



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

SMITH&OAK
REAL ESTATE CO.

Property Description: LEGAL 3-UNIT ON SUB-DIVIDABLE 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	\$8,300
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	\$8,100
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	\$7,000
		Mortgage Payments (Monthly) - <u>NON-Owner Occupied</u>		30% down p/yr. [5.75% interest]
		Proforma Monthly Profit	\$2,101	\$6,200