

53 Quint Avenue, Allston, MA 02134 | 3 Family Investment | \$ 2,595,000

<u>Rent Roll</u>	Rental Income			
	Annual Rent	Monthly Rent	Description	Comments
Unit 1	\$ 63,300.00	\$ 5,275.00	3 Beds / 2 Baths	On lease to 8/31/26
Unit 2	\$ 71,400.00	\$ 5,950.00	4 Beds / 2 Baths	On lease to 8/31/26
Unit 3	\$ 72,900.00	\$ 6,075.00	4 Beds / 2 Baths	On lease to 8/31/26
Parking	\$ 3,000.00	\$ 250.00	Parking	Month to Month
Total	210,600.00	17,550.00		

Pro-Forma Financials	
	Current Annual
Rental Income	\$ 210,600.00
Expenses	
Insurance	\$ 3,040.29
Re Taxes	\$ 23,843.20
Water & Sewer	\$ 2,500.00
Fire Alarm & Security	\$ 1,500.00
Repairs & Maintenance (3%)	\$ 6,318.00
Common Electric	\$ 500.00
Total Operating Expenses	\$ 37,701.49
Net Income	\$ 172,898.51



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