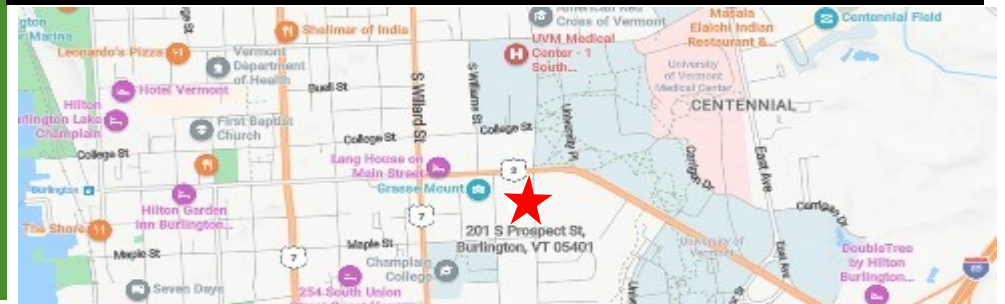




DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

For Sale

201 & 205 S. PROSPECT STREET
BURLINGTON VT 05401



Hill Section Twelve Unit Investment Opportunity



OFFERING PRICE \$2.3 MILLION

Situated next to the UVM, Champlain College, and a short walk to the UVM Medical Center, these investment properties boast an unmatched combination of profitability and location. The properties share a total of 9,483 Finished SF, 12 separate rental units, convenient on-site parking, an impressive rental history, and are currently 100% occupied and leased through 2024.

Financials provided to qualified buyers.

CONTACT US



Steve Donahue
Steve@donahueassociatesvt.com
(802) 862-6880
www.donahueassociatesvt.com



Meg McGovern
Meg@donahueassociatesvt.com
(802) 862-6880
www.donahueassociatesvt.com

The data contained herein is for informational purposes only and is not represented to be error free. We cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or 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 ade-

1

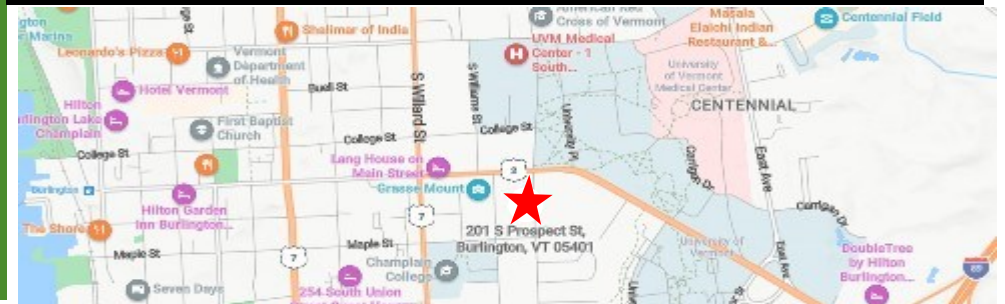
have made every effort to obtain information regarding listings from sources deemed reliable. However, other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

For Sale

201 & 205 S. PROSPECT STREET
BURLINGTON VT 05401



PROPERTY OVERVIEW

Description— Two adjacent properties with a combined 12 apartment units, including one 3-bedroom unit, one 2-bedroom unit, and ten 1-bedroom units. Situated on two lots with a combined .44 acres, tenants enjoy a residential location with on-site parking and close proximity to UVM, Champlain College, UVM Medical Center, and downtown.

201 S. PROSPECT

Building Size:	3,528 SF, finished
Year Built	1978
Number of Floors	3
Land Area	.21 acres +/-
Parking	Approximately 20 spaces, shared
Real Estate Taxes (2022)	\$12,770.64
Property Type	Multi-Family Rental Property -2 Units One (1), four-bedroom unit One (1), two-bedroom unit
Zoning	RL
Water/Sewer	Municipal
Electricity	All units separately metered for power, heat, water.
Heat	(1) NT Gas/Baseboard, (1) Forced Hot Air
Foundation	Concrete Block
Framing	Wood frame
Roof	Metal
Insulation	Insulated, rating not specific
Parcel ID/Tax ID	050-3-009-000
SPAN number	114-035-18064

