



1 & 2-4 Greystone Avenue, North Providence, RI 02902

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

| | | | |
|---|--------------|-------------|-------------------------|
| Price | \$ 2,100,000 | | |
| Equity | 525,000 | 25.0% | |
| Mortgage | 1,575,000 | 75.0% | |
| | | | 100.0% |
| Mortgage Interest Rate | 7.0% | | |
| Mortgage Term - years | 25 | | |
| Number of units | 11 | | |
| Price per unit | \$ 190,909 | | |
| | | 2025 | 2026 Projections |
| NOI cap rate | | 5.2% | 5.6% |
| Return on Investment (Net Cashflow before Mortgage Amortization / Equity) | | -2.2% | -0.8% |
| Return on Investment (Net Cashflow after Mortgage Amortization / Equity) | | -6.7% | -5.3% |
| DSCR (Cashflow after Cap Reserve / Total Debt Repayment) | | 0.74 | 0.79 |
| DSCR (Cashflow after Cap Reserve / Mortgage Interest) | | 0.89 | 0.96 |
| Breakeven occupancy (excluding capital reserves) | | 101% | 97% |
| Income Multiplier | | 10.3 | 9.9 |

| 1 Greystone Avenue | Bed | Baths | Rent | | Potential Rent | |
|----------------------|-----|-------|---------|--------|----------------|--|
| | | | Current | Month | Year | |
| Unit 1 | 1 | 1 | 1,295 | 1,350 | 16,200 | |
| Unit 2 | 1 | 1 | 1,350 | 1,350 | 16,200 | |
| Unit 3 | 3 | 1 | 1,600 | 1,725 | 20,700 | |
| Unit 4 | 3 | 1 | 1,695 | 1,725 | 20,700 | |
| Unit 5 | 1 | 1 | 1,275 | 1,350 | 16,200 | |
| Unit 6 | 3 | 1 | 1,675 | 1,725 | 20,700 | |
| Unit 7 | 3 | 1 | 1,725 | 1,725 | 20,700 | |
| Unit 8 | 1 | 1 | 1,295 | 1,350 | 16,200 | |
| Unit 9 | 1 | 1 | 1,195 | 1,350 | 16,200 | |
| 2-4 Greystone Avenue | | | | | - | |
| Unit 2 | 3 | 1 | 2,250 | 2,300 | 27,600 | |
| Unit 4 | 3 | 1 | 2,150 | 2,300 | 27,600 | |
| | | | | | - | |
| | | | | | - | |
| | | | | | - | |
| | 23 | 11 | 17,505 | 18,250 | 219,000 | |

| | | 2025 Rent & Expenses | Potential Rent & Projected Expenses |
|---|------|----------------------|-------------------------------------|
| INCOME | | | |
| Gross Rents | | 210,060 | 219,000 |
| Vacancy rate | 3.0% | 6,302 | 6,570 |
| Net Rents | | 203,758 | 212,430 |
| Laundry | | | |
| OPERATING EXPENSES | | | |
| Insurance | | 8,632 | 8,632 |
| Real Estate Taxes | | 30,510 | 30,510 |
| Repairs & Maintenance | 5.0% | 10,188 | 10,622 |
| Management Fee | 5.0% | 10,188 | 10,622 |
| Dumpster Fee | | 5,385 | 5,385 |
| Land scape/Snow removal | | 6,915 | 6,915 |
| Utilities | | 13,902 | 13,902 |
| Fire Alarm Quarterly | | 132 | 132 |
| Water | | 3,481 | 3,481 |
| Sewer | | 5,596 | 5,596 |
| Parking Expense | | 0 | 0 |
| Total Operating Expenses | | 94,929 | 95,796 |
| Net Operating Income (NOI) | | 108,829 | 116,634 |
| Capital Reserves | 5.0% | 10,188 | 10,622 |
| Cash flow after cap reserve and before mortgage int. | | 98,641 | 106,013 |
| Mortgage Interest | | 110,360 | 110,360 |
| Net Cashflow | | (11,719) | (4,348) |
| Mortgage Amortization | | 23,221 | 23,221 |
| Total Annual Mortgage Payment | | 133,581 | 133,581 |