

**Income and Expenses**  
**208 S. Main Street, St. Albans City**

**Purchas Price**                   \$   695,000

	<b>Actual 2024</b>		<b>Estimated 2025</b>		<b>Estimated 2026/27</b>
<b>Total Income:</b>	\$ 57,379	2025 Rents	\$ 71,700	**Future Rents	\$ 83,100
Unit 1		\$ 1,375		\$ 1,800	
Unit 2		\$ 1,375		\$ 1,800	
Unit 3		\$ 1,600		\$ 1,650	
Unit 4		\$ 1,625		\$ 1,675	
<b>Property Taxes</b>	\$ 7,880		\$ 10,880		\$ 11,206.40
<b>Insurance</b>	\$ 5,620		\$ 5,789		\$ 5,962.26
<b>Legal</b>	\$ 250		\$ 258		\$ 265.23
<b>Utilities:</b>	\$ 2,567		\$ 2,644		\$ 2,723.33
Trash Expenses					
Heat & Hot Water					
Tank Rental					
Water/Sewer					
<b>Other:</b>	\$ 10,337		\$ 10,647		\$ 10,966.52
Snow/Landscaping					
Maintenance/Repairs					
Code compliance					
<b>Total Annual Expenses</b>	\$ 26,654		\$ 30,217		\$ 31,124
<b>Net Operating Income</b>	\$ 30,725		<b>\$ 41,483</b>		\$ 51,976
<b>Expense Ratio</b>	46%		42%		37%
<b>Cap Rate</b>	4.4%		6.0%		7.5%

\*Estimated

\*\*Tenants in Bottom Units have been long term tenants and significantly below market rate. Market Estimate per Sellers

\*\*\*2025 and 26/27 expenses modified by 3% per year

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

## 2025 Current Expenses

Service	Provider	Monthly or quart	Frequency	12 Months	Notes
Trash/recycling	Duffy's	\$ 141	Monthly	\$ 1,692	
Snow	Minor's Property Maintenance	\$ 406	Monthly	\$ 4,870	
Mow	Minor's Property Maintenance	\$ 400	Monthly	\$ 4,800	
Water and Sewer	City of St. Albans	\$ 640	Quarterly	\$ 2,560	Varies, this is average
Insurance	Vermont Mutual	\$ 1,591	Quarterly	\$ 6,362	