

36 Pratt St Providence, RI 02906

Seller Information

- **Owner:** Ben Mandelbraut / 167 Transit LLC
- **Business Name:** AJM Group
- **Address:** 21 Highland Ave, Needham, MA 02494, USA
- **Contact Phone:** (617) 974-7007
- **Contact Email:** benm@ajmgroup.com

Property Information

- **Address:** 36 Pratt St. Providence, RI
- **Assessed Value:** \$891,300
- **Current Tax Rate:** \$18.35 per \$1,000
 - **Taxes:** $(\$891,300 \div 1,000) \times 18.35 = \$16,364.36$ annually

Unit Details & Operating Statement

Unit Type	Beds	Baths	SqFt	Rent	Lease
Unit 1	4	2	1,269	\$3,800	5/31/2025
Unit 2	4	2	1,207	\$3,800	5/31/2026
Unit 3	3	2	1531	\$3,600	5/31/2026
Totals	11	6	3,364	\$11,200	

Expense Type	Calculation
Annual Rents	\$134,400
Water/Sewer/Common Electric	(\$2,280)
Maintenance	(\$1,200)
Taxes	(\$16,364)
Insurance	(\$4,718)
Net Operating Income (NOI)	\$109,838
CAP 5%	\$2,200,000

Property Highlights

- **Fully Gut-Renovated:** Comprehensive interior remodel (2019-2021), including structural, electrical, plumbing, and HVAC systems. All permits were pulled and closed.
- **Modern Amenities:** Central heating and cooling, in-unit laundry, updated kitchens and bathrooms in all units, and new appliances.
- **Potential Condo Conversion:** Units designed for a condo conversion with separate utilities, mechanical systems, and two egresses.
- **Exterior Upgrades:**
 - New windows and roof.
 - Repaired and painted siding and trim.
 - New front decks.
- **Fully fire-code compliant.**
- **No On-Site Parking:** Preliminary zoning and historical approval obtained for potential front-yard excavation to add parking.