

34 - 36 Union St Unit Info:

Apt 1	1/1	Intentionally Vacant	Previous Rent - \$1,050.00
Apt2	1/1	Tenant M2M	Rent - \$750 Long Term - Low
Apt3	1/1	Tenant M2M	Rent - 900 - Low - In Eviction
Apt4	1/1	Intentionally Vacant	Previous Rent - \$975 - Low
Apt5	1/1	Tenant M2M	Rent - \$900 - Low
Apt6	1/1	Tenant Exp 5/31/25	Rent - \$1235 - Low
Storefront 1&2		Tenant Exp 4/30/26	Rent - \$2,500 - Low

Gross Monthly Rents (based off of prev rented now vacant units) \$8,310.00
Gross Annual Rents (based off of prev rented now vacant units) \$99,720.00
Projected Monthly & Annual with Rent Increases - \$11,100/mth & \$133,200/yr

Projected Breakdown: Apt1 - \$1,100, Apt2 - \$1,100, Apt3 - \$1,500, Apt4 - \$1,100, Apt5 - \$1,100, Apt6 - \$1,500, Storefront's 1&2 - \$2,100 & \$1600

Recent Updates:

New Digital High Efficiency Boiler	2024
New Indirect Hot Water Tank (Unlimited Hot Water)	2024
New Paved Back Patio	2024
All recently Renovated Apartments	2020 - 2024
All Gas Meters were swapped out and moved to the Outside	2024

Additional Info:

- We are in the process of eviction on Apartment 3 above.
- Storefront is currently behind on rent but making regular payments to catch up.
- Parking is available right next door, tenant responsibility - \$35.00/mth
- Storage is available in basement but tenants have no access currently.
- Hot Water, Water, and Refuse paid by the Owner.