

Sales Proforma

31-35, 37-39 & 37R-39R Juniper Street, 2591-2595 & 2597-2601 Washington Street and 6 & 10 Guild Street, Fort Hill Roxbury (Boston, MA)

Pro-Forma 2022	Annual	Valuation	Annual Rent Starting 9/1/22	Monthly Rent Starting 9/1/22	Description	Lease End Date	Status
		31 Juniper Street	46,800.00	3,900.00	5 Beds/2.5 Baths	8/31/23	Renewed Lease
Gross Projected Rental Income	806,100.00	33 Juniper Street	45,600.00	3,800.00	5 Beds/1.5 Baths	8/31/23	Renewed Lease
		35 Juniper Street	52,500.00	4,375.00	5 Beds/2.5 Baths	8/31/23	New Tenant Lease
Expenses		37 Juniper Street	52,500.00	4,375.00	5 Beds/2.5 Baths	8/31/23	New Tenant Lease
Cleaning & Trash Removal	5,000.00	39 Juniper Street	52,500.00	4,375.00	5 Beds/2.5 Baths	TBD	Deal in Process, Projected
Common Electric	0.00	37R Juniper Street	67,800.00	5,650.00	4 Beds/3.5 Baths	8/31/23	New Tenant Lease
Condo Fees: 2597-2601 Washington, 6 Guild, 8	14,364.00	39R Juniper Street	69,600.00	5,800.00	4 Beds/3.5 Baths	8/31/23	New Tenant Lease
Insurance	10,065.28	2591 Washington Street	52,200.00	4,350.00	5 Beds/2.5 Baths	TBD	Deal in Process, Projected
Real Estate Taxes	72,476.41	2593 Washington Street	52,200.00	4,350.00	5 Beds/1.5 Baths	8/31/23	New Tenant Lease
Repairs & Maintenance (3%)	24,183.00	2595 Washington Street	46,200.00	3,850.00	5 Beds/2.5 Baths	8/31/23	Renewed Lease
Replacement Reserves/Professional Fees	5,000.00	2597 Washington Street	52,200.00	4,350.00	5 Beds / 2.5 Baths	8/31/23	New Tenant Lease
Water & Sewer	12,500.00	2599 Washington St.	52,200.00	4,350.00	5 Beds / 1.5 Baths	8/31/23	New Tenant Lease
		2601 Washington St.	52,200.00	4,350.00	5 Beds / 2.5 Baths	8/31/23	New Tenant Lease
Total Operating Expenses	143,588.69	6 Guild Street	48,600.00	4,050.00	4 Beds / 2.5 Baths	8/31/23	Renewed Lease
		10 Guild Street	50,400.00	4,200.00	4 Beds / 2.5 Baths	6/30/23	New Tenant Lease
Net Income	662,511.31	Unrented Parking Spaces	12,600.00	1,050.00	(7) Parking Spots Not Included in Leases TBD		On Market, Projected
Debt Service (Click f2 for formula)	-494,367.45	Total Value	\$11,850,000	\$806,100.00	\$67,175.00		
Net Income after Debt Service	168,143.86	LTV	70.00%	Loan Information			
				Years	30		
DSCR	1.34	Loan Amount (As Is Values)	8,295,000.00	Months	360		
				Interest Rate	4.25%		

* 2597-2601 Washington is operated as a condominium building, but can be converted back to a 3 family at closing given buyers request. Association fee is \$200 per unit/month.

* 6 and 10 Guild Street are part of existing condominium associations. Association fees are \$351 a month and \$246 a month respectively

* Condominium fees cover expenses of water/sewer, insurance, etc. on the respective buildings.