

66 Mozart Street. Jamaica Plain, MA 02130 | 3 Family Investment | \$2,150,000

<u>Rent Roll</u>	Rental Income			
	Annual Rent	Monthly Rent	Description	Comments
Unit 1	\$ 44,340.00	\$ 3,695.00	3 Beds / 1.5 Baths	On lease 9/1/25-8/31/26 at \$3,695/month
Unit 2	\$ 45,540.00	\$ 3,795.00	3 Beds / 1.5 Baths	On lease 9/1/25-8/31/26 at \$3,795/month
Unit 3	\$ 71,940.00	\$ 5,995.00	6 Beds / 2.5 Baths	On lease9/1/25-8/31/26 at \$5,995/month
Parking	\$ 1,080.00	\$ 90.00	Driveway	Rented month to month
Total	\$ 161,820.00	\$ 13,575.00		

Pro-Forma Financials	
	Current Annual
Rental Income	\$ 161,820.00
Expenses	
Insurance Expense	\$ 3,000.00
RE Taxes (2025 actual)	\$ 19,334.12
Repairs & Maintenance (3%)	\$ 4,854.60
Water & Sewer	\$ 4,500.00
Professional Fees	\$ 1,000.00
Common Electric	\$ 600.00
Total Operating Expenses	\$ 33,288.72
Net Income	\$ 128,531.28



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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 dilligence.