

**333 School St Pawtucket, RI 02860 Unit 213**

Under market rent, tenant is only using partial part of unit. Landlord can require tenant to vacate with 60 days notice. Landlord can sublease remaining part of unit. Position your business for the future with 2,559± SF of commercial space at 333 School Street in Pawtucket. Unit 213 offers a substantial footprint suitable for businesses that need dedicated areas for offices, operations, customer service, storage, or specialized workspace.

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

| | | |
|---|---|---|
| Price | **$ 200,000** | |
| Equity | 50,000 | **25.0%** |
| Mortgage | 150,000 | **75.0%** |
| | | 100.0% |
| Mortgage Interest Rate | **7.0%** | |
| Mortgage Term - years | **25** | |
| Number of units | 2 | |
| Price per unit | $ 100,000 | |

| | 2025 | 2026 Projections |
|---|---|---|
| NOI cap rate | 2.3% | 3.5% |
| Return on Investment (Net Cashflow before Mortgage Amortization / Equity) | -15.9% | -11.3% |
| Return on Investment (Net Cashflow after Mortgage Amortization / Equity) | -20.3% | -15.8% |
| DSCR (Cashflow after Cap Reserve / Total Debt Repayment) | 0.20 | 0.38 |
| DSCR (Cashflow after Cap Reserve / Mortgage Interest) | 0.24 | 0.46 |
| Breakeven occupancy (excluding capital reserves) | 114% | 108% |
| Income Multiplier | 4.8 | 4.5 |

| | | | Rent | Potential Rent | |
|---|---|---|---|---|---|
| | SF | Baths | Current | Month | Year |
| Unit 213A | 1359 SF | | 2,500 | 2,600 | 31,200 |
| Unit 213B | 1200 SF | | 1,000 | 1,100 | 13,200 |
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| | 0 | 0 | 3,500 | 3,700 | 44,400 |

| | | 2025 Rent & Expenses | Potential Rent & Projected Expenses |
|---|---|---|---|
| **INCOME** | | | |
| Gross Rents | | 42,000 | 44,400 |
| Vacancy rate | **0.0%** | - | - |
| Net Rents | | 42,000 | 44,400 |
| Laundry | | | |
| **OPERATING EXPENSES** | | | |
| Insurance | | 0 | 0 |
| Real Estate Taxes | | 5,335 | 5,335 |
| Yearly Condo Fee | | 32,001 | 32,001 |
| 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** | | 37,336 | 37,336 |
| **Net Operating Income (NOI)** | | **4,664** | **7,064** |
| **Capital Reserves** | **5.0%** | **2,100** | **2,220** |
| **Cash flow after cap reserve and before mortgage int.** | | **2,564** | **4,844** |
| **Mortgage Interest** | | **10,510** | **10,510** |
| **Net Cashflow** | | **(7,946)** | **(5,666)** |
| Mortgage Amortization | | **2,212** | **2,212** |
| Total Annual Mortgage Payment | | **12,722** | **12,722** |