

Profit & Loss Statement – Current Income

17 Ledge St, Providence, RI

Prepared for Buyer Review (Rhode Island MLS)

Current Rent Roll

Unit	Current Rent	Notes
Unit 1	\$0	Owner Occupied
Unit 2	\$1,500	Family – no lease currently
Unit 3	\$1,750	Below Market
Unit 4	\$1,700	Below Market
Unit 5	\$1,600	Below Market
Unit 6	\$1,650	Below Market
Total Monthly Income	\$8,200	
Total Annual Income	\$98,400	

Operating Expenses

Operating Expenses	Monthly	Annual
Electric	\$87	\$1,044
Heat (included)	\$990	\$11,880
Insurance	\$581	\$6,972
Water	\$125	\$1,500
Sewer	\$231	\$2,772
Property Taxes	-	\$17,178
Maintenance	\$300	\$3,600
Total Annual Expenses		\$44,946

Net Operating Income

Financial Summary	Amount
Gross Annual Income	\$98,400
Total Operating Expenses	\$44,946

Net Operating Income (NOI)	\$53,454
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