9 Central Street Newmarket, NH Proforma

	2024	2025	PROFORMA (POTENTIAL)	2026 YTD
Revenue	115,149.51	111,405.27	132,000.00	(Need value)
Vacancy Loss (5%)	(Vacancy Already applied)		(6,600.00)	
Total Revenue	115,149.51	111,405.27	125,400.00	
Expenses				
Parking	675.00	3,850.00	0	See note 1
Gardening	450.00	450.00	450.00	
Repairs & Maintenance	2,279.00	3,065.00	3,065.00	
Utilities	4,673.00	5,269.00	5,269.00	
Insurance	4,786.00	5,044.00	5,465.00	Renewal price starting 10/5/2026
Property Tax	18,057.00	20,387.00	17,924.66	See note 2
Total Expense	30,920.00	38,065.00	32,173.66	
Expense Ratio	27%	34%	26%	
Net Operating Income	84,229.51	73,340.27	**93,226.34**	
Cap Rate	7.0%	6.1%	7.8%	

Purchase Price	1,200,000.00
Proforma Cap Rate	7.77%

Unit #	Current Rent	Pro Forma (Potential)
1	1,860.00	2,050.00
2	1,850.00	1,850.00
3	1,600.00	1,600.00
4	2,050.00	2,050.00
5	1,800.00	1,850.00
6	1,550.00	1,600.00
Total	**10,710.00**	**11,000.00**

Regarding rental rate assumptions:

There are 3 approximate floor plans in the building

Units 1&4, 2&5, and 3&6 are very similar layouts

Proforma shows the higher current rent of each floor plan applied to the other similar unit

Note 1

Parking can be put back to tenants at lease end, 2 additional parking spaces are purchased by the tenants

Note 2

Owners successfully challenged and reduced the assessed value of the property to more align with comparable properties in the neighborhood; tax amount is past rate applied to current assessment