

**285 Lamartine Street. Jamaica Plain, MA 02130 | 3 Family Investment | \$3,080,000**

<u>Rent Roll</u>	Rental Income			
	Annual Rent	Monthly Rent	Description	Comments
Unit 1	\$ 78,000.00	\$ 6,500.00	4 Beds / 2 Baths	Seller to guarantee rent to 8/31/25
Unit 2	\$ 78,000.00	\$ 6,500.00	4 Beds / 2 Baths	Seller to guarantee rent to 8/31/25
Unit 3	\$ 78,000.00	\$ 6,500.00	4 Beds / 2 Baths	Seller to guarantee rent to 8/31/25
Total	\$ 234,000.00	\$ 19,500.00		

Pro-Forma Financials	
	Current Annual
Rental Income	\$ 234,000.00
Expenses	
Insurance Expense (estimated)	\$ 4,000.00
RE Taxes (2025 actual)	\$ 7,430.45
Repairs & Maintenance (estimated)	\$ 3,000.00
Water & Sewer*	\$ -
Professional Fees (estimated)	\$ 1,000.00
Common Electric/Fire Alarm (estimated)	\$ 1,000.00
Property Management (estimated)	\$ 3,500.00
Total Operating Expenses	\$ 19,930.45
Net Income	\$ 214,069.55



**Exclusive Marketing & Sales Agents**

Sarah Carroll | 781-820-0280 | sarah@residentialgroup.com

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\* Water/sewer is submetered and is paid by the tenant

Information is from sources that are deemed reliable but is subject to errors and omissions. Buyer should perform his/her own due diligence.