

Income and Expenses					
Rents shown as of 6/1/2025 All leases are in place	180-186 N Winooski Ave 2025-2026	49-55 Chase Street 2025-2026	23 Isham Street 2025-2026	17 School Street 2025-2026	2025-2026 Totals
LIST PRICE					\$7,305,000
LOT SIZE	0.23	0.73	0.16	0.114	1.23
ZONING	NMU	RL	RM	RM	
YEAR BUILT	1899	1900	1914	1910	
FINISHED SQFT.	6,792	7,569	1,770	3,000	19,131
PRICE PER SQUARE FOOT	\$375	\$344	\$605	\$362	
# UNITS	6	8	2	3	19
PRICE PER UNIT	\$425,000	\$325,000	\$535,000	\$361,667	
# BEDROOMS	19	20	8	8	55
PRICE PER BEDROOM	\$134,211	\$130,000	\$133,750	\$135,625	
Unit 1	\$3800 (4 BR)	\$3000 (3 BR)	\$4200 (4 BR)	\$3100 (3 BR)	
Unit 2	\$2700 (3 BR)	\$1800 (2 BR)	\$4400 (4 BR)	\$1450 (1 BR)	
Unit 3	\$2400 (2 BR)	\$1450 (1 BR)		\$4200 (4 BR)	
Unit 4	\$2400 (2 BR)	\$3000 (3 BR)			
Unit 5	\$4400 (4 BR)	\$1900 (2 BR)			
Unit 6	\$4400 (4 BR)	\$3000 (3 BR)			
Unit 7		\$1900 (2 BR)			
Unit 8		\$4200 (4 BR)			
Unit 9		\$150 (Laundry)		\$100 (Laundry)	
GROSS MONTHLY INCOME	\$20,100	\$20,400	\$8,600	\$8,850	\$57,950
ANNUAL INCOME	\$241,200	\$244,800	\$103,200	\$106,200	\$695,400
ANNUAL EXPENSES					
Property Taxes	\$38,480	\$28,339	\$10,029	\$15,544	\$92,392
Insurance	\$6,675 (est exp)	\$7,000 (est exp)	\$3,600 (est exp)	\$3,100 (est exp)	\$20,375
Trash Expense	\$1,200	\$2,220	\$900 (est exp)	\$900	\$5,220
Heat & Hot Water	tenants	\$1,583	tenants	tenants	tenants
Hot Water Tank Rental	owned	owned	owned	owned	owned
Electric	tenants	\$312	tenants	\$360	\$672
Snow/Landscaping*	\$1,000 (est exp)	\$600	\$600 (est exp)	\$1,000	\$3,200
Water/Sewer	\$2,145	\$4,381	\$1,423	\$1,506	\$9,455
Maintenance*	\$4,000 (est exp)	\$4,000 (est exp)	\$2,500 (est exp)	\$2,000 (est exp)	\$12,500
City Inspection	tenants	tenants	tenants	tenants	tenants
TOTAL ANNUAL EXPENSES	\$53,500	\$48,435	\$19,052	\$24,410	\$143,814
NET OPERATING INCOME	\$187,700	\$196,365	\$84,148	\$81,790	\$551,586
CAP RATE					7.55%
<small>*Estimated</small>					
<small>The above information is deemed reliable but is not guaranteed - some figures may be estimated</small>					