



PROPERTY ADDRESS: 161 Benefit St, Providence, RI 02903

OWNER: Min Cheung and Michelle Cheung DATE: 02/23/2026

GROSS INCOME: \$ 471,000
Number of units: \$ 12
Vacancy Percentage: \$ 0
Total Income: \$ 471,000

EXPENSES:

Taxes: \$ 58,248.16
Insurance: \$ 15,600
Utilities (Gas, Oil, Electric): \$ 3696
Water/Sewer: \$ 7200
Rubbish: \$ 3580
Repairs & Maintenance: \$ 5900 **

TOTAL EXPENSES: \$ 94,224.16

NET INCOME*: \$ 376,775.84

*All income and expenses are subject to change.

INCOME AND EXPIRATION OF LEASES:

Unit #1: \$2,100 Lease Expires: 5/30/26
Unit #2: \$2,300, Lease Expires 5/30/27
Unit #3: \$2,300 Lease Expires 5/31/26
Unit #4: \$3,000 Lease Expires *Renewed Expires: 5/31/27
Unit #5: \$2,450 Lease Expires 6/30/26
Unit #6: 2,450 Lease Expires 5/30/26

COMMENTS: **** Also Included in the "Repairs & Maintenance" Expense Category: Snow Removal, Landscape & Professional Services (CPA & Attorney)**
Unit #7: \$2,450 Lease Expires 6/30/26
Unit#8: \$2,450 Lease Expires 5/31/26
Unit #9: \$2,550 Lease Expires 5/31/26
3 Commercial Units (Currently Combined): \$17,200 Lease Expires: 10 year term