



278 Point St Providence & 15 EMMETT St Providence

INSTRUCTIONS - INPUT DATA IN GREEN FIELDS ONLY. DO NOT ENTER ANYWHERE ELSE OR FORMULAS WILL BE CORRUPTED.

Price	\$ 1,999,999		
Equity	500,000	25.0%	
Mortgage	1,499,999	75.0%	
		100.0%	
Mortgage Interest Rate	7.0%		
Mortgage Term - years	25		
Number of units	6		
Price per unit	\$ 333,333		
		2025	2026 Projections
NOI cap rate		3.9%	4.9%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)		-6.6%	-2.9%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)		-11.1%	-7.3%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)		0.57	0.71
DSCR (Cashflow after Cap Reserve / Mortgage Interest)		0.68	0.86
Breakeven occupancy (excluding capital reserves)		123%	105%
Income Multiplier		17.2	14.4

278 Point St	Bed	Baths	Rent	Potential Rent	
			Current	Month	Year
Unit 1	3	1	2,100	2,100	25,200
Unit 2	3	1	1,950	2,100	25,200
Unit 3	1	1	1,300	1,400	16,800
15 Emmett St					-
1st Floor	2	1	2,100	2,100	25,200
2nd Floor	2	1	1,300	2,100	25,200
3rd Floor	2	1	1,250	2,100	25,200
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					-
					-
	13	6	10,000	11,900	142,800

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		120,000	142,800
Vacancy rate	3.0%	3,600	4,284
Net Rents		116,400	138,516
Laundry			
OPERATING EXPENSES			
Insurance		9,220	9,220
Real Estate Taxes		13,434	13,434
Repairs & Maintenance	5.0%	5,820	6,926
Management Fee	5.0%	5,820	6,926
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		0	0
Fire Alarm Quarterly		360	360
Water		1,400	1,400
Sewer		2,559	2,559
Parking Expense		0	0
Total Operating Expenses		38,613	40,825
Net Operating Income (NOI)		77,787	97,691
Capital Reserves	5.0%	5,820	6,926
Cash flow after cap reserve and before mortgage int.		71,967	90,766
Mortgage Interest		105,105	105,105
Net Cashflow		(33,138)	(14,339)
Mortgage Amortization		22,115	22,115
Total Annual Mortgage Payment		127,220	127,220