

69 Montgomery St Pawtucket RI

Profit & Loss

Rent Roll:

Total 8 units, 2 garages, 5 bathrooms, basement, 2 parking lots (each side of building)

- ⇒ Suite 1: \$825.00 tenant since 2014
- ⇒ Suite 2: \$450.00 also suite 5 – tenant since 2022
- ⇒ Suite 3: open upper middle unit office \$575.00 when leased
- ⇒ Suite 4: open upper front unit office \$1,200.00 when leased
- ⇒ Suite 5: \$1,170.00 also suite 2 see above
- ⇒ Suite 6: \$260.00 tenant since 2014
- ⇒ Suite 7: front lower unit \$1,295.00 tenant since 2024 (pays all own utilities)
- ⇒ Suite 8: \$1,910.00 in the last 30-40 years *
- ⇒ Garage 1: \$870.00 (left side) under lease until June 2025 (pays own heat)- also has water spigot (interior) and hanging heat system in garage and separate locking room
- ⇒ Garage 2: \$ included in above with Suite 8 * loading dock for suite 8 (right side) (pays all own utilities)

Total Rent Roll with 2 vacancies (as is): \$81,260.00 (2025)

Total Rent Roll with no vacancies: \$93,285.00 (2024)

Total Rent Roll with no vacancies (as is): \$102,360.00*

*(based on 3 room front unit at \$1200.00 and 2 room middle side unit at \$550.00 total additional \$21k annually)

Expenses: 2024

\$7,474.00 Annual Insurance
\$10,104.00 Annual Taxes (2025)
\$2,038.00 Annual Water/Sewer
\$5,001.00 Annual Electric/Gas
\$1,800.00 Annual trash

Total Expenses annually: \$26,914.00

Updates:

4qty new windows- right side of building

1qty new window – back upper

1qty new window – left side upper

All office updated throughout as well as common spaces and bathrooms

Suite 1 upstairs has been updated along with private bathroom/shower

New H2O heater for front lower unit (located in basement)

New condenser and evaporator coil for AC in front lower office

New flooring front lower office

New H2O heater for upstairs bathrooms

New motorized lift in Garage 1

New emergency lighting (Exit signs, emergency lighting, strobes) throughout each unit, bathrooms, basement, halls, stairs and common spaces

Additional info:

Suites 1 through 6 currently includes Central Heat and Air, plus Electric, Water and Trash Dumpster. All suites newly renovated, clean and neat spaces with new flooring, ceilings, paint, etc! Multiple bathrooms and hallways have newly tiled floors and fixtures. All suites are below market value rents for key tenants to remain in place with low turnover. Website will transfer to the new owner.