

Income and Expenses for 94 North Winooski Ave



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LIST PRICE	\$999,000
LOT SIZE	0.22
ZONING	RM
YEAR BUILT	1899
FINISHED SF ABOVE GRADE	4,424
PRICE PER SQUARE FOOT	\$226
# UNITS	8
PRICE PER UNIT	\$124,875
# BEDROOMS	12
PRICE PER BEDROOM	\$83,250
Unit 1 (Lease ends 05/31/2020)	\$1750 (3 BR)
Unit 2 (Month to Month)	\$825 (Studio)
Unit 3 (Month to Month)	\$950 (1 BR)
Unit 4 (Lease ends 05/31/2020)	\$860 (Studio)
Unit 5 (Lease ends 05/31/2020)	\$820 (1 BR)
Unit 6 (Lease ends 11/30/2019)	\$795 (Studio)
Unit 7 (Month to month)	\$795 (Studio)
Unit 8 (Lease ends 1/31/2020)	\$1550 (3 BR)
AVERAGE RENT PER UNIT	\$1,043
AVERAGE RENT PER BEDROOM	\$695
GROSS MONTHLY INCOME	\$8,345
ANNUAL INCOME	\$100,140
<u>ANNUAL EXPENSES</u>	
Property Taxes	\$22,268
Insurance*	\$2,500
Trash Expense*	\$800
Heat	\$4,372
Electric	\$797
Snow/Landscaping*	\$1,500
Water/Sewer	\$2,646
Maintenance*	\$2,000
City Inspection	\$880
TOTAL ANNUAL EXPENSES	\$37,763
NET OPERATING INCOME	\$62,377
EXPENSE RATIO	37.71%

*Estimated

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