

37-39R Juniper Street, Fort Hill Roxbury (Boston, MA)

Financials and Rent Roll	Current	Projected 9/1/23
Actual Rental Income	\$242,400	\$265,620
Expenses		
Trash Removal (estimated)	\$2,500	\$2,500
Common Electric (no common areas)	\$0	\$0
Insurance (estimated)	\$4,000	\$4,000
Real Estate Taxes (based on 2023 tax records)	\$25,749	\$25,749
Repairs/Maintenance/Pest (estimated at 3% of gross)	\$7,272	\$7,969
Landscaping/Snow Removal (estimated)	\$2,500	\$2,500
Professional Fees (estimated)	\$500	\$500
Water & Sewer*	\$3,600	\$3,600
Total Operating Expenses	\$46,121	\$46,818
Net Income	\$196,279	\$218,802
Debt Service (Click f2 for formula)	-\$172,185	-\$172,185
Net Income after Debt Service	\$24,094	\$46,617
DSCR	1.14	1.27

Valuation	Current Annual Rent	Current Monthly Rent	Annual as of 9/1	Monthly as of 9/1	Description	Parking
37 Juniper Street	\$52,500.00	\$4,375.00	\$58,740.00	\$4,895.00	5 Beds/2.5 Baths	2 parking included
39 Juniper Street	\$52,500.00	\$4,375.00	\$58,740.00	\$4,895.00	5 Beds/2.5 Baths	No parking included
37R Juniper Street	\$67,800.00	\$5,650.00	\$74,340.00	\$6,195.00	4 Beds/3.5 Baths	No parking included, tenants reimburse for W/S
39R Juniper Street	\$69,600.00	\$5,800.00	\$73,800.00	\$6,150.00	4 Beds/3.5 Baths	2 parking included, tenants reimburse for W/S
Unrented Parking spaces	There are a total of 10 parking spaces, 4 of which are currently included with					
Total Value	\$3,575,000	\$242,400.00	\$20,200.00	\$265,620.00	\$22,135.00	

LTV	70.00%	Loan Information	
		Years	Months
Loan Amount (As Is Values)	2,502,500.00	30	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.

* 37R and 39R reimburse for water usage (submetered). Based on \$300 a month which is estimated usage by just 37 and 39 Juniper