



COMMERCIAL

Real Estate  
Business Brokerage

Exclusively Available for Sale



## 7681 Williston Road Williston, Vermont

**Excellent 4 unit apartment building. Extremely well maintained one-bedroom units in the heart of the village. Stable tenant base with a very consistent cash flow.**

**Wonderful investment opportunity!**

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*Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.*

## Executive Summary:

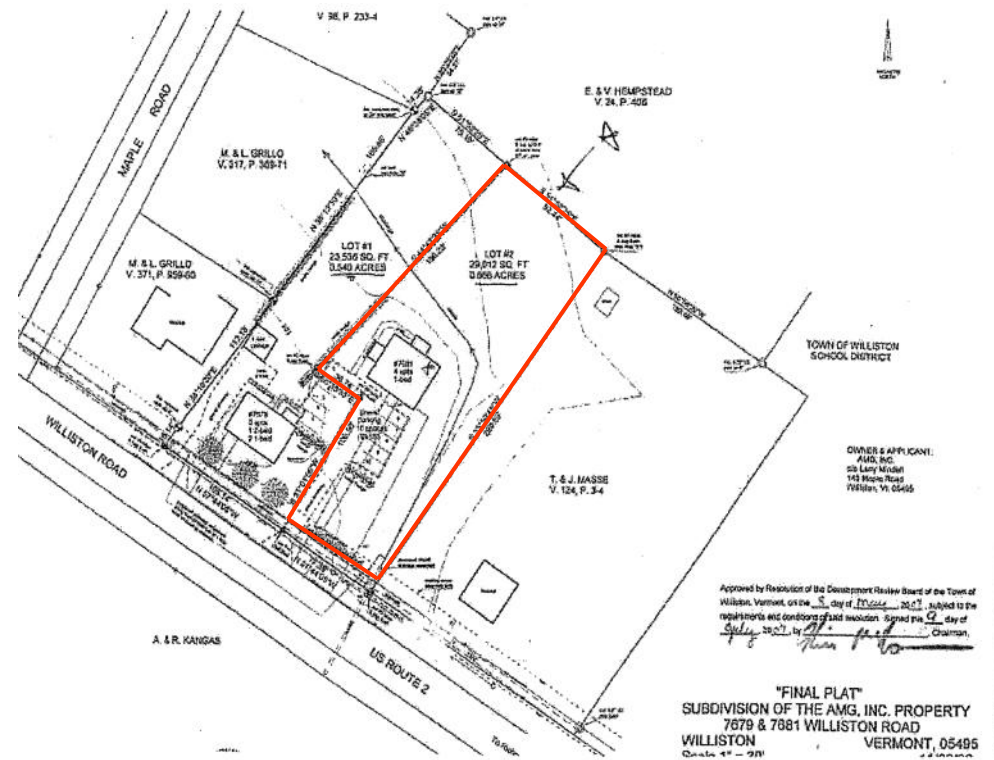
As exclusive agents, V/T Commercial has been retained to assist in the sale of this attractive investment property. Located in historic Williston Village and close to all area amenities, services, and retail stores, this secluded four unit apartment building represents a stable investment in a strong multi-family residential market.

## Property Description:

The property consists of .66 acres of land fully improved with four 1-bedroom garden style apartments and totaling a reported 2,880 square feet of gross building area. The site features a cleared wooded setting with significant privacy and set back from Williston Road/Route 2.

The property is serviced by electric, natural gas, cable, and municipal water & sewer. Constructed in 1985 and rebuilt as a result of a fire in 2003, the building sits on a concrete slab and features a coin-operated laundry, vinyl siding, double hung insulated windows with screens, and metal roof (new in 2003). Ample parking for 6 cars is provided on site. Units are heated by gas-fired hot water baseboard, and kitchens are fully furnished/equipped.

7681 Williston Road enjoys an extremely favorable location near the village center of Williston, offering shopping and conveniences. Similarly, it is very close to all major employment centers in Chittenden County. As a result, vacancy has been kept to a minimum, and tenancy tends to be very stable and comprised of professional working adults.





## Area:

Williston is an affluent suburb of the greater Burlington, Vermont area and with an approximate population of 9,000. It is one of the fastest growing towns in the state, and during the last decade it has become home to some major retail centers and employers.

Its proximity to Interstate 89, the Burlington International Airport, Fletcher Allen Health Care, major higher educational institutions (UVM, St. Michaels College, Champlain College, and others), as well as cultural and recreational opportunities makes Williston an extremely attractive and popular place to live. It features some of the finest primary educational facilities in Vermont.



