NORTH SHORE REALTY ADVISORS

58 Bridge Street

Salem, Massachusetts | Financial overview and rent roll

UPDATED NOVEMBER 10, 2026

6 RESIDENTIAL UNITS

INCOME SUMMARY

	CURRENT	PRO FORMA
Gross rental income	$156,000	$170,400
Laundry	$3,000	$3,000
Parking (3 tandem pairs / 6 spaces)	-	$3,600
Vacancy allowance (3%)	($4,680)	($5,112)
Effective gross income	**$154,320**	**$171,888**

OPERATING EXPENSES

	CURRENT	PRO FORMA
Water and sewer	$2,000	$2,000
Electric	$540	$540
Fire panel	$400	$400
Landscape / snow (estimated)	$350	$350
Trash removal	$2,016	$2,016
Property insurance	$4,600	$4,784
Taxes	$10,600	$11,024
Total operating expenses	**$20,506**	**$21,114**

LENDER ASSUMPTIONS

	CURRENT	PRO FORMA
Management (4%)	$6,173	$6,876
Maintenance ($750 / unit)	$4,500	$4,500
Total assumptions	**$10,673**	**$11,376**
Total expenses	**$31,179**	**$32,490**
NET OPERATING INCOME	**$123,141**	**$139,398**

MONTHLY RENT ROLL

UNIT	UNIT TYPE	CURRENT	PRO FORMA
1F	2 bed	$2,200	$2,300
1M*	1 bed	$1,900	$2,100
1B	1 bed	$1,800	$2,100
2F*	2 bed	$2,300	$2,350
2M	3 bed + office	$3,000	$3,250
2B	1 bed	$1,800	$2,100
MONTHLY RENT		**$13,000**	**$14,200**
ANNUAL RENT		**$156,000**	**$170,400**

* Units 1M and 2F are marked "Renting" in the supplied rent roll.

Pro forma includes $3,600 in annual parking income. Vacancy is calculated on rental income; management is calculated on effective gross income.

Source: supplied 58 Bridge financial statement. Figures are rounded to the nearest dollar. Projections are estimates and are not guaranteed.

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