

26, 27, 31 Cross Street

Unit #	# Bed	#Bath	Current Amount	Lease Y/N	Lease End/Renewal Date	Utilities paid by Tenant	Notes
1	3	1	\$2,650	N	N/A	Gas, Electricity (Seperately Metered)	Month-to-month
2	3	1	\$2,590	N	N/A	Gas, Electricity (Seperately Metered)	Month-to-month
27 Cross	4	2	\$3,250	N	N/A	Electricity	Month-to-month
31 Cross	4	2	\$3,100	N	N/A	Electricity	Month-to-month

INCOME:	Current
Monthly Rental Income	\$11,590
Annual Rental Income	\$139,080

OWNER EXPENSES:	Actual Annual
Gas	\$5,512.71
Propane	\$0.00
Oil	\$0.00
Water/Sewer	\$2,844.65
Electricity	\$0.00
Taxes	\$13,433.67
Insurance	\$3,283.34
Snow Removal	\$700.00
Other:	
Total Expenses	\$25,774
NOI (Net Income)	\$113,306

Additional Comments:

1.) The units are heated with natural gas through Rinnai heaters.
 2.) The age of the heating systems are 4 years old.
 3.) Average heat/gas consumption:
 Unit 1 - 79.75 therms/month; Unit 2- 42.37 therms/month. Yearly average of 1,465.44 therms.

4.) A new roof was installed in 2021.
 5.) There is one water meter at 27&31
 6.) At 26 Cross There are two natural gas meters, one for each unit.