

Year:	2023
Property:	6 Hillcrest Avenue, Beverly, MA 01915
Description:	Duplex with two 2 bedroom/1 bathroom units
Purchase Date:	12/6/2022
Purchase Price:	\$652,000
Notes:	Owner Occupied

Unit 1

Notes:

Tenant occupied, 1st floor. Improvements include portion of common/exterior improvments.

	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Income	\$25,267.86	\$0.00	\$0.00	\$2,767.86	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
Expenses													
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Auto and Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning and Maintenance	\$3,011.46	\$2,334.66	\$0.00	\$0.00	\$584.93	\$91.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commissions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Depreciation Expense or Depletion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$816.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$816.39
Legal and Other Professional Fees	\$113.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113.61
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Repairs	\$5,070.67	\$4,011.39	\$65.90	\$125.07	\$209.85	\$0.00	\$65.18	\$0.00	\$24.71	\$80.88	\$237.71	\$0.00	\$250.00
Supplies	\$244.61	\$173.64	\$0.00	\$14.89	\$19.89	\$0.00	\$0.00	\$0.00	\$0.00	\$12.32	\$15.39	\$8.50	\$0.00
Taxes	\$2,668.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,668.44
Utilities	\$422.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$422.48
Total Expenses	\$12,797.65	\$6,519.68	\$65.90	\$139.96	\$814.67	\$91.88	\$65.18	\$0.00	\$474.71	\$93.19	\$253.09	\$8.50	\$4,270.91
Net Income	\$12,470.21	-\$6,519.68	-\$65.90	\$2,627.90	\$1,685.34	\$2,408.13	\$2,434.82	\$2,500.00	\$2,025.29	\$2,406.81	\$2,246.91	\$2,491.51	-\$1,770.91
Improvements	\$46,158.40	\$3,782.63	\$2,500.00	\$1,600.00	\$6,217.69	\$0.00	\$0.00	\$0.00	\$1,045.93	\$0.00	\$1,609.66	\$1,375.00	\$28,027.50

Unit 2

Notes:

Owner occupied, 2nd floor. Improvements include portion of common/exterior improvments.

	Total	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses													
Advertising	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Auto and Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning and Maintenance	\$3,011.46	\$2,334.66	\$0.00	\$0.00	\$584.93	\$91.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commissions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Depreciation Expense or Depletion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance	\$816.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$816.39
Legal and Other Professional Fees	\$113.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113.61
Management Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Repairs	\$4,739.71	\$2,608.03	\$48.74	\$125.07	\$209.85	\$0.00	\$0.00	\$36.38	\$115.94	\$173.55	\$307.92	\$485.02	\$629.23
Supplies	\$448.40	\$173.64	\$51.73	\$14.89	\$19.89	\$0.00	\$0.00	\$0.00	\$59.96	\$12.32	\$15.39	\$8.50	\$92.10
Taxes	\$2,668.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,668.44
Utilities	\$422.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$422.48
Total Expenses	\$12,670.48	\$5,116.32	\$100.47	\$139.96	\$814.67	\$91.88	\$0.00	\$36.38	\$625.90	\$185.86	\$323.30	\$493.52	\$4,742.24
Net Income	-\$12,670.48	-\$5,116.32	-\$100.47	-\$139.96	-\$814.67	-\$91.88	\$0.00	-\$36.38	-\$625.90	-\$185.86	-\$323.30	-\$493.52	-\$4,742.24
Improvements	\$50,769.24	\$3,815.61	\$5,896.02	\$1,856.84	\$6,217.69	\$0.00	\$0.00	\$0.00	\$1,045.93	\$0.00	\$1,609.66	\$1,375.00	\$28,952.50