LYNN PORTFOLIO

89-UNIT MULTIFAMILY PORTFOLIO | 6 BUILDINGS

EXECUTIVE SUMMARY

The Lynn Multifamily Portfolio presents a rare opportunity to acquire an 89-unit multifamily portfolio consisting of six adjacent and neighboring assets strategically concentrated within one of Lynn's most established residential neighborhoods. The portfolio includes 44 & 38 Estes Street, 8-10 & 12-14 Fortesque Street, 32 Chestnut Street, and 77 Green Street, offering investors immediate scale within a single submarket and the operational efficiencies that accompany a clustered ownership position.

The portfolio is comprised primarily of one-bedroom apartments, complemented by select two-bedroom and studio units, creating an efficient and highly marketable unit mix supported by strong renter demand and favorable market fundamentals. The collective assets have been professionally maintained & benefit from a history of capital improvements, with several properties featuring desirable amenities such as on-site parking and laundry facilities.

Current vacancy provides a clear value-add opportunity through lease-up and rent optimization, while the occupied units generate stable in-place cash flow. This combination of existing income and near-term upside allows investors to enhance returns without undertaking significant capital expenditure programs.

A defining attribute of the offering is the close proximity of the assets, enabling meaningful economies of scale through centralized leasing, management, maintenance, and capital planning. Opportunities to acquire a multifamily portfolio of this scale and concentration within a single North Shore submarket are exceedingly rare, particularly in Lynn, where continued public and private investment, improving demographics, and strong rental demand continue to drive market growth.

Additionally, the portfolio may be acquired with the benefit of highly attractive assumable financing. 77 Green Street is encumbered by long-term debt featuring favorable terms, while several of the remaining assets are financed under a separate portfolio loan that may also offer assumption potential. The availability of below-market financing presents investors with a unique opportunity to enhance leveraged returns and mitigate interest rate risk in today's capital markets environment.

The Lynn Multifamily Portfolio offers a compelling combination of scale, operational efficiency, stable cash flow, embedded value-add potential, and attractive financing, positioning it as one of the most significant multifamily investment opportunities currently available on Boston's North Shore.

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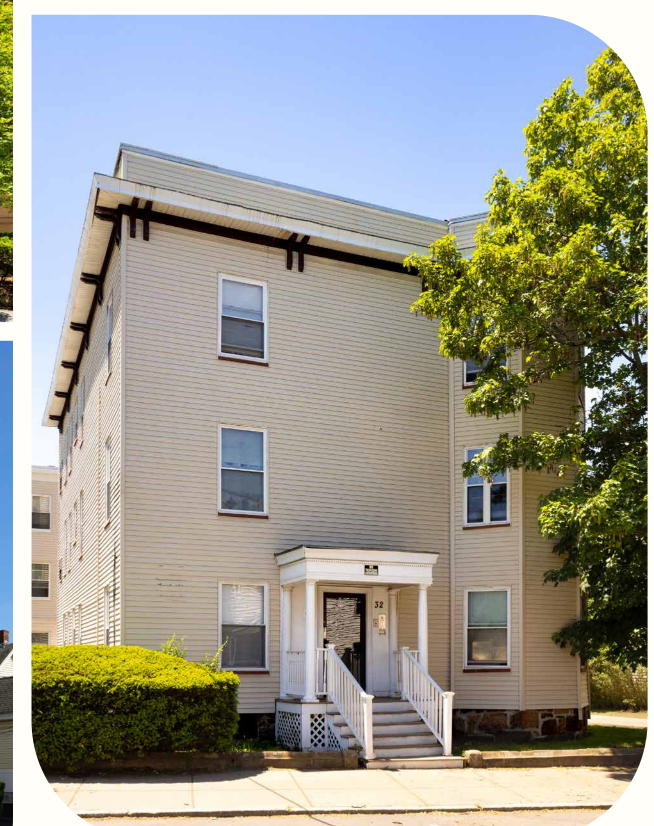


