

Address	Tenant	Lease/Extension ends	Increase	Rent	2024 total rent	NNN	Reimbursed	% tenant pays	Tax	Water	Insurance	Repairs	Snow remov	MGMT Fee
1609 & 1613 Beacon St.	Tiny World Day Care	4/30/2026- end of options	<3%	7200/7400	\$88,000.00	Tax	\$115,198.80	\$82,943.14	25%	\$28,799.70	N/A	\$2,384.17	900	1752
1615 Beacon St.	Russian School of Math	9/14/2026 w/ 1 yr optioin	3%	000/11165/11330	\$133,155.00	H2O	\$5,579.39	\$2,336.14	30%	\$34,559.64	\$596.14	N/A		3979.6
1621 Beacon	Athan's Inc.	2/28/2024 w/ 5 yr option	2%	10200/10404	\$124,440.00	Ins	\$9,536.67	\$4,005.40	17%	\$19,583.80	\$1,740.00	\$1,621.23	1380	3733.2
1619 Beacon	Amma School LLC	8/31/2025	2.90%	5835/6010	\$70,720.00			N/A	N/A	N/A	N/A	885		2121.6
					\$416,315.00		\$130,314.86	\$89,284.68					2265	900 \$11,586.40
*water includes bills for 693 & 697 Washington AS OF 9/1/2024														
693 Washington	\$1,987.14									Tax			Q1 2024 30051.07	
697 Washington	\$1,852.25												Q2 2024 30051.05	
1621 Beacon	\$1,740.00												Q3 2024 27548.35	
	\$5,579.39												Q4 2024 27548.33	
*taxes will use Fiscal year 2024 totals									gross rent	\$416,315.00				
*insurance is paid by tenants in one payment for the year									expenses	\$55,781.58				
*Landlord does not pay any other extra utilities or "common area" utilities- all separately metered									NET	\$360,533.42				
*numbers are updated to 9/1/2024														
*mgmt fees are past and projected for 12 months														