230 COMMONWEALTH AVENUE INCOME & EXPENSES

UNIT #	LOCATION	DESCRIPTION	CURRENT RENT	2027 MARKET RENT
1	GARDEN DUPLEX FRONT	1 BED | 1 BATH	$2,900 THRU 5/31/28	$3,100 *RENTED THRU 5/31/28*
2	GARDEN REAR	1 BED | 1 BATH | PATIO	$3,100 THRU 8/31/27	$3,100
3	2ND FLOOR REAR	STUDIO | 1 BATH	$2,900 THRU 5/31/27	$3,100
4	2ND FLOOR FRONT	1 BED LOFT | 1 BATH	$3,200 THRU 5/31/27	$3,400
5	3RD FLOOR FLOOR-THRU	3 BED | 2 BATH	$5,900 THRU 5/31/27	$6,300
6	4TH FLOOR REAR	1 BED | 1 BATH	$3,100 THRU 8/31/27	$3,200
7/8	PENTHOUSE TRIPLEX 4TH FLOOR FRONT + FULL FLOORS ABOVE	3 BED | 3 BATH 3 KITCHENS | 3 DECKS DIRECT ACCESS ELEVATOR	$25,000 ***OWNER'S UNIT:*** *OPTION TO LEASEBACK THRU 3/31/29*	$25,000

SPACE #	LOCATION	DESCRIPTION	CURRENT RENT	2027 MARKET RENT
1	REAR ALLEY	FULL SPACE	$350 *OPTION TO LEASEBACK THRU 3/31/29*	$400
2	REAR ALLEY	FULL SPACE	$350 *OPTION TO LEASEBACK THRU 3/31/29*	$400
3	REAR ALLEY	FULL SPACE	$350 *OPTION TO LEASEBACK THRU 3/31/29*	$400
4	REAR ALLEY	FULL SPACE	$350 *OPTION TO LEASEBACK THRU 3/31/29*	$400

'26-'27 LEASE CYCLE TOTAL INCOME	$570,000	**PROJECTED '27-'28 LEASE CYCLE TOTAL INCOME**	$585,600
OPERATING EXPENSES (BASED ON 2025*)	$100,371	**OPERATING EXPENSES (BASED ON 2025*)**	$100,371
NET INCOME	$469,629	**NET INCOME**	$485,229

THE CHARLES REALTY
EST. 1984

**SEE ATTACHMENTS FOR 2025 OPERATING EXPENSES*