77 GREEN STREET

TOTAL SF

±25,700 SF

LOT SIZE

±10,500 SF

UNITS

27

UNIT MIX

6 Studio

17 (1) Bedroom / (1) Bath

4 (2) Bedroom / (1) Bath

INVESTMENT HIGHLIGHTS

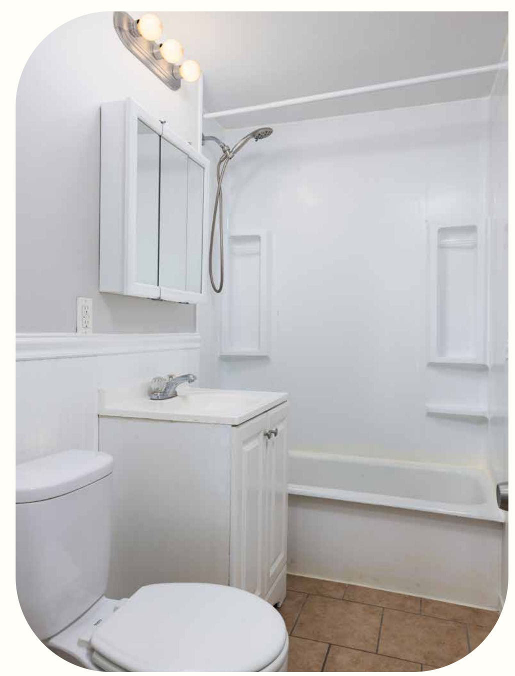
Attractive Assumable Financing

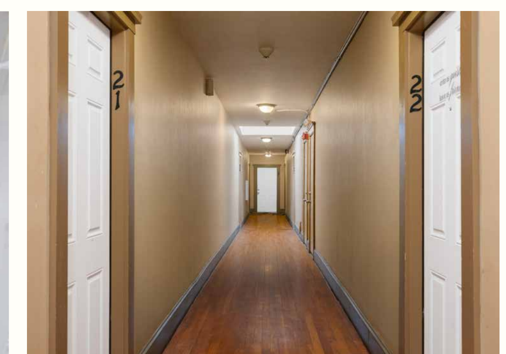
Recent Capital Improvements, including $150,000 fire safety upgrade this year

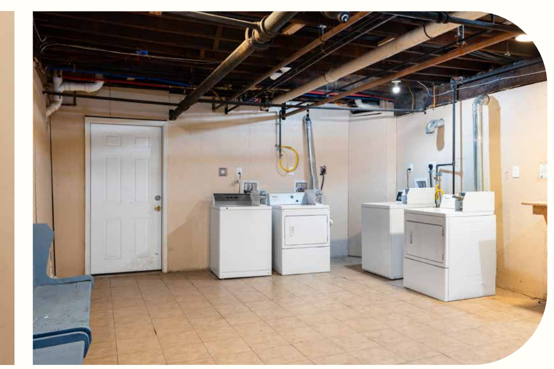
Select units renovated in last five years

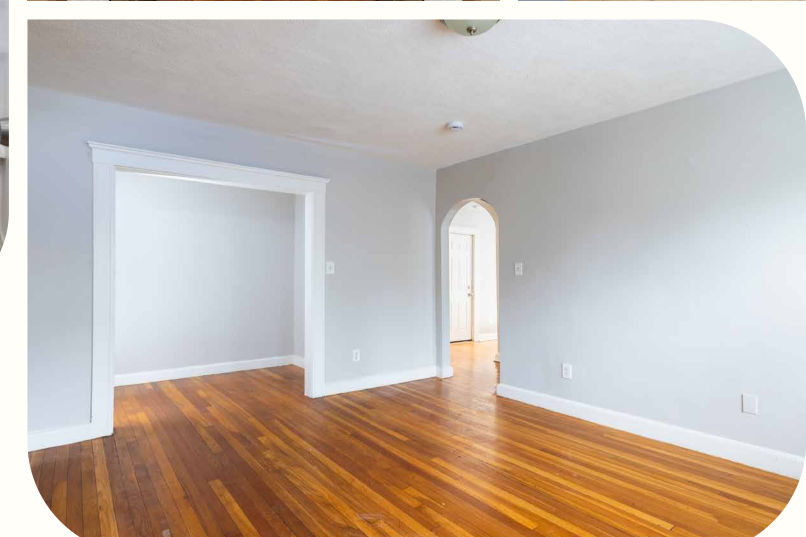
Brick Construction

On Site Laundry Facilities









77 GREEN STREET

FINANCIAL INFORMATION

RENT ROLL

TYPE	Rental Revenue		In-Place Rents		Stabilized Proforma		EXP
	UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
Market	1	1BED/1bath	1,750.00	$21,000	1,750.00	$21,000	12/31/26
Market	2	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	10/31/26
-	3	1BED/1bath	0.00	$-	1,850.00	$22,200	VACANT
Market	4	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	11/30/26
Market	5	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	08/31/26
Market	6	1BED/1bath	1,850.00	$22,200	1,905.50	$22,866	09/30/26
Market	7	Studio	1,650.00	$19,800	1,650.00	$19,800	11/30/26
-	8	Studio	0.00	$-	1,650.00	$19,800	VACANT
Market	9	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	10/31/26
Market	10	2BED/1bath	2,150.00	$25,800	2,150.00	$25,800	02/28/27
Market	11	2BED/1bath	1,900.00	$22,800	1,900.00	$22,800	02/28/27
Market	12	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	01/31/27
Market	13	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	01/31/27
Market	14	1BED/1bath	1,800.00	$21,600	1,800.00	$21,600	04/30/27
Market	15	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	03/31/27
Market	16	Studio	1,650.00	$19,800	1,650.00	$19,800	06/30/27
Market	17	Studio	1,650.00	$19,800	1,650.00	$19,800	02/28/27
Sec8	18	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	11/30/26
Market	19	2BED/1bath	2,100.00	$25,200	2,100.00	$25,200	11/30/26
Market	20	2BED/1bath	1,900.00	$22,800	1,900.00	$22,800	12/31/26
Market	21	1BED/1bath	1,750.00	$21,000	1,750.00	$21,000	01/31/27
Market	22	1BED/1bath	1,850.00	$22,200	1,905.50	$22,866	06/30/26
Market	23	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	02/28/27
Market	24	1BED/1bath	1,800.00	$21,600	1,800.00	$21,600	11/30/26
Market	25	Studio	1,650.00	$19,800	1,650.00	$19,800	10/31/26
Market	26	Studio	1,650.00	$19,800	1,699.50	$20,394	08/31/26
Market	27	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	07/31/27
	TOTALS		$45,750	$549,000	$49,411	$592,926	

