INCOME AND EXPENSES STATEMENT
528 CHARLES ST

RENT ROLL	# BEDROOMS	CURRENT RENT	MARKET RENT	RENTAL START DATE	Lease?
UNIT 1A	2	$ 1,450	$ 1,450	4/1/25	Month to Month
UNIT 1B	2	$ 1,450	$ 1,450	10/1/23	Month to Month
UNIT 1C	3	$ 1,811	$ 1,850	1/1/25	Month to Month
2ND FLOOR UNIT	2	$ 1,300	$ 1,450	1/1/22	Month to Month
3RD FLOOR UNIT	2	$ 1,450	$ 1,450	4/1/25	Empty
4TH FLOOR UNIT	2	$ 1,200	$ 1,450	1/1/22	Month to Month
TOTAL MONTHLY INCOME		$ 8,661	$ 9,100		

MONTHLY EXPENSES	
INSURANCE	$ 542
MANAGEMENT FEE	$ 540
TAXES	$ 1,726
HOUSE METER	$ 50
WATER & SEWER	$ 250
TOTAL MONTHLY EXPENSES	$ 3,108

	CURRENT RENTS	MARKET RENTS
NET MONTHLY INCOME	$ 5,553	$ 5,992
NET YEARLY INCOME	$ 66,636	$ 71,904