

3520 Washington Street aka 2 Rossmore Road, Jamaica Plain | Mixed Use | \$1,888,888

<u>Rent Roll</u>	Current		As of 2/1/2025		Description	Comments
	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent		
Commercial	\$ -		\$ 86,400.00	\$ 7,200.00	Street level commercial space	5 year lease with 5 year option and 3% escalator
Residential Unit 1	\$ 42,000.00	\$ 3,500.00	\$ 42,000.00	\$ 3,500.00	2 bed/1 bath brand new renovation	On lease to 8/31/2025
Residential Unit 2	\$ 41,700.00	\$ 3,475.00	\$ 41,700.00	\$ 3,475.00	2 bed/1 bath brand new renovation	On lease to 8/31/2025
Total	\$ 83,700.00	\$ 6,975.00	\$ 170,100.00	\$ 14,175.00		

<u>Pro-Forma Financials</u>		
	Current	As of 2/1/2025
Rental Income	\$ 83,700.00	\$ 170,100.00
Expenses		
Insurance Expense	\$ 6,000.00	\$ 6,000.00
RE Taxes (2025)	\$ 16,509.20	\$ 16,509.20
Repairs & Maintenance (3%)	\$ 2,511.00	\$ 5,103.00
Water & Sewer*	\$ -	\$ -
Cleaning/Trash	\$ 2,400.00	\$ 2,400.00
Common utilities/fire alarm maintenance	\$ 1,000.00	\$ 1,000.00
Management (3%)	\$ 2,511.00	\$ 5,103.00
Commercial Tenant NNN 66% Contribution to taxes		\$ (10,896.07)
Commercial Tenant NNN 34% Contributions to expenses		\$ (6,666.04)
Total Operating Expenses	\$ 30,931.20	\$ 18,553.09
Net Income	\$ 52,768.80	\$ 151,546.91



Exclusive Marketing & Sales Agents

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* All units are sub-metered and water/sewer charges are paid by the tenants

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