



Proforma Profit & Loss
184 Myrtle St, Brockton MA, 02301

SMITH&OAK
REAL ESTATE CO.

Property Description: LEGAL 3-UNIT ON SUB-DIVIDEABLE LOT

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	\$1,299,999		OPERATING EXPENSES (ANNUAL)	
Rent Roll (Monthly)			Taxes	\$7,185
Unit 1	\$2,400		Insurance	\$3,600
Unit 2	\$2,350		Electric	N/A
Unit 3	\$2,800		Gas	N/A
Gross Monthly Rent	\$7,550		Sewer/Water	N/A
Annual Gross Rent	\$90,600		Landscaping, Snow	N/A
NOI	\$70,755		Trash	N/A
Cap Rate	5.44%		Total Op Expenses	\$10,785
Proforma Rent Roll (Monthly)			FHA Mortgage Payments (Monthly) - <u>Owner Occupied</u>	3.5% down p/mo. [5.75% interest]
Unit 1	\$3,000		PF Monthly Cost of Living (occ. Unit 1)	\$2,999
Unit 2	\$3,000		PF Monthly Cost of Living (occ. Unit 2)	\$2,999
ADU Studio	\$3,200		PF Monthly PROFIT (occ. in-law)	\$3,199
Gross Monthly Rent	\$9,200		Conventional Mortgage Payments (Monthly) - <u>Owner Occupied</u>	5% down p/yr. [5.75% interest]
Annual Gross Rent	\$110,400		PF Monthly Cost of Living (occ. Unit 1)	\$2,799
Annual EGI	\$99,360		PF Monthly Cost of Living (occ. Unit 2)	\$2,999
Annual NOI	\$88,575		PF Monthly PROFIT (occ. in-law)	\$2,999
Proforma Cap Rate	6.81%		Mortgage Payments (Monthly) - <u>NON-Owner Occupied</u>	20% down p/yr. [5.75% interest]
			Proforma Monthly Profit	\$1,301
			Mortgage Payments (Monthly) - <u>NON-Owner Occupied</u>	30% down p/yr. [5.75% interest]
			Proforma Monthly Profit	\$2,101