GROSS INCOME	-	$549,000	-	$592,926	
ADDITIONAL INCOME	$50	$600	-	$618	*(Pet Fee)*
LAUNDRY INCOME	-	$1,178	-	$1,214	
Vacancy Factor (5%)	-	$-	-	$(29,646)	
Effective Gross Income	-	$550,778	-	$565,111	

INCOME STATEMENT

EXPENSES	T-12	PER UNIT	PROFORMA	PER UNIT	NOTES
Insurance	$22,068	$817.33	$27,000	$1,000	$1000/unit
Maintenance	$20,665	$765	$14,129	$523	2.5%
Turnover / Make Ready	$18,660	$691	$10,800	$400	20% turnover, $2000/unit
Snow Removal	$4,910	$182	$2,250	$83	Assumption
Landscaping	$4,664	$173	$2,250	$83	Assumption
Utilities	$52,326	$1,938	$53,896	$1,996	-
Trash Contract	$10,572	$392	$10,889	$403	-
Management	$41,551	$1,539	$22,606	$837	4%
Cleaning	$1,920	$71	$1,978	$73	-
Fire Alarm	$3,683	$136	$3,793	$140	-
Administrative	$2,019	$75	$2,079	$77	-
Professional Fees	$2,461	$91	$2,535	$94	-
Eviction / Other	$3,673	$136	$-	$-	Legal fee; 2025 eviction
Taxes	$59,793	$2,215	$59,975	$2,221	FY 2026
TOTALS	$226,895	$8,404	$214,180	$6,933	-
-	41%	-	38%	-	-
NET OPERATING INCOME	$322,683	-	$350,977	-	-

Notes

- Projected expenses are increased 3% unless noted otherwise.
- Seller currently pays an 8.0% management fee, inclusive of billbacks, under the existing management contract
- Reported maintenance expenses are elevated due to a high level of upkeep and include certain non-recurring repair items.
- Insurance is carried under a blanket policy with additional coverage.
- On-site laundry facility.
- Assumable financing @ 3.99% - ask listing agent for more details

