

333 School St Pawtucket, RI 02860

Medical Investments 7% CAP
5 units
UNIT 112B — $170,000
• 2,336± SF
UNIT 213 — $200,000
• 2,559± SF
UNIT 302 — $162,000
• 1,800± SF
UNIT 305 — $95,000
• 715± SF

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

Price	**$ 627,000**	
Equity	156,750	**25.0%**
Mortgage	470,250	**75.0%**
		100.0%

Mortgage Interest Rate	**7.0%**
Mortgage Term - years	**25**
Number of units	5
Price per unit	$ 125,400

	2025	2026 Projections
NOI cap rate	6.6%	7.5%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	0.6%	4.0%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	-3.9%	-0.4%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	0.85	0.98
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	1.03	1.19
Breakeven occupancy (excluding capital reserves)	94%	91%
Income Multiplier	4.1	4.0

	SF	Baths	Rent Current	Potential Rent Month	Potential Rent Year
Unit 112B	2336 SF		4,000	4,100	49,200
Unit 213	2559 SF		3,500	3,700	44,400
Unit 302	1804 SF		3,500	3,600	43,200
Unit 305	715 SF		1,627	1,700	20,400
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	0	0	12,627	13,100	157,200

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		151,524	157,200
Vacancy rate	**0.0%**	-	-
Net Rents		151,524	157,200
Laundry			
OPERATING EXPENSES			
Insurance		0	0
Real Estate Taxes		17,069	17,069
Yearly Condo Fee		92,712	92,712
Dumpster Fee		350	350
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		110,131	110,131
Net Operating Income (NOI)		**41,393**	**47,069**
Capital Reserves	**5.0%**	**7,576**	**7,860**
Cash flow after cap reserve and before mortgage int.		**33,817**	**39,209**
Mortgage Interest		**32,950**	**32,950**
Net Cashflow		**866**	**6,259**
Mortgage Amortization		**6,933**	**6,933**
Total Annual Mortgage Payment		**39,884**	**39,884**