

Proposed Rental Income (Pro Forma)

17 Ledge St, Providence, RI

Estimated Market Rents for Prospective Buyer – Investor Analysis

Proposed Rent Roll (Market Rents)

Unit	Proposed Monthly Rent	Notes
Unit 1	\$2,200	Currently owner occupied
Unit 2	\$1,500	Existing family tenant – proposed 12 month lease
Unit 3	\$2,200	Market rent estimate
Unit 4	\$2,200	Market rent estimate
Unit 5	\$2,200	Market rent estimate
Unit 6	\$2,200	Market rent estimate
Total Proposed Monthly Rent	\$12,500	
Total Proposed Annual Rent	\$150,000	

Estimated 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

Projected Net Operating Income

Financial Summary	Amount
Gross Annual Income (Proposed)	\$150,000
Total Operating Expenses	\$44,946

Projected Net Operating Income (NOI)	\$105,054
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