38 ESTES STREET

TOTAL SF

±12,400 SF

LOT SIZE

±6,100 SF

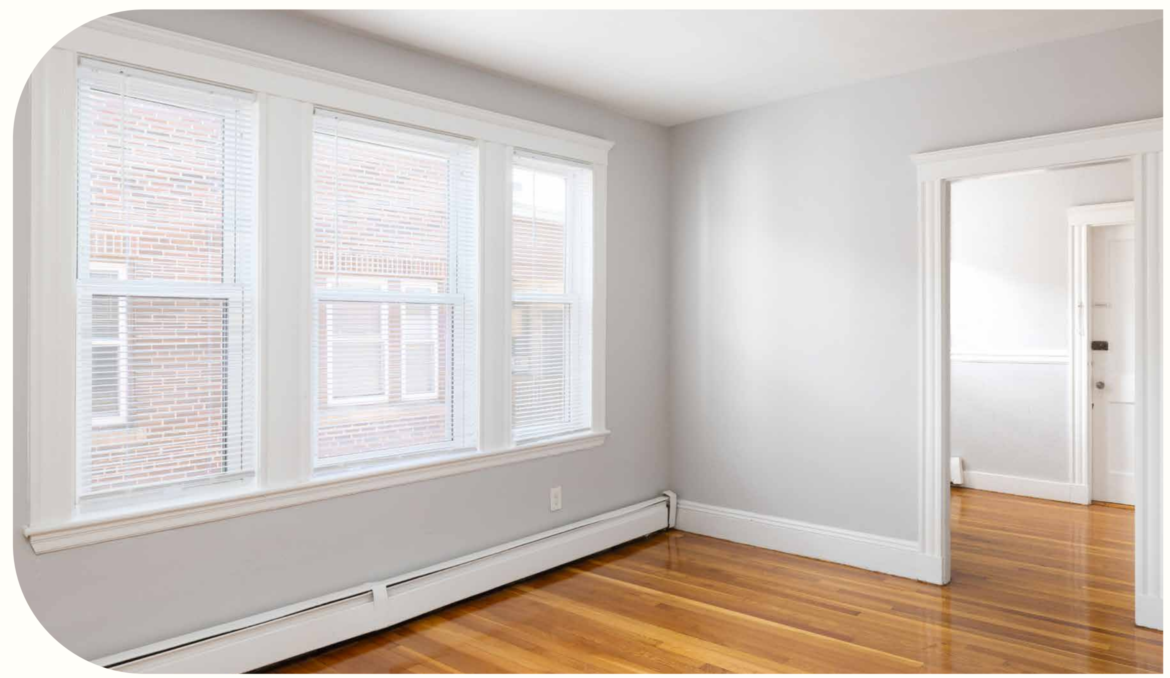
UNITS

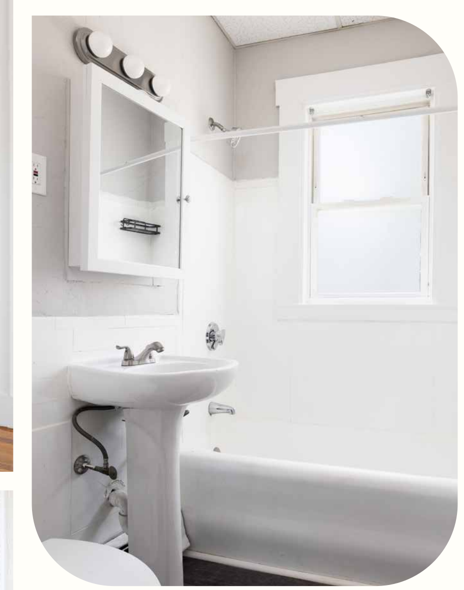
15

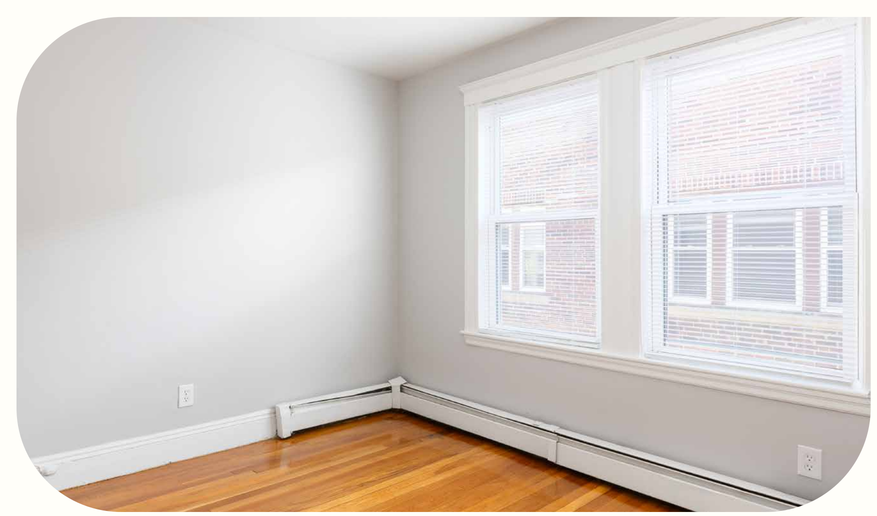
UNIT MIX

3 Studio

12 (1) Bedroom / (1) Bath







INVESTMENT HIGHLIGHTS

Attractive Assumable Financing

Rubber roof replaced in last 10 years

Separate boilers, numerous units replaced recently

Spacious Units

38 ESTES STREET

FINANCIAL INFORMATION

RENT ROLL

TYPE	Rental Revenue		In-Place Rents		Stabilized Proforma		EXP
	UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
Sec8	1	1BED/1bath	1,950.00	$23,400	2,008.50	$24,102	8/31/26
Sec8	2	1BED/1bath	1,985.00	$23,820	2,044.55	$24,535	9/30/26
Market	3	1BED/1bath	1,975.00	$23,700	1,975.00	$23,700	4/30/27
-	4	Studio	0.00	$-	1,600.00	$19,200	VACANT
Sec8	5	1BED/1bath	2,140.00	$25,680	2,204.20	$26,450	9/30/26
Sec8	6	1BED/1bath	2,181.00	$26,172	2,181.00	$26,172	6/30/27
Sec8	7	1BED/1bath	1,885.00	$22,620	1,885.00	$22,620	10/31/26
-	8	1BED/1bath	0.00	$-	1,875.00	$22,500	VACANT
Market	9	Studio	1,600.00	$19,200	1,600.00	$19,200	1/31/27
Market	10	1BED/1bath	1,975.00	$23,700	1,975.00	$23,700	3/31/27
Sec8	11	1BED/1bath	1,915.00	$22,980	1,972.45	$23,669	8/31/26
-	12	1BED/1bath	0.00	$-	1,875.00	$22,500	VACANT
Market	12 A	1BED/1bath	1,800.00	$21,600	1,800.00	$21,600	10/31/26
Market	14	Studio	1,600.00	$19,200	1,600.00	$19,200	3/31/27
Market	15	1BED/1bath	0.00	$-	1,875.00	$22,500	VACANT
	TOTALS		$21,006	$252,072	$28,471	$341,648	

GROSS INCOME	-	$252,072	-	$341,648
Vacancy Factor (5%)	-	$-	-	$(17,082)
Effective Gross Income	-	$252,072	-	$324,566

INCOME STATEMENT

EXPENSES	T-12	PER UNIT	PROFORMA	PER UNIT	NOTES
Insurance	$8,775	$585	$15,000	$1,000	$1000/unit
Maintenance	$16,815	$1,121	$8,149	$543	2.5%; Assumption
Turnover / Make Ready	$13,457	$897	$6,000	$400	20% turnover, $2000/unit
Snow Removal	$5,370	$358	$2,500	$167	Assumption
Landscaping	$3,559	$237	$2,500	$167	Assumption
Utilities	$6,813	$454	$7,017	$468	-
Trash Contract	$4,944	$330	$5,092	$339	-
Management	$23,207	$1,547	$13,039	$869	4%
Cleaning	$3,180	$212	$3,275	$218	-
Fire Alarm	$2,733	$182	$2,815	$188	-
Administrative	$2,654	$177	$2,734	$182	-
Professional Fees	$2,461	$164	$2,535	$169	-
Eviction / Other	$4,892	$326	$-	$-	Legal fee; 2025 eviction
Taxes	$30,248	$2,017	$31,155	$2,077	-
TOTALS	$129,108	$8,022	$101,812	$5,787	-
-	51%	-	31%	-	-
NET OPERATING INCOME	$123,372	-	$224,158	-	-

Notes

- Projected expenses are increased 3% unless noted otherwise.
- Projected rent increased 3% on near-term expirations.
- Seller currently pays an 8.0% management fee, inclusive of billbacks, under the existing management contract
- Reported maintenance expenses are elevated due to a high level of upkeep and include certain non-recurring repair items.
- Insurance is carried under a blanket policy with additional coverage.

