

1. Please provide approximate age and condition of roofs?

Roofs date to 1970s

2. Please provide approximate age, condition, and type of heating systems?

Heating systems are 1970s oil fired hot air systems. They are operating, but there have been some that have failed and required replacement. There are 2 sites that have Electric heat – those houses had oil tanks removed.

3. Please provide approximate age and condition of electrical systems? Include size of services and type of entrance cables/feeders?

Electrical systems were updated from the original install in the 1950, but unable to determine an approximate year – most likely in the 1970s time frame

4. Do the properties have any aluminum wiring or Federal Pacific service panels and/or breakers?

No – (Federal Pacific electrical panels had major recalls due to faulty operation / aluminum wiring is problematic.

5. Do the properties have any lead paint?

There may be lead paint on the foundations. Interior paint has been updated through out renovations.

6. Do the Properties have any asbestos or suspected asbestos containing material?

There is assumed asbestos material due to age of building and evidence of 9x9 floor tiles and mastic.

7. Please provide approximate age, condition and type of sewer system/pipes?

Unable to determine – most likely date to original building

8. Please Provide approximate age, number, active/inactive underground storage tanks?
  
9. Please provide possible potential income for future rental income per month for houses – what can we rent them for currently and what could we rent them for if some improvements were made?

Rental potential for property in their current conditions would be \$1800 to \$2000 per month. If property was upgraded with modern amenities potential could reach \$2300 to \$2500.

10. What are the current lease terms with current occupants?

10 Occupants are month to month – 2 have yearly leases (May and September renewals.)

11. How long does a unit generally stay vacant?

Once a unit becomes vacant a few to several weeks are spent to clean and upgrade aesthetics as needed.

12. Do you perform routine (quarterly or annual) inspections or assessments of each property?

We do walk the property a few times per year, but generally do not do a specific interior inspection. We do see interior when performing interior repairs.

13. What work is usually done when a tenant vacates? Rough Costs for upgrades?

Hall Company will perform basic items like paint and replace carpet all the way up to replacing doors, cabinets, and appliances. Costs range from about \$6,000 to \$20,000 or more. The basic paint and carpet is the usual needed upgrades.

14. What types of work requests do you receive from tenants? What types of costs for those services?

Repairs generally include heating systems, door and window repairs, small plumbing and electrical. Costs can range from a few hundred to maybe \$1500. General repairs are usually on the low end of that range.

What are the Current Rent rates?

Current rates are mostly \$1350.00/month and 2 of the houses with section 8 tenants are \$1650.00. This is below market value for Nahant. Nahant could get as much as \$1800 to maybe \$2000 per month based on current conditions of the houses. "If the houses were upgraded you could get as much as \$2200 to \$2500 per month - upgrades to roofs, heating systems, new appliances, cabinets, flooring, granite counters and so on

#### Financial Summary high-lights

2018 Total Income = \$215,077.35

Total Expenses = \$61,778.20

Cash Disbursement to Town = \$155,000

2019 Total Income = \$204,617.85

Total Expenses = \$62,734.83

Cash Disbursement to Town = \$126,000

2020 **YTD**

Total Income = \$103,063.17

Total Expenses = \$45,871.88

Cash Disbursement to Town = \$62,000