



Gibson Sotheby's International Realty 673 Centre St., Jamaica Plain, MA 02130

Income/Expense Summary Sheet for:

390 Centre Street in Jamaica Plain, MA 02130

Income (2025):

Unit C (commercial unit): **\$1200/month**. TAW lease. Currently tenanted by an attorney.

Unit 1 (residential 1 bed/1 bath): **\$1975/month** (leased through 8/31/26)

Unit 2 (residential 1 bed/1 bath + laundry): **\$2125/month** (leased through 8/31/26)

Total income: **\$63,600**

Expenses (2025):

Net Operating Expenses (includes property management, snow removal, cleaning, janitorial, utilities): **\$16,850.51**

Repairs: **\$5549.95**

Insurance: NA. Owner has multiple properties bundled under a single insurance umbrella. Buyer to estimate their own insurance costs.

Taxes: \$7,827.46 (Q3-2025)

Systems:

There is no fossil fuel in the building. Each unit has electric heat, electric hot water. Each unit is responsible for their own electricity bill.

Roof is more than 20 years old. There is no basement.

Leases, cash flow statement, rent roll provided upon request.