44 ESTES STREET

TOTAL SF

±27,000 SF

LOT SIZE

±9,100 SF

UNITS

26

UNIT MIX

20 (1) Bedroom / (1) Bath

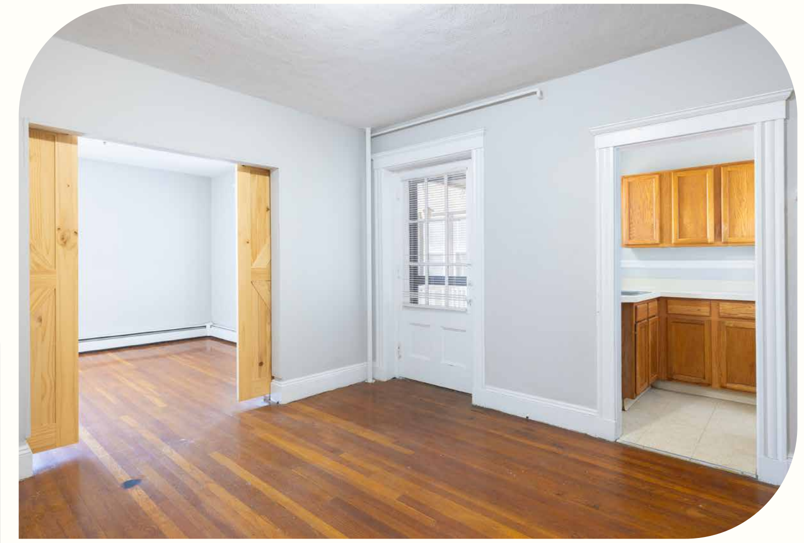
6 (2) Bedroom / (1) Bath

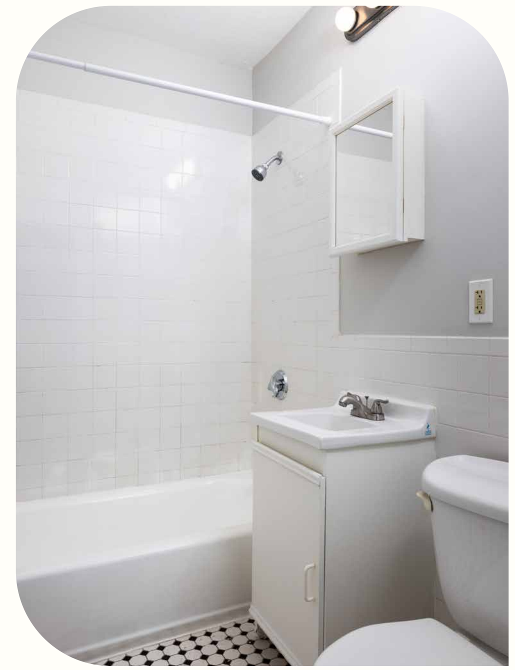
PARKING

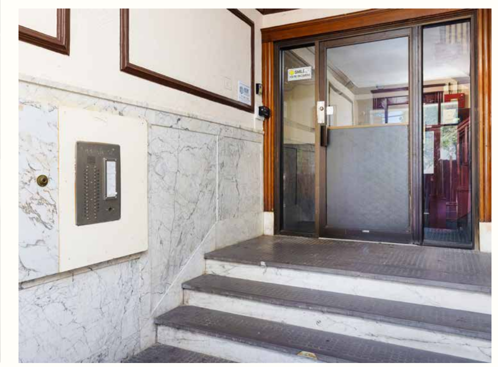
12 Spaces

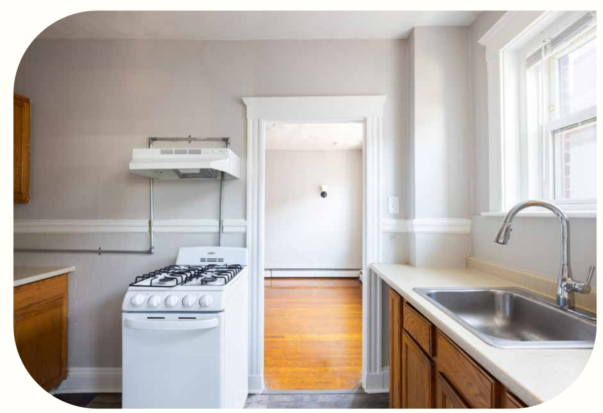
INVESTMENT HIGHLIGHTS

- Attractive Assumable Financing
- Rubber roof replaced in last 10 years
- Separate boilers, numerous units replaced recently
- Brick Construction
- On Site Laundry Facilities









