

Martha's Vineyard Circle

Pro-Forma

March 2026

Rents	<u>Per Building</u>	<u>Monthly Total</u>	<u>Annual Total</u>
3BR			
2BR			
2BR			
2BR			
Total		-	751,560.00
Vacancy 3%			22,546.80
Total Gross Revenue			729,013.20

Expenses

Advertising	844.00
Auto/Travel	917.00
Cleaning	2,223.00
Insurance	10,428.00
Legal/Accounting	1,408.00
Management	13,152.00
Repairs	43,174.00
Supplies	14,293.00
Property Taxes	81,195.00
Utilities (Sewer, Water, Trash Only)	31,207.00
Payroll	32,881.00
Snow Removal	6,576.00

Total Expenses **238,298.00**

Net Operating Income **490,715.20**

	775,000.00
	9.00
Purchase Price	6,975,000.00
Down 25%	1,743,750.00

Cap Rate

0.0704