



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com



Three Unit Investment Opportunity
Perfect for Owner Occupant!



CONTACT US

Donahue & Associates

(802) 862-6880

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FOR SALE

46 Grove Street, Burlington, VT

OVERVIEW

A well located rental property within walking distance to University of Vermont Medical Center, University of Vermont campus, downtown Burlington and downtown Winooski. The 1 and 2 bedroom units are well suited for a wide array of professionals, students, or other. Off street parking is an added amenity tenants gladly enjoy. Owners have made many upgrades over the last several years including new asphalt roofs, new valley and ridge cap in slate roof, upgrade windows throughout and more. All units are equipped with washer and dryers with owner owning two of the units equipment. Exceptional rental history, easy to maintain, and continue the successful track record owners have enjoyed. Invest in this Burlington investment opportunity in a solid, easy to rent location.

Offering Price—\$419,990

PROPERTY OVERVIEW

Building Size:	1,496 SF
Year Built	1910
Land Area:	10,181 sf
Parking:	3-4
Real Estate Taxes:	\$6,533.00
Deed	Vol 1450 Page 62-63
SPAN	114-035-16795
Parcel ID	046-3-010-000
Property Type:	Three Unit Multi-Family Rental Property. 4 Bedrooms 3 bathrooms
Zoning:	Residential—Low Density
Water/Sewer:	Municipal—City of Burlington
Electrical Service Provider:	Burlington Electric
Foundation:	Brick/Stone
Siding:	Vinyl
Roof:	Slate/Asphalt

The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



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Financial Overview

Rent Roll 2018					
Unit	Bedroom	SF	Monthly	Annually	Lease
Unit 1 - Front - 1st floor	1	692	\$1,100	\$13,200	Vacant
Unit 2—Front—2nd floor	1	360	\$1,125	\$13,500	5/25/2021
Unit 3 - Rear—2 levels	2	1,229	\$1,265	\$15,180	month/month
Totals	4	2,281	\$3,490	\$41,880	

Expenses	
Maintenance (Estimated at 5% Annually)	\$2,094
Insurance Premium	\$1,300
Property Tax	\$6,230
Electricity—By Tenants	
Gas—Hot Water	\$636
Water & Sewer	\$1,002
Rubbish Removal	\$939
Lawn Care and Snow Removal	\$500
Registration Fee	\$220
Total Expenses	\$13,221
Net Operating Income (NOI)	\$28,659

Utilities By Tenants		
	Gas	Electric
Unit 1	\$557.28	\$504
Unit 2	\$466.19	\$384
Unit 3	\$797.06	\$636

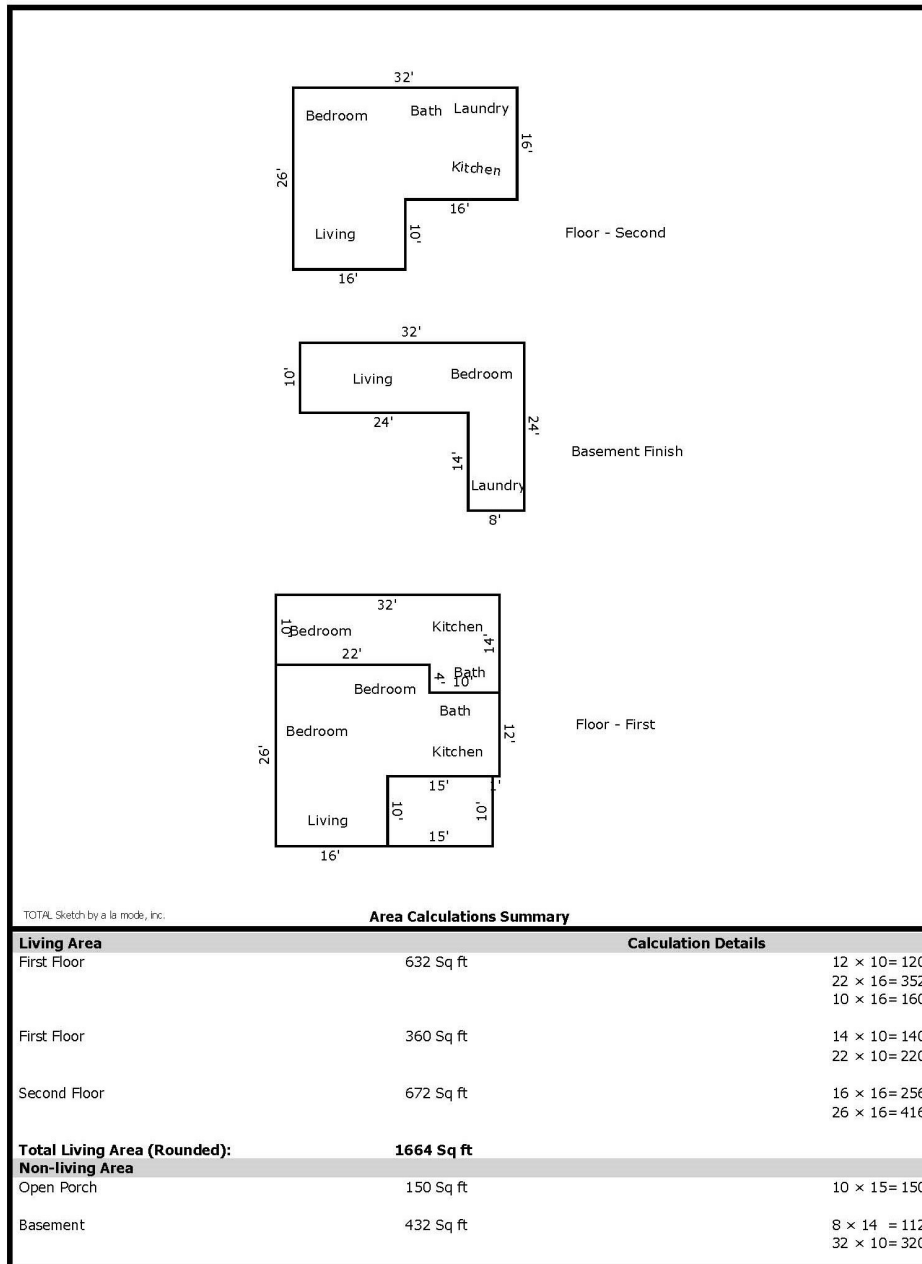
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Floor Plans



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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES

DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

☐ Declined to sign

9/24/2015

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