## 2013 Actual:

|                 |               |
|-----------------|---------------|
| Rental Income   | \$36,830      |
| Coin Op Laundry | <u>\$ 533</u> |
| Total Income    | \$37,363      |

### Expenses:

|                     |              |
|---------------------|--------------|
| Insurance           | \$ 1,482     |
| Lawn                | \$ 657       |
| Repairs/Maintenance | \$ 2,035     |
| Snow                | \$ 476       |
| Property Taxes      | \$ 4,506     |
| Utilities           | \$ 2,511     |
| Miscellaneous       | <u>\$ 87</u> |
| Total Expenses      | \$11,754     |

**Net Operating Income**    **\$25,609**

Information contained herein has been provided by the owner and is believed accurate but is not warranted by V/T Commercial.

## Actual & Projected:

|                   |               |
|-------------------|---------------|
| Rental Income     | \$45,300      |
| Less Vacancy (2%) | (\$ 906)      |
| Coin Op Laundry   | <u>\$ 600</u> |
| Total Income      | \$44,994      |

### Expenses:

|                     |                 |
|---------------------|-----------------|
| Insurance           | \$ 1,500        |
| Lawn                | \$ 650          |
| Repairs/Maintenance | \$ 2,000        |
| Snow                | \$ 500          |
| Property Taxes      | \$ 4,750        |
| Utilities           | \$ 2,500        |
| Miscellaneous       | \$ 250          |
| Capital Reserves    | <u>\$ 2,210</u> |
| Total Expenses      | \$ 14,360       |

**Net Operating Income**    **\$ 30,634**

Per recent market survey, it is felt that the apartments may be under rented. Income reflects leases for 1 @ \$950/month, 1 @ \$900/month and 1 @ \$875/month and projected rent for 1 @ \$1,050/month. Vacancy and capital reserves are included in projected net. Heat and hot water are included in tenants' monthly rent.







## Listed Price:

This unique investment is listed exclusively for sale through V/T Commercial for **\$379,000**. A tour of the property and additional details may be arranged through contacting Tony Blake at 802-864-2000.

All information contained herein is believed accurate but is not warranted by V/T Commercial. This is not a legally binding offer to sell. This offering is subject to errors, omissions, change or withdrawal without notice.



## VERMONT REQUIRED CONSUMER INFORMATION DISCLOSURE (This is Not a Contract)



### The Consumer's choices in Buying and Selling Real Estate in the State of Vermont

Vermont law allows for different types of brokerage services to be provided to Buyers and Sellers by REALTORS®. You have the right to decide whether you want to be represented in a real estate transaction as a Client of a REALTOR® or to be an unrepresented Customer.

#### Right Now You Are A Customer

Vermont law requires all Real Estate Brokerage Firms and their agents meet certain basic standards when dealing with a Buyer or Seller. All REALTORS® you deal with must observe the following practices whether you are a Client or a Customer of the REALTOR®:

- ▶ To disclose all material facts pertaining to the property that are known by the REALTOR®;
- ▶ To treat both the Buyer and Seller fairly and not knowingly distribute inaccurate information about the property;
- ▶ To account for all money and property received from or on behalf of the Buyer or Seller; and
- ▶ To comply with state and federal laws related to Real Estate Brokerage activity.

A Real Estate Firm may not act as an agent for both a Seller Client and Buyer Client in the same transaction, except as a limited agent with the informed, written consent of all parties. An unrepresented Buyer may, however, deal with the Real Estate Firm representing the Seller as a Customer or obtain his/her own representation.

If the Real Estate Firm is representing the Seller, a Buyer Customer should not offer or disclose information that he/she would not want conveyed to the Seller. If the Real Estate Firm is representing the Buyer, the Seller Customer should not offer or disclose information that he/she would not want conveyed to the Buyer.

**Remember -**  
Unless you enter into a written agreement  
for agency representation, you are a  
CUSTOMER—not a CLIENT.

#### You May Become A Client

If you want a REALTOR® to represent you, you will need to enter into a written Listing Agreement as a Seller or a written Buyer Representation Agreement as a Buyer. Once you sign an agreement, you become a Client, not a Customer. As a Client, the Real Estate Firm will provide you with the following services in addition to the basic obligations previously listed:

- ▶ To perform the terms of a written Listing Agreement or Buyer Representation Agreement with reasonable skill and care;
- ▶ To promote your best interests:
  - For **Seller** Clients this means the Real Estate Firm will put the Seller's interests first and negotiate for the best price and terms for the Seller.
  - For **Buyer** Clients this means the Real Estate Firm will put the Buyer's interests first and negotiate for the best price and terms for the Buyer.
- ▶ To maintain the confidentiality of client information, including bargaining information.

**There is no requirement that you must be represented by a REALTOR® in the sale or purchase of property.**

#### This is Not a Contract

Consumer Disclosure must occur prior to a REALTOR® listing a property, showing a property, or entering into a buyer representation agreement.

I/We confirm receipt of a copy of this disclosure as required by the Vermont Real Estate Commission and understand the options available to me/us as a Consumer:

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Address \_\_\_\_\_

Provided by: \_\_\_\_\_ Date \_\_\_\_\_  
REALTOR® \_\_\_\_\_

Name of Real Estate Brokerage Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_