



RENT ROLL - all leases end 8/2026

- Garden - \$2,200
- Middle - \$1,800
- Top - \$2,300

EXPENSES

- Taxes - 2024 - .
- Insurance - June 2025 - Commercial Policy - \$4140
- Trash/sewer/water bills - last 3 quarters - \$210, \$234 and \$185.
- Misc Expenses -2025
- 2025 I recorded the following ad hoc expenses:
 - \$25 (05/01/25) (contractor bags)
 - \$785 (07/03/25) (A/C seasonal maintenance)
 - \$113 (09/28 and 10/10/25) (paint for exterior doors)
 - \$176 (08/07/25) (painting)
 - \$42 (12/03/25) (contractor bags)
 - \$8 (12/03/25) (winter faucet cap)
 - \$582 (02/28/25) (supply/install replacement toilet)
 - \$175 (04/21/25) (kitchen sink repair)

MAINTENANCE AND IMPROVEMENTS

- **Sewer** - Added a new outdoor cleanout (so sewer can be rodded from outside rather than from the cleanout under the garden unit sink) and then lining with PVC. The no-roots guarantee on the sewer lining transfers to the new owner, and I believe it was for 20 years beginning in 2022.

- **Roof/Gutter.** New rubber roof in 2020. At that time, the gutter was replaced, and the new gutter now drains to the north, through a wide downspout, and into the yard several feet behind the deck. .
- **HVAC.** Furnace and AC replaced in the middle floor and top floor in 2020, and then in the garden unit in 2024
- **Hot Water Heaters.** Top two floors replaced in 2022 and 2023. I believe the garden unit was in 2010.
- **Appliances.** Top floor = all new stainless kitchen appliances and new washer/dryer in 2020. Appliances on the other floors have been replaced as needed.
- **Other.**
 - The entire building has also been periodically spot tuck-pointed
 - All hardwoods have been sanded and/or refinished, and bedroom carpeting periodically replaced.
 - All exterior trim, the cornice and the back doors were painted in the fall of 2014
 - Most of the glass block windows in the garden unit were replaced in 2016
 - Install of an interior shut-off to the outdoor spigot so that it can be drained during the winter to reduce the risk of bursting pipes (which I never had).