

## Income and Expenses for 94 North Winooski Ave



### 94 North Winooski Ave

<b>LIST PRICE</b>	\$1,100,000
<b>LOT SIZE</b>	0.22
<b>ZONING</b>	RM
<b>YEAR BUILT</b>	1899
<b>FINISHED SF ABOVE GRADE</b>	4,424
<b>PRICE PER SQUARE FOOT</b>	\$249
<b># UNITS</b>	8
<b>PRICE PER UNIT</b>	\$137,500
<b># BEDROOMS</b>	12
<b>PRICE PER BEDROOM</b>	\$91,667
Unit 1	\$1850 (3 BR)
Unit 2	\$825 (Studio)
Unit 3	\$950 (1 BR)
Unit 4	\$860 (Studio)
Unit 5	\$820 (1 BR)
Unit 6	\$795 (Studio)
Unit 7	\$795 (Studio)
Unit 8	\$1550 (3 BR)
<b>AVERAGE RENT PER UNIT</b>	\$1,056
<b>AVERAGE RENT PER BEDROOM</b>	\$704
<b>GROSS MONTHLY INCOME</b>	\$8,445
<b>ANNUAL INCOME</b>	\$101,340
<b><u>ANNUAL EXPENSES</u></b>	
Property Taxes	\$21,386
Insurance*	\$2,500
Trash Expense*	\$800
Heat	\$4,372
Electric	\$797
Snow/Landscaping*	\$1,500
Water/Sewer	\$2,646
Maintenance*	\$2,000
City Inspection	\$800
<b>TOTAL ANNUAL EXPENSES</b>	\$36,801
<b>NET OPERATING INCOME</b>	\$64,539
<b>EXPENSE RATIO</b>	36.31%

\*Estimated

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