

66 Mozart Street. Jamaica Plain, MA 02130 | 3 Family Investment | \$2,195,000

<u>Rent Roll</u>	Rental Income		Description	Comments
	Annual Rent	Monthly Rent		
Unit 1	\$ 43,140.00	\$ 3,595.00	3 Beds / 1.5 Baths	On lease to 8/31/25
Unit 2	\$ 41,820.00	\$ 3,485.00	3 Beds / 1.5 Baths	On lease to 8/31/25
Unit 3	\$ 71,700.00	\$ 5,975.00	6 Beds / 2.5 Baths	On lease to 8/31/25
Parking	\$ 1,080.00	\$ 90.00	Driveway	Rented month to month
Total	\$ 156,660.00	\$ 13,145.00		

Pro-Forma Financials	
	Current Annual
Rental Income	\$ 156,660.00
Expenses	
Insurance Expense	\$ 3,000.00
RE Taxes (2025 actual)	\$ 19,334.12
Repairs & Maintenance (3%)	\$ 4,699.80
Water & Sewer	\$ 4,500.00
Professional Fees	\$ 1,000.00
Common Electric	\$ 600.00
Total Operating Expenses	\$ 33,133.92
Net Income	\$ 123,526.08



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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 diligence.