44 ESTES STREET

FINANCIAL INFORMATION

RENT ROLL

TYPE	Rental Revenue		In-Place Rents		Stabilized Proforma		EXP
	UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
Market	1	2BED/1bath	200.00	$2,400	2,199.00	$26,388	11/30/25*
Market	2	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	08/31/27
Sec8	3	1BED/1bath	2,140.00	$25,680	2,140.00	$25,680	06/30/27
Sec8	4	1BED/1bath	2,140.00	$25,680	2,140.00	$25,680	10/31/26
Market	5	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	04/30/27
Market	6	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	03/31/27
Market	7	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	11/30/26
Market	8	2BED/1bath	2,150.00	$25,800	2,150.00	$25,800	04/30/27
Market	9	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	03/31/27
Market	10	2BED/1bath	2,150.00	$25,800	2,150.00	$25,800	03/31/27
Sec8	11	1BED/1bath	1,915.00	$22,980	1,915.00	$22,980	04/30/27
Market	12	1BED/1bath	1,750.00	$21,000	1,802.50	$21,630	05/31/26
Market	14	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	06/30/27
Market	15	1BED/1bath	0.00	$-	1,850.00	$22,200	VACANT
Market	16	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	03/31/27
Market	17	1BED/1bath	1,850.00	$22,200	1,905.50	$22,866	08/31/26
Sec8	18	2BED/1bath	2,199.00	$26,388	2,264.97	$27,180	09/30/26
Market	19	1BED/1bath	1,850.00	$22,200	1,905.50	$22,866	08/31/26
Market	20	2BED/1bath	2,150.00	$25,800	2,150.00	$25,800	04/30/27
Market	21	1BED/1bath	1,800.00	$21,600	1,854.00	$22,248	08/31/26
Market	22	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	06/30/27
Sec8	23	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	11/30/26
Market	24	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	03/31/27
Market	25	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	04/30/27
Market	26	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	04/30/27
Market	27	2BED/1bath	2,100.00	$25,200	2,100.00	$25,200	11/30/26
	TOTALS		$46,894	$562,728	$51,026	$612,318	

BPM employee. Charged nominal rent and pet fee.

GROSS INCOME	-	$562,728	-	$612,318
LAUNDRY INCOME	-	$3,676	-	$3,786
PARKING	$600	$7,200	-	$7,416
Vacancy Factor (5%)	-	$-	-	$(30,616)
Effective Gross Income	-	$573,604	-	$592,904

12 parking spaces @ $50/mo

INCOME STATEMENT

EXPENSES	T-12	PER UNIT	PROFORMA	PER UNIT	NOTES
Insurance	$18,244	$702	$26,000	$1,000	$1000/unit
Maintenance	$31,672	$1,218	$14,977	$576	2.5%; Assumption
Turnover / Make Ready	$20,273	$780	$10,400	$400	20% turnover, $2000/unit
Snow Removal	$3,495	$134	$2,500	$96	Assumption
Landscaping	$3,958	$152	$2,500	$96	Assumption
Utilities	$44,582	$1,715	$45,919	$1,766	-
Trash Contract	$8,352	$321	$8,603	$331	-
Management	$40,134	$1,544	$23,963	$922	4%
Cleaning	$3,180	$122	$3,275	$126	-
Fire Alarm	$1,991	$77	$2,051	$79	-
Administrative	$1,119	$43	$1,153	$44	-
Professional Fees	$2,461	$95	$2,535	$97	-
Eviction / Other	$11,862	$456	$-	$-	Legal fee; 2025 eviction
Taxes	$56,373	$2,168	$58,064	$2,233	-
TOTALS	$247,696	$8,825	$201,939	$6,767	-
-	45%	-	34%	-	-
NET OPERATING INCOME	$302,508	-	$397,132	-	-

Notes

- Projected expenses are increased 3% unless noted otherwise.
- Projected rent increased 3% on near-term expirations.
- Seller currently pays an 8.0% management fee, inclusive of billbacks, under the existing management contract
- Reported maintenance expenses are elevated due to a high level of upkeep and include certain non-recurring repair items.
- Insurance is carried under a blanket policy with additional coverage.
- On-site laundry facility.

