 (1 BR)
Unit 3	\$850 (Studio)
Unit 4	\$925 (Studio)
Unit 5	\$1025 (1 BR)
Unit 6	\$925 (Studio)
Unit 7	\$1100 (2 BR)
AVERAGE RENT PER BEDROOM	\$844
GROSS MONTHLY INCOME	\$6,750
ANNUAL INCOME	\$81,000
ANNUAL EXPENSES	
Taxes Expense	\$16,939
Insurance	\$3,003
Trash Expense	\$1,489
Heat (Gas)	\$1,983
Electric	\$749
Snow Expense	\$330
Water	\$2,048
Maintenance*	\$2,000
City Inspection	\$700
TOTAL ANNUAL EXPENSES	\$29,241
DEBT RATIO	36.10%
NET OPERATING INCOME	\$51,759
CAP RATE	6.90%

The information was deemed reliable- some figures were estimated
*Estimated expense