



State of Rhode Island and Providence Plantations
Office of the Secretary of State

Fee: \$50.00

Division Of Business Services
148 W. River Street
Providence RI 02904-2615
(401) 222-3040

Limited Liability Company
Annual Report

Filing Period: September 1 - November 1

In accordance with R.I.G.L. 7-16-66(d), each limited liability company failing or refusing to file its annual report within thirty (30) days after the time prescribed by law (R.I.G.L. 7-16-66(b&c)) is subject to a penalty fee of \$25.00.

ANNUAL REPORT YEAR: 2015

1. ID No. 000561149

2. Exact Name of the Limited Liability Company PRONOIA DEVELOPMENT, LLC

3. State of Formation

State: RI

4. Brief Description of the Character of the Business Which is Actually Conducted in Rhode Island

Pronoia Development is a real estate development company that buys distressed homes in Rhode Island. The intention is to renovate the homes for resale. However, if Pronoia Development is unable to sell the house due to poor market conditions: Renting the property is an option. In 2015, Pronoia Development, LLC purchased 1 home located at: 101 Highbank Avenue, North Kingstown, RI. This house was purchased at a cost of 127,500.00. Renovation and other misc. costs were approximately \$63,000.00. The house was listed for sale in October 2015. Sale is pending (purchase price = \$223K) with an expected close date of January 2016. Pronoia Development LLC also sold a rental property in 2015 located at 241 Gordon Avenue, Warwick, Rhode Island for approximately 114,000.00. This property had originally been purchased in 2012 for 50,000.00 but was rented due to weak market conditions in 2012. Pronoia Development also sold a house in 2015 (purchased in October 2014) located at 69 Van Buren Street, Warwick, Rhode Island. Purchase price was \$73,500.00 Approximately \$83,000.00 was spent on renovations. The house sold for \$199,900.00 in June 2015.

5. Principal Office Address

No. and Street: 33 WOODBINE ROAD

City or Town: WAKEFIELD

State: RI

Zip: 02879

Country: USA

6. Mailing Address of Limited Liability Company and Name or Title of Contact Person:

Contact Name: Contact Title:

No. and Street: 33 WOODBINE ROAD

City or Town: WAKEFIELD

State: RI

Zip: 02879

Country: USA

7. Name and Address of Each Manager of the Limited Liability Company, if Applicable.
DO NOT LIST MEMBERS

Title	Individual Name First, Middle, Last, Suffix	Address Address, City or Town, State, Zip Code, Country
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**8. RESIDENT AGENT IN RHODE ISLAND - DO NOT ALTER
Changes Require Filing of Form 642 - R.I.G.L. 7-16-11**

JOHN P. DUGGAN 33 WOODBINE ROAD WAKEFIELD , RI 02879

9. This report must be executed by an authorized person pursuant to R.I.G.L. 7-16-66 (b).

Signed this 7 Day of December, 2015 at 6:10:24 PM by the authorized person. *This electronic signature of the individual or individuals signing this instrument constitutes the affirmation or acknowledgement of the signatory, under penalties of perjury, that this instrument is that individual's act and deed or the act and deed of the company, and that the facts stated herein are true, as of the date of the electronic filing, in compliance with R.I. Gen. Laws § 7-16.*

By JOHN P. DUGGAN
Signature of Authorized Person

Form No. 632
Revised 09/07