32 CHESTNUT STREET

TOTAL SF

±7,200 SF

LOT SIZE

±4,400 SF

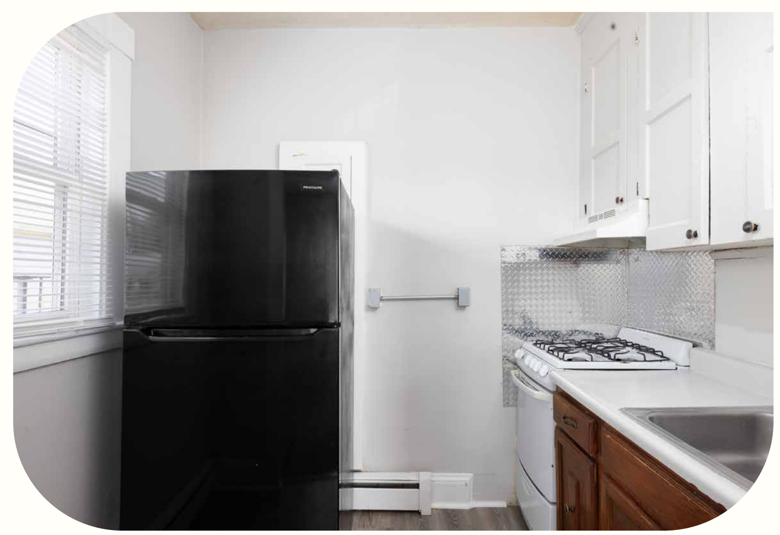
UNITS

9

UNIT MIX

3 Studio

6 (1) Bedroom / (1) Bath



INVESTMENT HIGHLIGHTS

Attractive Assumable Financing

Attractive Unit Mix

Value Add Potential

32 CHESTNUT STREET

FINANCIAL INFORMATION

RENT ROLL

TYPE	Rental Revenue		In-Place Rents		Stabilized Proforma		EXP
	UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
-	1	1BED/1bath	0.00	$-	1,965.00	$23,580	VACANT
Sec8	2	Studio	1,710.00	$20,520	1,710.00	$20,520	09/30/27
Sec8	3	1BED/1bath	1,850.00	$22,200	1,850.00	$22,200	06/30/27
Market	4	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	06/30/27
Market	5	Studio	1,675.00	$20,100	1,675.00	$20,100	02/28/27
Market	6	1BED/1bath	1,900.00	$22,800	1,900.00	$22,800	02/28/27
Sec8	7	1BED/1bath	1,965.00	$23,580	2,023.95	$24,287	09/30/26
-	8	Studio	0.00	$-	1,710.00	$20,520	VACANT
Sec8	9	1BED/1bath	1,910.00	$22,920	1,967.30	$23,608	09/30/26
	TOTALS		$12,910	$154,920	$16,701	$200,415	

GROSS INCOME	-	$154,920	-	$200,415
Vacancy Factor (5%)	**-**	**$-**	**-**	**$(10,021)**
Effective Gross Income	**-**	**$154,920**	**-**	**$190,394**

INCOME STATEMENT

EXPENSES	T-12	PER UNIT	PROFORMA	PER UNIT	NOTES
Insurance	$6,839	$1,140	$6,000	$1,000	$1000/unit
Maintenance	$18,108	$3,018	$4,755	$792	2.5%; Assumption
Turnover / Make Ready	$3,530	$588	$3,600	$600	20% turnover, $2000/unit
Snow Removal	$3,495	$583	$2,500	$417	Assumption
Landscaping	$3,405	$568	$2,500	$417	Assumption
Utilities	$6,302	$1,050	$6,491	$1,082	-
Trash Contract	$-	$-	$-	$-	-
Management	$14,381	$2,397	$7,608	$1,268	4%
Cleaning	$1,320	$220	$1,360	$227	-
Fire Alarm	$2,399	$400	$2,471	$412	-
Administrative	$866	$144	$892	$149	-
Professional Fees	$2,461	$410	$2,535	$422	-
Eviction / Other	$297	$50	$-	$-	Legal fee; 2025 eviction
Taxes	$18,655	$3,109	$19,215	$3,202	-
TOTALS	$82,058	$12,537	$59,926	$8,988	-
-	47%	-	32%	-	-
NET OPERATING INCOME	$92,662	-	$130,272	-	-

Notes

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- Projected rent increased 3% on near-term expirations.
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- Reported maintenance expenses are elevated due to a high level of upkeep and include certain non-recurring repair items.
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8-10 & 12-14 FORTESQUE STREET

