



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
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
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
			Mortgage Payments (Monthly) - <u>NON-Owner Occupied</u>	30% down p/yr. [5.75% interest]
			Proforma Monthly Profit	\$1,175