

Current Returns

1609-1621 Beacon St



Landlord Portion

Address	Lease Date	2024 Total Rent
1609/1613 Beacon St Tiny World Day Care	4/30/2026- end of options	\$88,000
1615 Beacon St Russian School of Math	9/14/2026 w/ 1 yr option	\$133,155
1619 Beacon St Amma School LLC	8/31/2025	\$70,720
1621 Beacon St Athan's Inc.	2/28/2025 w/ year to year lease with both parties in agreement	\$124,440
		\$416,315.00

Total NNN	
Tax	\$115,198.80
H2O	\$5,579.39
Ins	\$9,536.67
	\$130,314.86

Expense Summary

Tax	\$32,255.66
Water	\$3,243.25
Insurance	\$5,531.27
Maintenance	\$2,265
Snow Removal	\$900
MGMT Fee	\$11,586.40
Gross Rent	\$416,315.00
Expenses	\$55,781.58
NET Income	\$360,533.42

Tenant Portion

Tenant	Monthly Rent	% Increase
Tiny World Day Care 1609/1613 Beacon St	\$7200	<3%
Russian School of Math 1615 Beacon St	\$11,000	3%
Amma School LLC 1619 Beacon St	\$5,835	2.90%
Athan's Inc. 1621 Beacon St	\$10,200	2%

Tenant Total NNN	
Tax	\$82,943.14
H2O	\$2,336.14
Ins	\$4,005.40
	\$89,284.68