

60 North Margin Street - North End Boston

Asking Price: \$4,100,000

Rent Roll

<u>Unit</u>	<u>Unit Type</u>	<u>Lease End Date</u>	<u>Current Rent</u>	<u>8/1/2026</u>	<u>Proforma</u>
1	Studio/ 1 bath	7/31/2027	\$ 2,325	\$ 2,325	\$ 2,425
2*	2-Bed/1-Bath	7/31/2026	\$ 3,300	\$ 3,500	\$ 3,600
3	2-Bed/1-Bath	5/31/2027	\$ 3,150	\$ 3,150	\$ 3,500
4	2-Bed/1-Bath	7/31/2027	\$ 3,150	\$ 3,150	\$ 3,450
5	2-Bed/1-Bath	7/31/2027	\$ 3,350	\$ 3,350	\$ 3,500
6	2-Bed/1-Bath	7/31/2027	\$ 3,350	\$ 3,350	\$ 3,450
7	2-Bed/1-Bath	7/31/2027	\$ 3,100	\$ 3,100	\$ 3,450
8	2-Bed/1-Bath	7/31/2026	\$ 3,150	\$ 3,150	\$ 3,450
Total Monthly Income			\$24,875	\$25,075	\$26,825

* Currently listed for rent for 8/1/26

Operating Statement

Total Annual Income			\$298,500	\$300,900	\$321,900
<u>Expenses</u>					
Real Estate Taxes			\$22,804	\$22,804	\$22,804
Insurance			\$6,380	\$6,380	\$6,380
Electric			\$700	\$700	\$700
Water & Sewer			\$5,494	\$5,494	\$5,494
Total Expenses			\$35,378	\$35,378	\$35,378
Net Operating Income			\$263,122	\$265,522	\$286,522