

[illegible]

		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

	64 South Main Street, Stowe, VT				
	Estimate of Value				
	7.25.2018				
	Cost Approach				
		Area (S/F)	Cost Per S/F	Value	
First Floor					
Retail		1500	250		\$375,000
Office		250	250		62500
Apartment #4		850	275		233750
Storage (Basement)		685	50		34250
Laundry		150	200		30000
Second Floor					
Apartment #1		990	275		272250
Apartment #2		700	275		192500
Apartment#3		850	275		233750
Subtotal Building		5975			\$1,434,000
Less: Depreciation at 10%					143400
Subtotal Building Cost after depreciation					\$1,290,600
Land					
64 S. Main Parcel					200000
Straw Corner Parcel 3					140000
Total Subtotal Land Value					340000
Total Total Value, Cost Approach					\$1,630,600
Rounds to					\$1,600,000
Note: This is an internal valuation prepared by 64 South Main Street, LLC.					
It represents solely the seller's opinion of value.					

