

**PROPERTY ADDRESS: 77 River Street Rutland VT, 05701**

<b>Annualized Gross Income</b>	<b>\$53,100</b>
Plowing/Landscaping	\$1,106
Fuel	\$4,512
Electric	\$730
Insurance	\$2,182
Taxes	\$4,366
Trash Removal	\$1,704
Repairs & Maintenance	\$1,000
Water & Sewer	\$1,364
<b>Annual Operating Expense</b>	<b>\$16,964</b>
<b>Annualized Net Operating Income</b>	<b>\$36,136</b>
Price:	\$325,000
Price Per Unit	\$81,250