

272 BERKELEY ST., FINANCIAL INFORMATION

| UNIT | LEVEL | market value rent | ANNUAL RENT | TYPE | TENANCY | PREPAID LAST MONTHS RENT | EXPENSES PAID BY TENANT | INCLUSIONS |
|---------------------------------------|--------------|--------------------|--------------------|--|---|--------------------------|-------------------------|--|
| 1 | 2nd & 3rd | \$2,500.00 | \$30,000.00 | | Tenanted | | Heat & Hydro | |
| 2 | Main & Lower | \$2,500.00 | \$30,000.00 | | Owner Occupied | | Heat & Hydro | |
| TOTAL INCOME | | \$5,000.00 | \$60,000.00 | | Market Value Estimate based on 2 bedroom conversion | | | |
| | | | | | | | | *Estimated Rent Currently Owner Occupied |
| EXPENSES | | ANNUAL | YEAR | NOTES | CAPITALIZATION RATE | | | |
| TAXES | | \$4,107.20 | 2016 | by owner by tenant/ Includes HWT Rental | 4.128% | | | |
| HEAT | | \$1,926.45 | 2016 | | | | | |
| HYDRO | | \$1,867.66 | 2016 | by tenant | List Price : | | | |
| INSURANCE WATER/SEWAGE/ GARBAGE | | \$2,043.00 | 2016 | by owner | | 1,279,000 | | |
| | | \$1,058.47 | 2016 | by owner | | | | |
| | | | | heat and hydro paid by tenants | | | | |
| TOTAL EXPENSES | | \$7,208.67 | | | | | | |
| NET INCOME | | \$52,791.33 | | | | | | |

All information and statements contained herein, are from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof, and same is submitted subject to errors, omissions, changes in price, rental, or other conditions