



160 Division St Pawtucket, RI 02860

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

Price	\$ 950,000			
Equity	237,500	25.0%		
Mortgage	712,500	75.0%		
		100.0%		
Mortgage Interest Rate	7.0%			
Mortgage Term - years	25			
Number of units	6			
Price per unit	\$ 158,333			
		2025	2026 Projections	
NOI cap rate		5.5%	7.0%	
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)		-0.8%	4.9%	
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)		-5.3%	0.5%	
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)		0.79	1.02	
DSCR (Cashflow after Cap Reserve / Mortgage Interest)		0.96	1.23	
Breakeven occupancy (excluding capital reserves)		97%	84%	
Income Multiplier		10.8	9.2	

	Bed	Baths	Rent	Potential Rent	
			Current	Month	Year
Unit 1	0		950	1,500	18,000
Unit 2	1		1,375	1,500	18,000
Unit 3	2		1,350	1,500	18,000
Unit 4	2		1,300	1,400	16,800
Unit 5	2		950	1,200	14,400
Unit 6	3		1,600	1,800	21,600
	10	0	7,525	8,900	106,800

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		90,300	106,800
Vacancy rate	3.0%	2,709	3,204
Net Rents		87,591	103,596
Laundry			
OPERATING EXPENSES			
Insurance		4,700	4,700
Real Estate Taxes		11,000	11,000
Repairs & Maintenance	5.0%	4,380	5,180
Management Fee	5.0%	4,380	5,180
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		4,958	4,958
Fire Alarm Quarterly		360	360
Water		2,750	2,750
Sewer		2,750	2,750
Parking Expense		0	0
Total Operating Expenses		35,277	36,878
Net Operating Income (NOI)		52,314	66,718
Capital Reserves	5.0%	4,380	5,180
Cash flow after cap reserve and before mortgage int.		47,934	61,539
Mortgage Interest		49,925	49,925
Net Cashflow		(1,990)	11,614
Mortgage Amortization		10,505	10,505
Total Annual Mortgage Payment		60,430	60,430