

		64 South Main Street, Stowe, VT				
		Estimate of Value				
		7.25.2018				
		Income Approach				
Income			Area S/F	S.F Rent	Mo. Rent	Annual Rent
First Floor						
	Retail*		1500	20	\$2,500	\$30,000
	Office*		250	20	417	5000
	Apartment #4		850		1425	17100
	Storage (Basement)*		685	6	343	4110
	Laundry Income		150		50	600
Second Floor						
	Apartment #1		990		1450	17400
	Apartment #2		700		1200	14400
	Apartment#3		850		1425	17100
Total Effective Gross Income						\$105,710
				Stabilized		
Expenses				Expenses		
	Water and Sewer			3300		
	Fuel Oil			4700		
	Electricity (Common Areas)			650		
	Repairs and Maintenance**			3000		
	Property Insurance			4850		
	Taxes			14800		
	Landscaping and Snow Removal			3500		
	Straw Corner Assn. Dues			840		
Total Stabilized Expenses				35640		\$35,640
Net Operating Income						\$70,070