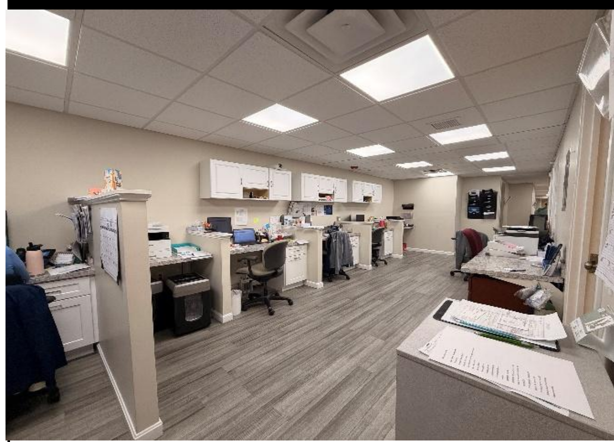

333 School St Pawtucket, RI 02860 Unit 112B

Take advantage of this 2,336± SF commercial condominium at 333 School Street in Pawtucket. Unit 112B offers substantially more space for businesses requiring room for offices, professional services, client areas, storage, or a customized work environment.

The property combines functionality with ownership advantages, including a private entrance, parking, handicap accessibility, and heat included. The condo fee covers utilities, providing an attractive ownership structure with predictable operating expenses.

INSTRUCTIONS - INPUT DATA IN GREEN FIELDS ONLY. DO NOT ENTER ANYWHERE ELSE OR FORMULAS WILL BE CORRUPTED.

Price	**$ 170,000**	
Equity	42,500	**25.0%**
Mortgage	127,500	**75.0%**
		100.0%
Mortgage Interest Rate	**7.0%**	
Mortgage Term - years	**25**	
Number of units	1	
Price per unit	$ 170,000	

	2025	2026 Projections
NOI cap rate	8.2%	8.9%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	6.1%	8.8%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	1.7%	4.4%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	1.07	1.17
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	1.29	1.42
Breakeven occupancy (excluding capital reserves)	90%	87%
Income Multiplier	3.5	3.5

			Rent	Potential Rent	
	SF	Baths	Current	Month	Year
Unit 1	2336 SF		4,000	4,100	49,200
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
	0	0	4,000	4,100	49,200

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		48,000	49,200
Vacancy rate	**0.0%**	-	-
Net Rents		48,000	49,200
Laundry			
OPERATING EXPENSES			
Insurance		0	0
Real Estate Taxes		4,860	4,860
Yearly Condo Fee		29,205	29,205
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		34,065	34,065
Net Operating Income (NOI)		**13,935**	**15,135**
Capital Reserves	**5.0%**	**2,400**	**2,460**
Cash flow after cap reserve and before mortgage int.		**11,535**	**12,675**
Mortgage Interest		**8,934**	**8,934**
Net Cashflow		**2,601**	**3,741**
Mortgage Amortization		**1,880**	**1,880**
Total Annual Mortgage Payment		**10,814**	**10,814**