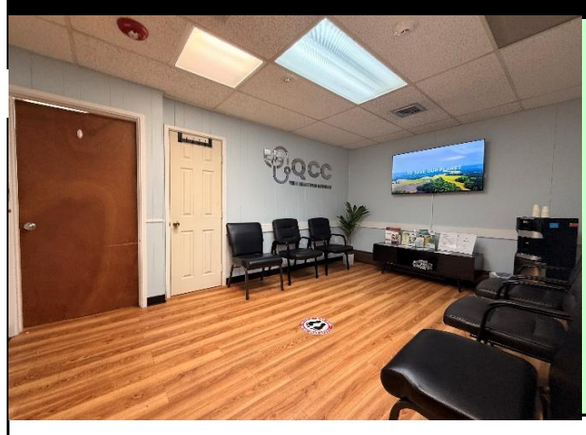

333 School St Pawtucket, RI 02860 Unit 305

Professional Office Condo | 715± SF | Unit 305

An excellent opportunity to own a 715± SF office condominium at 333 School Street in Pawtucket. This efficiently sized commercial space is well suited for a professional office, small business, service provider, or owner-user seeking an affordable location with the advantages of condominium ownership.

The unit offers a practical layout, private entrance, dedicated parking availability, and handicap accessibility. The condo association fee provides significant convenience by covering utilities, helping simplify operating expenses and

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Price	$ 95,000	
Equity	23,750	25.0%
Mortgage	71,250	75.0%
		100.0%
Mortgage Interest Rate	7.0%	
Mortgage Term - years	25	
Number of units	1	
Price per unit	$ 95,000	

	2025	2026 Projections
NOI cap rate	9.9%	10.8%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	14.5%	18.0%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	10.1%	13.6%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	1.40	1.53
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	1.69	1.86
Breakeven occupancy (excluding capital reserves)	77%	74%
Income Multiplier	4.9	4.7

	SF	Baths	Rent Current	Potential Rent Month	Potential Rent Year
Unit 305	715 SF		1,627	1,700	20,400
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
	0	0	1,627	1,700	20,400

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		19,524	20,400
Vacancy rate	0.0%	-	-
Net Rents		19,524	20,400
Laundry			
OPERATING EXPENSES			
Insurance		0	0
Real Estate Taxes		1,161	1,161
Yearly Condo Fee		8,949	8,949
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		0	0
Fire Alarm Quarterly		0	0
Water		0	0
Sewer		0	0
Parking Expense		0	0
Total Operating Expenses		10,110	10,110
Net Operating Income (NOI)		**9,414**	**10,290**
Capital Reserves	5.0%	**976**	**1,020**
Cash flow after cap reserve and before mortgage int.		**8,438**	**9,270**
Mortgage Interest		**4,992**	**4,992**
Net Cashflow		**3,445**	**4,278**
Mortgage Amortization		**1,050**	**1,050**
Total Annual Mortgage Payment		**6,043**	**6,043**