

**Slater House 886 VT Route 110 So Royalton, VT 05068**

6 unit building on 1.1 acres

\* abutting 2.8a parcel also available, design permitted for 3 bdrm home

LIST PRICE:	<b>\$360,000.00</b>	# RESIDENTIAL UNITS:	<b>6</b>
LOT SIZE:	<b>1.1 acres*</b>	PRICE PER UNIT	<b>\$60,000.00</b>
ZONING:	<b>NONE</b>	# BEDROOMS:	<b>7</b>
YEAR BUILT:	<b>1800's</b>	PRICE PER S/F:	<b>\$ _____</b>
FINISHED SF:	<b>_____</b>	PRICE PER BEDROOM:	<b>\$51,428.57</b>

***Income and Expenses 2017:***

Unit #1 (Lease ends 7/31/2018)	\$680	(Studio)
Unit #2 (Lease ends 7/31/2018)	\$695	(Studio)
Unit #3 (Lease ends 7/31/2018)	\$745	(1 BR)
Unit #4 (Lease ends 7/31/2018)	\$1,095	(2 BR)
Unit #5 (Lease ends 7/31/2018)	\$835	(1 BR)
Unit #6 (Lease ends 7/31/2018)	\$735	(1 BR)

AVERAGE RENT PER UNIT:	\$798.00
AVERAGE RENT PER BDRM:	\$683.57
GROSS MONTHLY INCOME:	\$4,785.00
ANNUAL INCOME:	\$57,420.00

**ANNUAL EXPENSES**

Property Taxes*	\$ 6,660.47
<i>(This included a now separate, 2.8a abutting parcel.)</i>	
Insurance	\$ 2,650.00
Trash Expense	\$ 1,645.06
Oil (Heating)	\$ 4,414.10
Electric*	\$ 973.52
<i>(This includes electricity for unit #5)</i>	
Plowing-Salt-sand/Mowing	\$ 3,553.05
Water/Sewer	\$ - 0 -
Maintenance*	\$ 2,030.00
<i>(Plus, one-time furnace repairs \$1,437.37)</i>	

TOTAL ANNUAL EXPENSES	\$ 21,926.20
NET OPERATING INCOME	\$ 35,493.80
EXPENSE RATIO	39%
2017 CAP RATE	9.8%

***Income and Expenses 2018:***

Unit #1 (Lease ends 7/31/2019)	\$710	(Studio)
Unit #2 (Lease ends 7/31/2019)	\$710	(Studio)
Unit #3 (Lease ends 7/31/2019)	\$755	(1 BR)
Unit #4 (Lease ends 7/31/2019)	\$1,095	(2 BR)
Unit #5 (Lease ends 7/31/2019)	\$845	(1 BR)
Unit #6 (Lease ends 7/31/2019)	\$735	(1 BR)

AVERAGE RENT PER UNIT:	<b>\$808.00</b>
AVERAGE RENT PER BDRM:	<b>\$692.86</b>
GROSS MONTHLY INCOME:	<b>\$4,850.00</b>
ANNUAL INCOME:	<b>\$58,200.00</b>

**ANNUAL EXPENSES**

Property Taxes*	\$ 6,660.47
<i>(This included a now separate, 2.8a abutting parcel.)</i>	
Insurance	\$ 2,650.00
Trash Expense	\$ 1,645.06*
Oil (Heating)	\$ 4,414.10*
Electric*	\$ 973.52*
<i>(This includes electricity for unit #5)</i>	
Plowing-Salt-sand/Mowing	\$ 3,553.05*
Water/Sewer	\$ - 0 -
Maintenance*	\$ 2,030.00 *

TOTAL ANNUAL EXPENSES	\$ 21,926.20
NET OPERATING INCOME	\$ 36,273.80
EXPENSE RATIO	38%
<b>2018 CAP RATE</b>	<b>10%</b>

*\*2018 estimated*

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

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