

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

Financials and Rent Roll 2022	Annual	Valuation	Annual Rent	Monthly Rent	Description	Parking	Lease End Date	Status
Actual Rental Income	\$710,100	31 Juniper Street	46,800.00	3,900.00	5 Beds/2.5 Baths	No parking included	8/31/23	Renewed Lease
		33 Juniper Street	45,600.00	3,800.00	5 Beds/1.5 Baths	2 parking included	8/31/23	Renewed Lease
		35 Juniper Street	52,500.00	4,375.00	5 Beds/2.5 Baths	No parking included	8/31/23	New Tenant Lease
Expenses		37 Juniper Street	52,500.00	4,375.00	5 Beds/2.5 Baths	2 parking included	8/31/23	New Tenant Lease
Trash Removal (estimated)	\$5,000	39 Juniper Street	52,500.00	4,375.00	5 Beds/2.5 Baths	No parking included	8/31/23	New Tenant Lease
Common Electric (no common areas)	\$0	37R Juniper Street	67,800.00	5,650.00	4 Beds/3.5 Baths	No parking included	8/31/23	New Tenant Lease, Tenant reimburses for W/S
Tenant move in/out cleaning + key expenses (based on actual)	\$5,861	39R Juniper Street	69,600.00	5,800.00	4 Beds/3.5 Baths	2 parking included	8/31/23	New Tenant Lease, Tenant reimburses for W/S
Insurance (based on actual)	\$10,573	2591 Washington Street	52,200.00	4,350.00	5 Beds/2.5 Baths	2 parking included	8/31/23	New Tenant Lease, Tenant reimburses for W/S
Real Estate Taxes (based on 2021 tax records)	\$62,319	2593 Washington Street	52,200.00	4,350.00	5 Beds/1.5 Baths	No parking included	8/31/23	New Tenant Lease, Tenant reimburses for W/S
Repairs/Maintenance/Pest (based on actual)	\$8,627	2595 Washington Street	46,200.00	3,850.00	5 Beds/2.5 Baths	No parking included	8/31/23	Renewed Lease, Tenant reimburses for W/S
Landscaping (based on actual)	\$8,680	2597 Washington Street	57,600.00	4,800.00	5 Beds / 2.5 Baths	3 parking included	8/31/23	New Tenant Lease
Snow Removal (based on actual)	\$4,500	2599 Washington St.	52,200.00	4,350.00	5 Beds / 1.5 Baths	No parking included	8/31/23	New Tenant Lease
Professional Fees (estimated)	\$1,500	2601 Washington St.	52,200.00	4,350.00	5 Beds / 2.5 Baths	No parking included	8/31/23	New Tenant Lease
Water & Sewer**	\$16,646	Unrented Parking spaces	10,200.00	850.00	Additional parking income (8 spaces are rented by separate agreements.) There are an additional 10 spaces that can be leased for added income.			
		Total Value	\$9,750,000	\$710,100.00	\$59,175.00			
Total Operating Expenses	\$123,706	LTV	65.00%	Loan Information				
Net Income	\$586,394			Years	30			
Debt Service (Click f2 for formula)	-\$436,054	Loan Amount (As Is Values)	6,337,500.00	Months	360			
Net Income after Debt Service	\$150,339			Interest Rate	5.50%			
DSCR	1.34							

* 2597-2601 Washington is operated as a condominium building, but can be converted back to a 3 family at closing given buyers request.
 **Water/Sewer expenses are based on total water/sewer charges minus reimbursements from those tenants who reimburse for w/s per their lease terms
 *** Seller self manages the portfolio so no management fee is reflected in the pro-forma

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