

Income and Expenses for 94 North Winooski Ave



	94 North Winooski Ave	94 North Winooski Ave PROJECTIONS	
LIST PRICE	\$1,099,500	\$1,100,000	
LOT SIZE	0.22	0.22	
ZONING	RM	RM	
YEAR BUILT	1899	1899	
FINISHED SF ABOVE GRADE	4,424	4,424	
PRICE PER SQUARE FOOT	\$249	\$249	
# UNITS	8	8	
PRICE PER UNIT	\$137,438	\$137,500	
# BEDROOMS	12	12	
PRICE PER BEDROOM	\$91,625	\$91,667	
Unit 1 (Lease ends 05/31/2019)	\$1850 (3 BR)	\$2100 (3 BR)	
Unit 2 (Month to Month)	\$825 (Studio)	\$1100 (Studio)	
Unit 3 (Month to Month)	\$950 (1 BR)	\$1200 (1 BR)	
Unit 4 (Lease ends 05/31/2019)	\$860 (Studio)	\$1000 (Studio)	
Unit 5 (Lease ends 05/31/2019)	\$820 (1 BR)	\$1100 (1 BR)	
Unit 6 (Lease ends 11/30/2019)	\$795 (Studio)	\$1000 (Studio)	
Unit 7 (Month to month)	\$795 (Studio)	\$1000 (Studio)	
Unit 8 (Lease ends 1/31/2020)	\$1550 (3 BR)	\$1800 (3 BR)	
AVERAGE RENT PER UNIT	\$1,056	\$1,288	
AVERAGE RENT PER BEDROOM	\$704	\$858	
GROSS MONTHLY INCOME	\$8,445	\$10,300	\$0
ANNUAL INCOME	\$101,340	\$123,600	\$0
ANNUAL EXPENSES			
Property Taxes	\$21,386	\$21,386	
Insurance*	\$2,500	\$2,500	
Trash Expense*	\$800	\$800	
Heat	\$4,372	\$4,372	
Electric	\$797	\$797	
Snow/Landscaping*	\$1,500	\$1,500	
Water/Sewer	\$2,646	\$2,646	
Maintenance*	\$2,000	\$2,000	
City Inspection	\$800	\$800	
TOTAL ANNUAL EXPENSES	\$36,801	\$36,801	\$0
NET OPERATING INCOME	\$64,539	\$86,799	\$0
EXPENSE RATIO	36.31%	29.77%	
*Estimated			
The above information is deemed reliable but is not guaranteed - some figures may be estimated			
Potential Return on Investment			
Down Payment %	25%	25%	25%
Sale Price (or Offer Price)	\$1,099,500	\$1,100,000	\$0
Down Payment	\$274,875	\$275,000	\$0
Financed Amount	\$824,625	\$825,000	\$0
Payments per Term Loan	240	240	360
Interest Rate of Loan	4.50%	4.50%	4.50%
Number of Payments per year	12	12	12
Monthly Mortgage Payment	\$5,217	\$5,219	\$0
Annual Mortgage Payment	\$62,604	\$62,632	\$0
Cash Flow (Pre-Tax)	\$1,935	\$24,167	\$0
Cash on Cash Return	0.70%	8.79%	
Capitalization Rate	5.87%	7.89%	

Above Pro-Forma does not consider additional tax benefits of ownership including interest deduction and depreciation. Please check with your tax professional.

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			AVG	%
LIST PRICE			\$1,100,000	
LOT SIZE				
ZONING				
YEAR BUILT				
FINISHED SF ABOVE GRADE			4424	
PRICE PER SQUARE FOOT			\$249	
# UNITS			8	
PRICE PER UNIT			\$137,500	
# BEDROOMS			12.00	
PRICE PER BEDROOM			\$91,667	
Unit 1 (Lease ends 05/31/2019)				
Unit 2 (Month to Month)				
Unit 3 (Month to Month)				
Unit 4 (Lease ends 05/31/2019)				
Unit 5 (Lease ends 05/31/2019)				
Unit 6 (Lease ends 11/30/2019)				
Unit 7 (Month to month)				
Unit 8 (Lease ends 1/31/2020)				
AVERAGE RENT PER UNIT			\$1,288	
AVERAGE RENT PER BEDROOM			\$858	
GROSS MONTHLY INCOME	\$0	\$0	\$2,575	
ANNUAL INCOME	\$0	\$0	\$30,900	
ANNUAL EXPENSES				
Property Taxes			\$21,386	232%
Insurance*			\$2,500	27%
Trash Expense*			\$800	9%
Heat			\$4,372	48%
Electric			\$797	9%
Snow/Landscaping*			\$1,500	16%
Water/Sewer			\$2,646	29%
Maintenance*			\$2,000	22%
City Inspection			\$800	9%
TOTAL ANNUAL EXPENSES	\$0	\$0	\$9,200	
NET OPERATING INCOME	\$0	\$0	\$21,700	
EXPENSE RATIO				
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Potential Return on Investment				
Down Payment %	25%	25%		
Sale Price (or Offer Price)	\$0	\$0	\$275,000	
Down Payment	\$0	\$0	\$68,750	
Financed Amount	\$0	\$0	\$206,250	
Payments per Term Loan	360	360		
Interest Rate of Loan	4.50%	4.50%		
Number of Payments per year	12	12		
Monthly Mortgage Payment	\$0	\$0	\$1,305	
Annual Mortgage Payment	\$0	\$0	\$0	
Cash Flow (Pre-Tax)	\$0	\$0		
Cash on Cash Return				
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ZONING

YEAR BUILT

FINISHED SF ABOVE GRADE

PRICE PER SQUARE FOOT

UNITS

PRICE PER UNIT

BEDROOMS

PRICE PER BEDROOM

Unit 1 (Lease ends 05/31/2019)

Unit 2 (Month to Month)

Unit 3 (Month to Month)

Unit 4 (Lease ends 05/31/2019)

Unit 5 (Lease ends 05/31/2019)

Unit 6 (Lease ends 11/30/2019)

Unit 7 (Month to month)

Unit 8 (Lease ends 1/31/2020)

AVERAGE RENT PER UNIT

AVERAGE RENT PER BEDROOM

GROSS MONTHLY INCOME

ANNUAL INCOME

ANNUAL EXPENSES

Property Taxes

Insurance*

Trash Expense*

Heat

Electric

Snow/Landscaping*

Water/Sewer

Maintenance*

City Inspection

TOTAL ANNUAL EXPENSES

NET OPERATING INCOME

EXPENSE RATIO

**Estimated*

The above information is deemed reliable but is not guaranteed - see

Potential Return on Investment

Down Payment %

Sale Price (or Offer Price)

Down Payment

Financed Amount

Payments per Term Loan

Interest Rate of Loan

Number of Payments per year

Monthly Mortgage Payment

Annual Mortgage Payment

Cash Flow (Pre-Tax)

Cash on Cash Return

Capitalization Rate

Above Pro-Forma does not consider additional tax benefits of ownership including inte

Income and Expenses for 94 North Winooski Ave

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