



Proforma Profit & Loss
97 Huntington St, Brockton MA, 02301

SMITH&OAK
REAL ESTATE CO.

Property Description: LEGAL 2-UNIT, WITH FINISHED BASEMENT (ADU INCENTIVES)

Breakdown:		Approx. SQ. FT.	Utilities Inc.	Lease Cycle
Unit 1 2 Bed / 2 Bath	LEASED	1,043	N/A	
Unit 2 2 Bed / 2 Bath	LEASED	1,035	N/A	
ADU Studio / 1 Bath	TBD	814	N/A	
Price	\$999,999	OPERATING EXPENSES (ANNUAL)		
Rent Roll (Monthly)		Taxes	\$7,903	
Unit 1	\$2,900	Insurance	\$3,200	
Unit 2	\$2,200	Electric	N/A	
ADU Studio	\$900	Gas	N/A	
Gross Monthly Rent	\$6,000	Sewer/Water	N/A	
Annual Gross Rent	\$72,000	Landscaping, Snow	N/A	
NOI	\$53,697	Trash	N/A	
Cap Rate	5.37%	Total Op Expenses	\$11,103	
Proforma Rent Roll (Monthly)		FHA Mortgage Payments (Monthly) - <u>Owner Occupied</u>		3.5% down p/mo. [5.75% interest]
Unit 1	\$3,200	PF Monthly Cost of Living (occ. Unit 1)	\$3,725	\$6,700
Unit 2	\$2,600	PF Monthly Cost of Living (occ. Unit 2)	\$3,125	
ADU Studio	\$1,300	PF Monthly PROFIT (occ. in-law)	\$1,825	
Gross Monthly Rent	\$7,100	Conventional Mortgage Payments (Monthly) - <u>Owner Occupied</u>		5% down p/yr. [5.75% interest]
Annual Gross Rent	\$85,200	PF Monthly Cost of Living (occ. Unit 1)	\$3,625	\$6,600
Annual EGI	\$76,680	PF Monthly Cost of Living (occ. Unit 2)	\$1,725	
Annual NOI	\$65,577	PF Monthly PROFIT (occ. in-law)	\$1,725	
Proforma Cap Rate	6.56%	Mortgage Payments (Monthly) - <u>NON-Owner Occupied</u>		20% down p/yr. [5.75% interest]
		Proforma Monthly Profit	\$585	\$5,590
		Mortgage Payments (Monthly) - <u>NON-Owner Occupied</u>		30% down p/yr. [5.75% interest]
		Proforma Monthly Profit	\$1,175	\$5,000