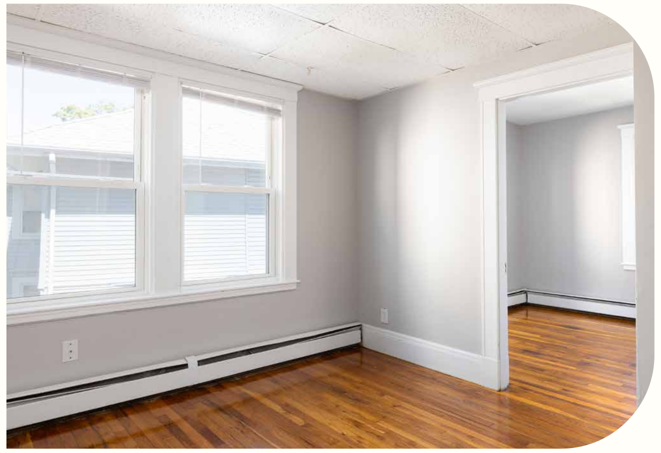
ADDRESS
8-10 FORTESQUE STREET

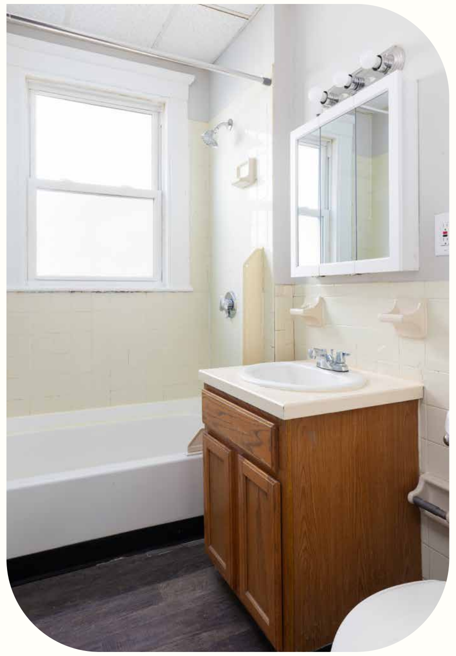
TOTAL SF
±6,300 SF

LOT SIZE
±3,000 SF

UNITS
9

UNIT MIX
6 (1) Bedroom / (1) Bath





ADDRESS
12-14 FORTESQUE STREET

TOTAL SF
±5,600 SF

LOT SIZE
±2,600 SF

UNITS
9

UNIT MIX
6 (1) Bedroom / (1) Bath

PARKING
2 Tandem Spaces

8-10 FORTESQUE STREET

FINANCIAL INFORMATION

RENT ROLL

TYPE	Rental Revenue		In-Place Rents		Stabilized Proforma		EXP
	UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
Market	1	1BED/1bath	1,925.00	$23,100	1,925.00	$23,100	07/31/27
Market	2	1BED/1bath	1,925.00	$23,100	1,925.00	$23,100	07/31/27
Market	3	1BED/1bath	1,875.00	$22,500	1,875.00	$22,500	06/30/27
Sec8	4	1BED/1bath	1,825.00	$21,900	1,825.00	$21,900	12/31/26
Market	5	1BED/1bath	1,950.00	$23,400	1,950.00	$23,400	03/31/27
Market	6	1BED/1bath	1,925.00	$23,100	1,925.00	$23,100	05/31/27
	TOTALS		$11,425	$137,100	$11,425	$137,100	

GROSS INCOME	-	$137,100	-	$137,100
Vacancy Factor (5%)	-	**$-**	-	**$(6,855)**
Effective Gross Income	-	**$137,100**	-	**$130,245**

INCOME STATEMENT

EXPENSES	T-12	PER UNIT	PROFORMA	PER UNIT	NOTES
Insurance	$5,727	$955	$6,000	$1,000	$1000/unit
Maintenance	$9,750	$1,625	$3,281	$547	2.5%; Assumption
Turnover / Make Ready	$3,465	$578	$2,400	$400	20% turnover, $2000/unit
Snow Removal	$3,495	$583	$2,500	$417	Assumption
Landscaping	$3,389	$565	$2,500	$417	Assumption
Utilities	$12,255	$2,043	$12,623	$2,104	-
Trash Contract	$1,927	$321	$1,985	$331	-
Management	$10,350	$1,725	$5,250	$875	4%
Cleaning	$3,180	$530	$3,275	$546	-
Fire Alarm	$1,371	$229	$1,412	$235	-
Administrative	$924	$154	$952	$159	-
Professional Fees	$2,461	$410	$2,535	$422	-
Eviction / Other	$4,002	$667	$-	$-	Legal fee; 2025 eviction
Taxes	$10,719	$1,786	$11,040	$1,840	-
TOTALS	$73,015	$11,215	$55,754	$8,292	-
-	64%	-	42%	-	-
NET OPERATING INCOME	$40,385	-	$75,506	-	-

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12-14 FORTESQUE STREET

FINANCIAL INFORMATION

RENT ROLL

TYPE	Rental Revenue		In-Place Rents		Stabilized Proforma		EXP
	UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
Market	1	1BED/1bath	1,750.00	$21,000	1,802.50	$21,630	11/30/25
Sec8	2	1BED/1bath	1,825.00	$21,900	1,825.00	$21,900	11/30/26
Market	3	1BED/1bath	1,925.00	$23,100	1,925.00	$23,100	06/30/27
Market	4	1BED/1bath	1,875.00	$22,500	1,931.25	$23,175	06/30/26
Market	5	1BED/1bath	1,875.00	$22,500	1,931.25	$23,175	08/31/26
Market	6	1BED/1bath	1,875.00	$22,500	1,931.25	$23,175	07/31/26
	TOTALS		$11,125	$133,500	$11,346	$136,155	

GROSS INCOME	-	$133,500	-	$136,155	
ADDITIONAL INCOME	$50	$600	-	$618	*Pet Fee
PARKING	$-	$450	-	$1,800	*2-3 Spaces. Not currently rented
Vacancy Factor (5%)	-	$-	-	$(6,808)	
Effective Gross Income	-	$134,550	-	$131,765	

INCOME STATEMENT

EXPENSES	T-12	PER UNIT	PROFORMA	PER UNIT	NOTES
Insurance	$5,286	$881	$6,000	$1,000	$1000/unit
Maintenance	$9,208	$1,535	$3,265	$544	2.5%; Assumption
Turnover / Make Ready	$270	$45	$2,400	$400	20% turnover, $2000/unit
Snow Removal	$2,885	$481	$2,500	$417	Assumption
Landscaping	$4,100	$683	$2,500	$417	Assumption
Utilities	$6,442	$1,074	$6,635	$1,106	-
Trash Contract	$1,927	$321	$1,985	$331	-
Management	$11,031	$1,839	$5,224	$871	4%
Cleaning	$3,180	$530	$3,275	$546	-
Fire Alarm	$2,309	$385	$2,378	$396	-
Administrative	$820	$137	$845	$141	-
Professional Fees	$2,461	$410	$2,535	$422	-
Eviction / Other	$4,587	$765	$-	$-	Legal fee; 2025 eviction
Taxes	$10,220	$1,703	$10,527	$1,754	-
TOTALS	$64,726	$9,907	$50,069	$7,345	-
-	48%	-	38%	-	-
NET OPERATING INCOME	$69,224	-	$80,528	-	-

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