

190 Pleasant Street So Royalton, VT 05068

Single family home on ±.5 acres Onsite water/septic.

* abutting .5a parcel also available, design permitted for DUPLEX

LIST PRICE:	\$249,000.00	# RESIDENTIAL UNITS:	1
LOT SIZE:	±.5 acres*	PRICE PER UNIT	\$249,000.00
ZONING:	NONE	# BEDROOMS:	4+
YEAR BUILT:	1800's	PRICE PER S/F:	\$92.22
FINISHED SF:	± 2,700	PRICE PER BEDROOM:	\$62,250.00

Income and Expenses 2017:

House (Leased thru 7/31/18) \$2,700.
Shared lease with parental co-signers

AVERAGE RENT PER UNIT: \$2,700.00

AVERAGE RENT PER BDRM: \$675.00

GROSS MONTHLY INCOME: \$2,700.00

ANNUAL INCOME: \$32,400.00

ANNUAL EXPENSES

Property Taxes*	\$ 4,194.99
<i>(This included a now separate, .5a abutting parcel.)</i>	
Insurance	\$ 609.00
Trash Expense	\$ 300.06
Oil (Heat/hot water)	\$ 2,507.79
Electric*	\$ - 0 -
Plowing-Salt-sand/Mowing	\$ 1,660.00
Water/Sewer	\$ - 0 -
Maintenance*	\$ 700.40

TOTAL ANNUAL EXPENSES \$ 9,972.24

NET OPERATING INCOME \$ 22,427.76

EXPENSE RATIO 44%

2017 CAP RATE 9%

Income and Expenses 2018:

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2018 CAP RATE 9%

**2018 projected*

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

Contact: Eric Jacobs, 1@fergessen.com