528 CHARLES ST

Updated 05/06/2026

RENT ROLL	# BEDROOMS	CURRENT RENT	MARKET RENT	RENTAL START DATE	Lease?
UNIT 1A	2	$ 1,450	$ 1,450	4/1/25	Month to Month, Section 8
UNIT 1B	2	$ 1,450	$ 1,450	10/1/23	Month to Month, Section 8
UNIT 1C	3	$ 1,811	$ 1,850	1/1/25	Month to Month, Section 8
2ND FLOOR UNIT	2	$ -	$ 1,600	TBD	Unit recently renovated, being advertised for rent to start ASAP
3RD FLOOR UNIT	2	$ -	$ 1,600	TBD	Unit recently renovated, being advertised for rent to start ASAP
4TH FLOOR UNIT	2	$ 1,200	$ 1,450	1/1/22	Tenant of 14+ years, month to month
TOTAL MONTHLY INCOME		$ 5,911	$ 9,400		

MONTHLY EXPENSES	
INSURANCE	$ 542
MANAGEMENT FEE	$ 540
TAXES	$ 1,726
HOUSE METER	$ 50
WATER & SEWER	$ 500
TOTAL MONTHLY EXPENSES	$ 3,358

	CURRENT RENTS	MARKET RENTS
NET MONTHLY INCOME	$ 2,553	$ 6,042
NET YEARLY INCOME	$ 30,636	$ 72,504