

181-187 Chestnut Street

Springfield, Massachusetts

Income & Expense Summary - Buyer Review

Offering Price: \$1,988,000

PAGE 1 - RENT ROLL & INCOME

Unit / Space	Status	Monthly Rent	Annual Rent
Sign Shop	Occupied	\$1,450	\$17,400
Tattoo	Occupied	\$1,100	\$13,200
Barber Shop*	Vacant / Pro Forma	\$1,550	\$18,600
Apartment 2	Occupied	\$1,400	\$16,800
Apartment 3	Occupied	\$1,300	\$15,600
Apartment 4	Occupied	\$1,400	\$16,800
Apartment 5	Occupied	\$1,400	\$16,800
Apartment 6	Occupied	\$1,450	\$17,400
Apartment 7	Occupied	\$1,400	\$16,800
Apartment 8	Occupied	\$1,400	\$16,800
Apartment 9	Occupied	\$1,400	\$16,800

INCOME SUMMARY

Income Measure	Amount
Monthly Rental Income (Fully Occupied)	\$15,250
Potential Gross Annual Rental Income	\$183,000

* **Barber Shop:** currently vacant. \$1,550/month is projected / pro forma rent only, giving the new owner flexibility to lease, occupy, or reposition the space.

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PAGE 2 - OPERATING EXPENSES & NOI

Operating Expense	Annual Amount
Real Estate Taxes	\$21,013.28
Water / Sewer (normalized midpoint)	\$6,450
Insurance	\$5,800
Trash	\$2,820
Common Electric (normalized midpoint)	\$1,440
Fire Alarm Phone Lines	\$1,440
Total Estimated Operating Expenses	\$38,963.28

NET OPERATING INCOME

Metric	Amount
Potential Gross Annual Rental Income	\$183,000
Estimated Operating Expenses	(\$38,963.28)
Estimated Net Operating Income (NOI)	\$144,036.72

NOTES

- Water/sewer and common electric are normalized using the midpoint of the owner's stated monthly ranges.
- The owner currently performs the property management and routine maintenance; therefore, no separate management or maintenance expense is included in the operating expense total.
- All information is provided for discussion purposes only and is subject to buyer verification and due diligence.