

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	2 ND FLOOR REAR	STUDIO 1 BATH	\$2,900 THRU 5/31/27	\$3,100		
4	2 ND FLOOR FRONT	1 BED LOFT 1 BATH	\$3,200 THRU 5/31/27	\$3,400		
5	3 RD FLOOR FLOOR-THRU	3 BED 2 BATH	\$5,900 THRU 5/31/27	\$6,300		
6	4 TH FLOOR REAR	1 BED 1 BATH	\$3,100 THRU 8/31/27	\$3,200		
7/8	PENTHOUSE TRIPLEX 4 TH 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		
CR THE CHARLES REALTY EST. 1984			'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



Information is from sources deemed reliable. However, it is subject to errors, omissions, changes, or withdrawal from the market. All agents represent the seller, not the buyer, in the marketing, negotiating, and the sale of property unless otherwise disclosed. However, the agent has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

*SEE ATTACHMENTS FOR 2025 OPERATING EXPENSES