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