( WP )							
	P+L			ADU/Garage Breakdow ADU/Garage Breakdown		ADU/Garage Breakdown	ADU/Garage Breakdown
Address Breakdown	13 Dean Ave. Newport, RI (3) Unit, 6 parking spots, potential ADU		Build Cost Estimate  Additional Monthly Rent Off-Season	\$300,000.00 PF Annual Cost of Living Off-Season (occ. Unit 1 or 2) \$2,900.00 PF Monthly Cost of Living Off-Season (occ. Unit 3)	-\$3,032.60	In-Season Profit Monthly (occ. Unit 1 or 2) In-Season Profit Monthly (occ. Unit 3)	\$4,867 \$5,117.40
Price	\$1,675,000						\$4,117.40
Price	\$1,675,000		Additional Monthly Rent In-Season  Additional Annual Rent Est.	\$6,000.00 PF Monthly Cost of Living Off-Season (occ ADU) \$47,200.00 PF Monthly Cost of Living Off-Season (Rent All)		In-Season Profit Monthly (occ ADU) In-Season Profit Monthly (rent all units)	\$4,117.40 \$10,117.40
RENT ROLL	Current Rent (p/ month)		New Annual Expense Est. (20% increase)	\$17,000.40	-\$232.00	In-Season Profit Monthly (rent all units)	\$10,117.40
Unit 1	2 Bed / 1 Bath (864 sf) (gas, water included)	\$2,625	Proforma NOI w/ ADU				
Unit 1	2 Bed / 1 Bath (864 sf) (gas, water included)	\$2,625.00	Proforma Cap Rate w/ ADU	9.44%			
Unit 2	1 Bed / 1 Bath (724 sf) (gas, water included)	\$2,525	New All-In Number	\$1,975,000			
			Monthly Mortgage Payment Assuming entire amount financed at 80% LTV	\$9,965.90			
Notes:	Tenants supplement gas use with ductless heat pumps (tenant exp)						
	All leases expire April 2026 w/ 5% annual increase and renewal option						
	option						
	Gross Monthly Rent	\$7,775.00					
	Annual Gross Rent	\$93,300					
	Proforma Rent (p/month off-season OctMay	N.A	Proforma Rent (p/month Seasonal June-Sept)				
	Unit 1	\$2,800	\$5,250				
	Unit 2	\$2,800	\$5,250				
	Unit 3	\$2,650	\$5,000				
	Gross Monthly Proforma	\$8,250	\$15,500				
	Annual Gross Proforma	\$66,000	\$62,000 <b>\$128.000</b>				
	\	Total Proforma Gross Income:	\$128,000				
	OPERATING EXPENSES ANNUAL						
	Taxes	\$5,016.92					
	Insurance	\$3,300					
	Common Area Electric	\$1,416.00					
	Unit Electricity	Tenant Expense					
	Gas Sewer/Water	\$1,368 Tenant Split in Thirds					
	Security	nenani Spiit in Thirds					
	Pest Prevention	\$480					
	Landscaping, Snow	\$900					
	Trash	N.A.					
			1,040.08				
	Total Op Expenses	\$12,481					
	Net Operating Income	\$80,819.08					
	Net Operating Income Proforma	\$115,519.08					
	CAP RATE	4.83%					
	Proforma Cap Rate	6.90%					
	I						
	Mortgage Payment (20% down) [6.48% interest]	\$8,452.09					
	ADU/Garage Breakdown	ADU/Garage Breakdown \$300,000.00					
	Build Cost Estimate Additional Monthly Rent Off-Season	\$300,000.00 \$2,900.00					
	Additional Monthly Rent Off-Season Additional Monthly Rent In-Season						
\$1,416.70		\$47,200.00					
\$1,416.70	Auditional Annual Rent Est.						
	New Annual Expense Est. (20% increase)						
	Proforma NOI w/ ADU						
	Proforma Cap Rate w/ ADU						
	New All-In Number	\$1,975,000 \$9,965.90					
	Monthly Mortgage Payment Assuming entire amount financed at 80% LTV	\$9,965.90					