205 S. PROSPECT

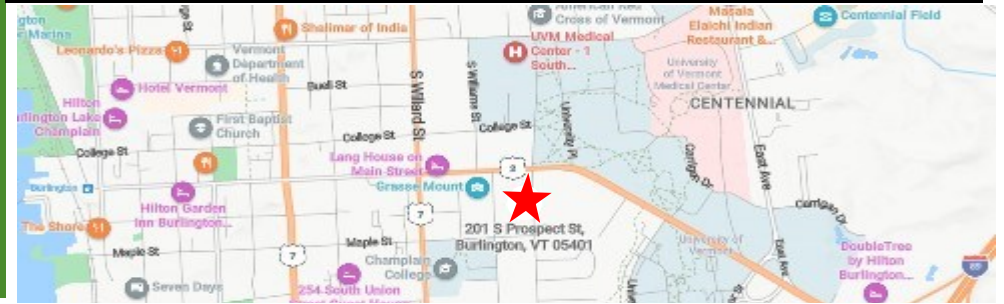
Building Size:	5,955 SF, finished
Year Built	1899
Number of Floors	2.5, plus garden level
Land Area	.23 acres +/-
Parking	Approximately 20 spaces, shared
Real Estate Taxes (2022)	\$25,735.68
Property Type	Multi-Family Rental Property -10 Units Seven (7), one-bedroom units Three (3), studio units
Zoning	RL
Water/Sewer	Municipal
Electricity	Separately metered for power.
Heat	(1) NT Gas/radiators, (3) Rennai
Foundation	Brick/Stone
Framing	Wood frame
Roof	Slate, Membrane
Insulation	Insulated, rating not specific
Parcel ID/Tax ID	050-3-008-000
SPAN number	114-035-18063



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

For Sale

**201 & 205 S. PROSPECT STREET
BURLINGTON VT 05401**



FINANCIAL OVERVIEW

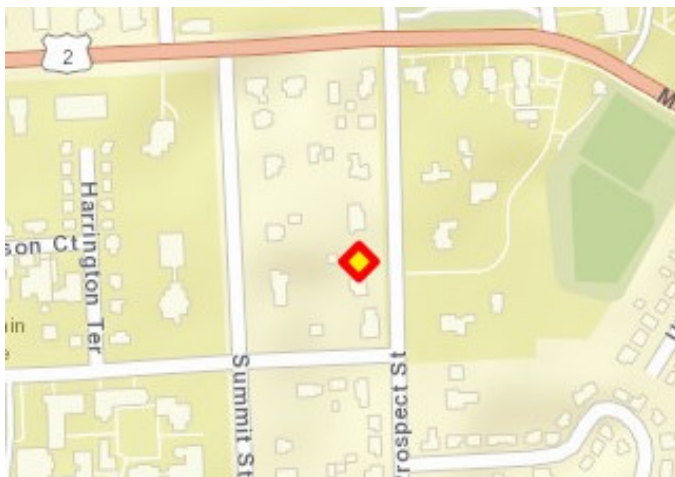
Two Properties

201 S. Prospect, 2 Units		Units Leased thru
Total Monthly Income	\$5,425	5/25/2024
205 S. Prospect, 10 Units		Units Leased thru
Total Monthly Income	\$18,760	May-June 2024
Annual Laundry Income	\$1000	
TOTAL INCOME	\$226,120	

Expenses

Current

Property Tax (2022)	38,506
Insurance Premium	11,914
Electricity (House)	1,823
Gas (Common Area Heat)	6550
Water	4,185
Trash	7,000
Snow Removal	1,110
Landscaping	5000
Cleaning	1,700
Building Repairs	15,000
TOTAL EXPENSES	\$92,788
NET OPERATING INCOME	\$133,332



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.



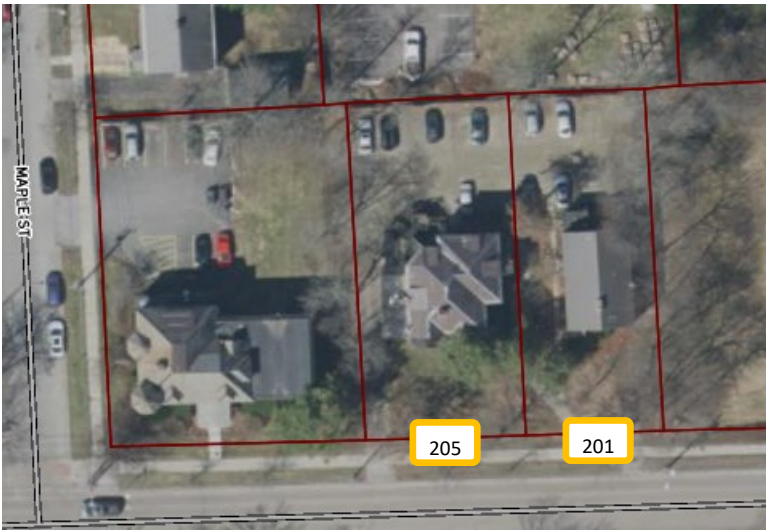
INTERIOR PHOTOS



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.



