



attached

226 Montgomery Street

Apartment Building (5 Units)



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General Information

Tax ID	10-3-26
Building Size	6,770 sq ft
Lot Size	10,454 sq ft
Year Built	1870
Zoning Code	Residential Low Density
Financing	Commercial
Tenancy Status	Tenanted
Seller Offering	2% buyer agent commission

Income (Monthly)

Unit 1 (Basement) 2 Bed, 1 Bath	\$1,730	<i>Lease Ends 31 May 2027 Security Deposit \$1,730</i>
Unit 2 3 Bed, 1 Bath	\$2,875	<i>Lease Ends 31 May 2027 Security Deposit \$2,825</i>
Unit 3 1 Bed, 1 Bath	\$1,775	<i>Lease Ends 31 May 2027 Security Deposit \$1,800</i>
Unit 4 1 Bed, 1 Bath	\$2,150	<i>Lease Ends 30 Apr 2027 Security Deposit \$2,150</i>
Unit 5 1 Bed, 1 Bath	\$1,750	<i>Lease Ends 31 May 2027 Security Deposit \$1,750 Monthly Pet Fee \$65</i>

Expenses (Annual)

County & City Taxes 2026	\$8,557.79
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School & Library Taxes 2026/27	\$6,323.98
Sanitation Fee 2026	\$2,026.56
Water & Sewer	\$5,209.09
Telephone/Cable/Internet	\$1,379.94
Electric	\$1,212.08
Gas	\$138.81

Tax Exemptions 2026

Historic property tax exemptions are currently recorded:

- \$239,085 exemption 2023–2031 (code 41963 - Historic Prop T)

Per 2026 tax records. Buyer to independently verify current status and applicable tax benefits.

Additional Notes

- This property is located in the East End Historic District! ([check map](#))
Relevant tax programs are the 444A Tax Exemption ([here](#)) and the SHPO Tax Credit Program ([here](#))
- All units have been renovated

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