

Statue Way, Portsmouth, RI 02871 — Rent Roll, Operating Expenses & NOI

11-unit condominium portfolio, 8 buildings

Figures as provided by owner; unverified against signed leases, tax bills, or invoices. Blue = input, black = formula.

RENT ROLL — CURRENT vs. MARKET					
Unit	Current Monthly Rent	Current Annual Rent	Market Monthly Rent	Market Annual Rent	Monthly Upside
Bldg #12, Unit 1 (1A)	\$1,800	\$21,600	\$2,000	\$24,000	\$200
Bldg #12, Unit 2 (2A)	\$2,150	\$25,800	\$2,500	\$30,000	\$350
Bldg #12, Unit 3 (3A)	\$1,400	\$16,800	\$2,000	\$24,000	\$600
Bldg #12, Unit 4 (4A)	\$1,710	\$20,520	\$2,000	\$24,000	\$290
Unit #20	\$2,700	\$32,400	\$2,800	\$33,600	\$100
Unit #30	\$2,600	\$31,200	\$3,500	\$42,000	\$900
Unit #31	\$2,600	\$31,200	\$4,500	\$54,000	\$1,900
Unit #33	\$3,300	\$39,600	\$4,500	\$54,000	\$1,200
Unit #36	\$2,300	\$27,600	\$3,500	\$42,000	\$1,200
Unit #37	\$2,100	\$25,200	\$3,000	\$36,000	\$900
Unit #46	\$4,500	\$54,000	\$4,500	\$54,000	-
TOTAL (11 units)	\$27,160	\$325,920	\$34,800	\$417,600	\$7,640

OPERATING EXPENSES (ANNUAL) — same under both scenarios					
Expense Item		Annual Amount			
Insurance		\$20,400			
Lawn care / cleanup / annual maintenance		\$10,000			
Solar contract (covers electric, all units except Bldg #12)		\$14,400			
Property taxes		\$32,833			
Plowing (property's allocated share of shared complex expense)		\$6,252			
Total Operating Expenses		\$83,885			

NET OPERATING INCOME (NOI) — BOTH SCENARIOS					
	Current (Actual)	Market			
Total Gross Annual Rental Income	\$325,920	\$417,600			
Less: Total Operating Expenses	(\$83,885)	(\$83,885)			
Net Operating Income (NOI)	\$242,035	\$333,715			

Assumed Purchase Price (edit to update both)	\$4,000,000				
Cap Rate (NOI / Purchase Price)	6.05%	8.34%			

Blue = input figures provided by owner. Yellow = purchase price assumption (edit this one cell to update cap rates for both scenarios). Black = calculated formulas. Not yet verified against signed leases, tax bills, or invoices — tenant names, lease dates, and security deposits not yet included.