



193 Park Street Rockland, Maine

Commercial Investment Property Opportunity and analysis



Executive Summary

193 Park Street is a stabilized, income-producing commercial property located in Rockland, Maine's Mid-coast market. The asset is fully occupied by four commercial tenants and has undergone recent lease renewals that materially reduce vacancy risk while embedding annual rent growth.

This offering is structured for investors seeking predictable annual cash flow, where operating income covers all expenses and debt service, and remaining cash flow is distributable. No appreciation or exit assumptions are required to achieve attractive returns.

Projected Year 1 Cash-on-Cash Return: ~21%



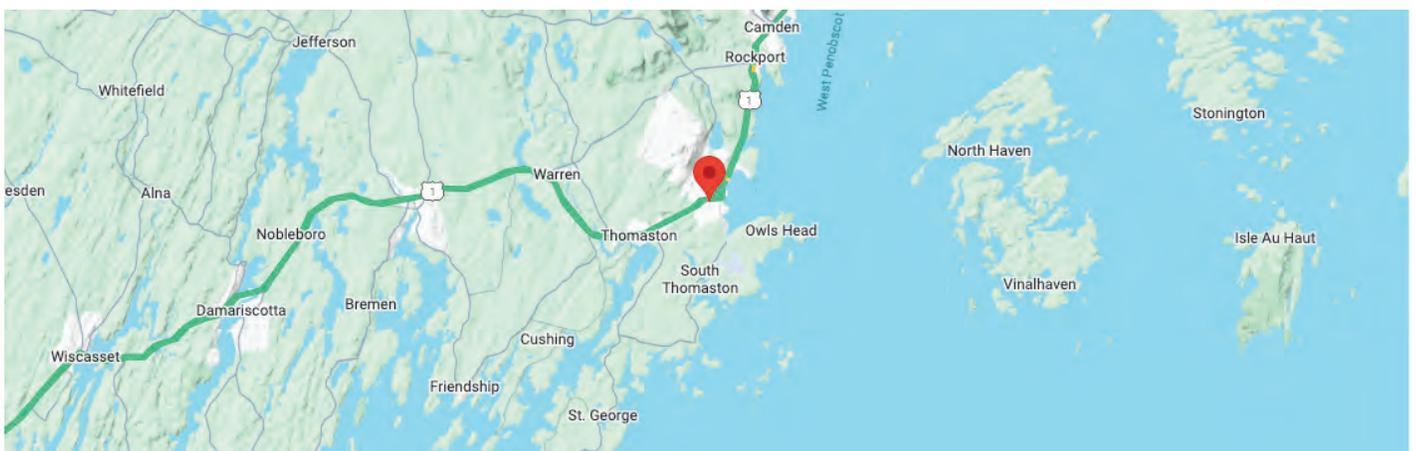
Property Overview

Property Details

- Address: 193 Park Street, Rockland, ME
- Property Type: Multi-tenant commercial
- Occupancy: 100%
- Tenancy: Four commercial tenants
- Parking: On-site & by ROW
- Market: Rockland / Midcoast Maine

Lease Profile

- Majority of income secured under multi-year leases
- One tenant on month-to-month providing flexibility and increased revenue opportunity with minor improvements
- Lease expirations are staggered



Income Summary (Aggregated)

Tenant-level rents and built-in annual lease increases are available with a signed NDA.
Please request from realtor.

Total Gross Rental Income (Year 1)	\$102,000
Total Gross Rental Income (Year 2)	\$105,265

Built-in lease escalations increase total rental income in Year 2 without requiring re-leasing or market rent assumptions. *Projected income growth is driven solely by existing lease terms.*

Normalized Operating Expenses

Operating expenses are based on historical actuals, with repairs and maintenance normalized to reflect stabilized ownership.

Total Operating Expenses	~\$27,400
Repairs & Maintenance (Normalized)	\$5000

Prior years included renovation-related costs that are not expected to recur and have been excluded from stabilized operations. *This normalization reflects expected ongoing ownership expenses.*



Net Operating Income & Cash Flow

Year 1 Projection

Metric	Amount
Gross Rental Income	\$102,000
Operating Expenses	~\$27,400
<u>Net Operating Income (NOI)</u>	<u>~\$74,600</u>
Debt Service	~\$45,050
Annual Cash Flow	~\$29,550

Year 2 Projection

Metric	Amount
Gross Rental Income	~\$105,265
Operating Expenses	~\$27,400
<u>Net Operating Income (NOI)</u>	<u>~\$77,865</u>
Debt Service	~\$45,050
Annual Cash Flow	~\$32,815

Year-over-year growth is driven by contractual rent increases under existing leases, without assuming re-leasing or market rent appreciation.

Debt service remains constant under the assumed financing structure.

Annual Investor Returns

Returns are presented as annual cash distributions based on operating performance.

Year	Annual Cash Flow	Cash-on-Cash Return
Year 1	~\$29,550	~21.3%
Year 2	~\$32,815	~23.6%

Returns are calculated based on an initial equity investment of approximately \$139,000 (20% of the purchase price). No appreciation, refinance, or sale assumptions are included.



Appendix: Bank Underwriting Summary

Financing Assumptions

- Purchase Price: \$695,000
- Equity Contribution: \$139,000 (20%)
- Loan Amount: \$556,000
- Interest Rate (Assumed): 6.50%
- Amortization: 25 years
- Annual Debt Service: ~\$45,050

Year	Net Operating Income	Debt Service	DSCR
Year 1	~\$74,600	~\$45,050	1.66x
Year 2	~\$80,100	~\$45,050	1.78x

Projected debt service coverage exceeds typical bank minimum requirements for small-balance commercial lending. Debt service remains constant under the assumed financing structure.



Risk Considerations & Mitigants

The following considerations are typical for stabilized commercial real estate investments and are mitigated as outlined below.

Risk	Mitigant
Interest rate environment	Conservative leverage and strong debt service coverage
Maintenance variability	Normalized expense assumptions based on stabilized ownership
Tenant turnover	Majority of income secured by long-term leases
Market softening	Returns driven by income rather than appreciation

The investment does not rely on favorable market conditions or exit timing to achieve projected returns.

Investment Summary

- Investor contributes 20% equity at acquisition
- Property income pays all operating expenses
- Property income pays all principal and interest on the loan
- Remaining cash flow is available to be distributed to the investor
- Investor continues to receive income distributions for the duration of ownership

193 Park Street offers investors the opportunity to acquire a stabilized commercial asset with immediate positive cash flow, conservative leverage, and predictable distributions. Returns are driven by in-place income and contractual rent growth rather than speculative appreciation, making the investment well suited for private investors seeking durable, income-focused ownership.

This offering is structured to be easily underwritten and readily presented to lending institutions.

