

31-35 Juniper Street, Fort Hill Roxbury (Boston, MA)

Financials and Rent Roll	Current	As fo 9/1/23
Actual Rental Income	\$144,900	\$170,340
Expenses		
Trash Removal (estimated)	\$2,500	\$2,500
Common Electric (no common areas)	\$0	\$0
Insurance (based on actual, part of larger policy)	\$2,400	\$2,400
Real Estate Taxes (based on 2023 tax records)	\$12,648	\$12,648
Repairs/Maintenance/Pest (estimated at 3% of gross)	\$4,347	\$5,110
Landscaping/Snow Removal (estimated)	\$2,500	\$2,500
Professional Fees (estimated)	\$500	\$500
Water & Sewer (based on actual average of \$440/month)	\$5,280	\$5,280
Total Operating Expenses	\$30,175	\$30,938
Net Income	\$114,725	\$139,402
Debt Service (Click f2 for formula)	-\$102,348	-\$102,348
Net Income after Debt Service	\$12,377	\$37,054
DSCR	1.12	1.36

Valuation	Current Annual Rent	Current Monthly Rent	Annual as of 9/1	Monthly as of 9/1	Description	Parking
31 Juniper Street	\$46,800.00	\$3,900.00	\$55,800.00	\$4,650.00	5 Beds/2.5 Baths	No parking included
33 Juniper Street	\$45,600.00	\$3,800.00	\$58,740.00	\$4,895.00	5 Beds/1.5 Baths	2 parking included
35 Juniper Street	\$52,500.00	\$4,375.00	\$55,800.00	\$4,650.00	5 Beds/2.5 Baths	No parking included
Unrented Parking spaces	There are a total of 7 parking spaces, 2 of which are currently leased. Market					
Total Value	\$2,125,000	\$144,900.00	\$12,075.00	\$170,340.00	\$14,195.00	

LTV	70.00%	<u>Loan Information</u>	
		Years	30
Loan Amount (As Is Values)	1,487,500.00	Months	360
		Interest Rate	5.50%

Information contained is from sources that are deemed reliable but is subject to errors and omissions.
Buyer should perform his/her own due diligence.