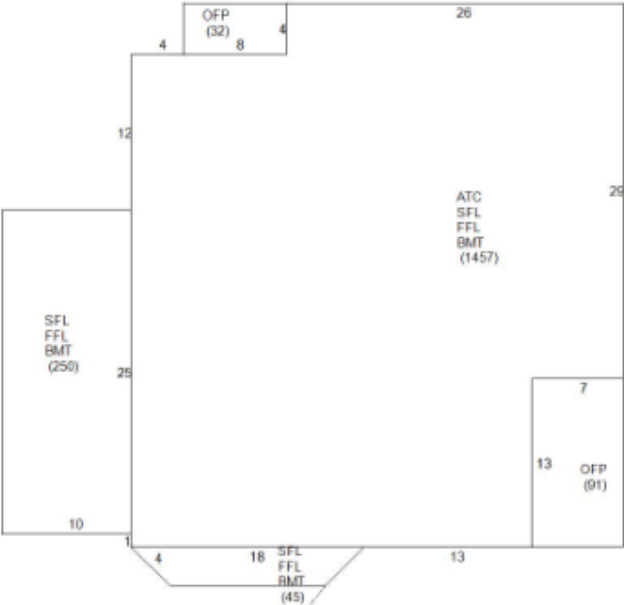
SITE SKETCHES



Sketched Areas		201 S. Prospect	
Area	Description	Gross Area	Finished Area
ATC	ATTIC W FINI	1176	1176
BMT	BASEMENT	1176	0
EFP	ENCL PORCH	80	0
FFL	1ST FLOOR	1176	1176
SFL	2ND FLOOR	1176	1176
STG	STORAGE	80	0
Totals		4,864	3,528



Sketched Areas		205 S. Prospect	
Area	Description	Gross Area	Finished Area
ATC	ATTIC W FINI	1457	1400
BMT	BASEMENT	1752	1051.2
FFL	1ST FLOOR	1752	1752
OFP	OPEN PORCH	123	0
SFL	2ND FLOOR	1752	1752
Totals		6,836	5,995





CONFIDENTIALITY AGREEMENT

In connection with the possible purchase by the undersigned of the property listed below, **Donahue & Associates, LLC** ("Brokers") will provide _____ (**Broker**) and Client _____ (**Buyer**) information regarding the real property primarily referred to as 201-205 So. Prospect Street, Burlington, Vermont (the "Property"). In consideration of receiving this information, the undersigned agrees to the following:

1. Any information received about the Property will be treated confidentially. All visits and showings will be in the presence of Brokers.
2. Any information received about the Property will be used solely to make a decision about a possible purchase.
3. Any information received about the Property will be disclosed only to those persons directly involved in a possible acquisition, such as potential partners, attorneys, bankers, appraisers, etc.
4. The names and relationships of any persons to whom any information about the business and property is disclosed will be provided to Donahue & Associates and the Buyer agrees to advise such parties of the confidential nature of the information.
5. If the undersigned decides not to pursue the purchase of the Property, the undersigned will advise Donahue & Associates of this fact and deliver to Donahue & Associates all of the information furnished in conjunction with this matter without keeping copies, electronic or otherwise.
6. All requests for information, inquiries and offers by the undersigned to purchase the Property referred to above, which is presented by Donahue, will be made solely through Donahue & Associates.
7. The undersigned further agrees that he/she/it will not interfere with any operations of the Property or its occupants through the use of any information or knowledge acquired under this agreement.
8. It is understood that any information provided by Donahue & Associates believed to be accurate but is not warranted by Donahue & Associates.

If you are in agreement, please indicate your acceptance by signing your name below:

Seen and Agreed:

Buyer –

Date: _____

Broker –

Date: _____



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

Signature of Consumer

Date

☐ Declined to sign

Printed Name of Real Estate Brokerage Firm

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

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.