CONFIDENTIAL OFFERING MEMORANDUM

418 Quequechan Street

Fall River, Massachusetts 02723

FULLY LEASED MULTI-TENANT COMMERCIAL ASSET

$1,989,000	**41,586 SF**	**$172,400**	**8.67%**
ASKING PRICE	BUILDING AREA	CURRENT NOI	CAP RATE

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INVESTMENT OVERVIEW

A durable income property with measured upside

418 Quequechan Street is a fully leased, multi-tenant granite commercial property offering 41,586 square feet across two levels. The building is sprinklered and includes an ADA-accessible ramp serving the second floor. More than $300,000 in recent improvements supports a strong operating foundation.

A diverse mix of retail, service, wellness, childcare, arts and fitness uses supports tenant stability and consistent cash flow. Several leases approaching renewal create a practical opportunity for incremental rent growth, while potential availability may also suit an owner-user.

100%	10	1.4 AC	$300K+
LEASED	TENANCIES	SITE AREA	IMPROVEMENTS

PROPERTY SNAPSHOT

Year built	**1871**	Zoning	**Industrial**
Levels	**2**	Construction	**Granite / stone**
Fiscal 2026 assessment	**$671,200**	Estimated tax	**$15,827**

Connected to the South Coast

418 QUEQUECHAN STREET, FALL RIVER, MASSACHUSETTS

Positioned within an established commercial corridor, the property offers convenient access to major South Coast markets, regional highways and commuter rail service.

REGIONAL POSITIONING

418 Quequechan Street combines neighborhood visibility with broader regional access. The location supports a diverse mix of retail, service, fitness, childcare and community uses, while offering investors connectivity across southeastern Massachusetts and Rhode Island.

Fall River
South Coast hub

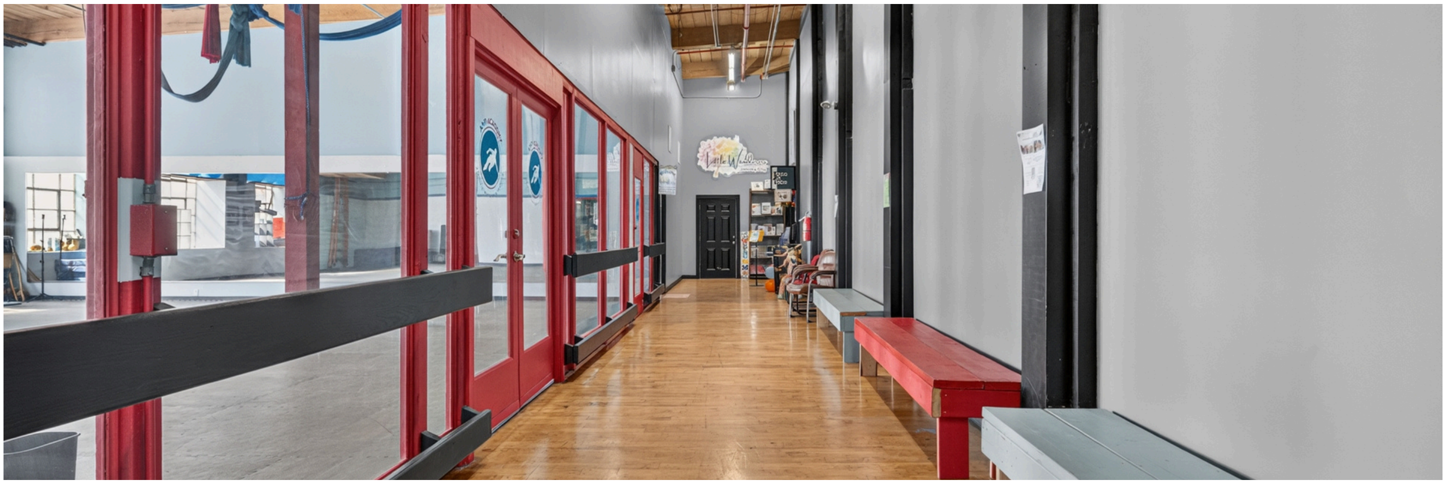
I-195
East–west corridor

Route 24
North–south access

Commuter Rail
Boston connection

CAPITAL IMPROVEMENTS

More than $300,000 has been reinvested



2021 ROOF AND SIDING, PLUMBING UPGRADES, BATHROOMS, AND HVAC IMPROVEMENTS

2022 ELECTRICAL UPGRADES, INTERIOR WALLS AND FINISHES, AND COMPREHENSIVE PAINTING

2023 PARKING LOT RESTORATION, EXTERIOR BLOCK REPAIRS, AND CHIMNEY REFURBISHMENT

2024 FIRE ALARM SYSTEM, CODE UPGRADES, AND SPRINKLER ENHANCEMENTS

2025 ADA RAMP AND RAILINGS, AND BATHROOM UPGRADES

A consistent track record of upgrades that drive value and performance.

FINANCIAL PERFORMANCE

Current rent roll supports $172,400 in NOI

CURRENT RENT ROLL

Tenant names omitted at seller's request

FLOOR	USE	SF	ANNUAL RENT	LEASE END
1st	Laundromat	2,500	**$32,400**	12/31/31
1st	Nail Salon	1,400	**$14,400**	12/31/26
1st	Market	2,600	**$31,200**	12/31/26
1st	Community Outreach	120	**-**	12/31/26
1st	Clothing Store	665	**$8,400**	11/30/28
1st	Holistic Health	650	**$6,000**	02/29/28
1st	Restaurant	9,000	**$54,000**	12/31/26
2nd	Gym	10,300	**$42,000**	12/31/32
2nd	Art Collective	3,825	**$38,400**	06/30/29
2nd	Sensory Play Place	2,815	**$27,600**	12/31/26

$254,400	$82,000	$172,400	8.67%
ANNUAL RENT	EXPENSES	PCURRENT NOI	PCURRENT CAP

A small office space is dotated to a Community Outreach NPO.

MEASURED INCOME GROWTH

A $1.00/SF renewal step lifts NOI to $188,215

Rather than relying on aggressive increases to market rate expectations, this scenario applies only a $1.00 per square foot annual increase to the four leases expiring on December 31, 2026. All other rents and total expenses remain unchanged.

USE	SF	CURRENT	RENEWAL	INCREASE
Nail Salon	1,400	$14,400	**$15,800**	+$1,400
Market	2,600	$31,200	**$33,800**	+$2,600
Restaurant	9,000	$54,000	**$63,000**	+$9,000
Sensory Play Place	2,815	$27,600	**$30,415**	+$2,815

MODEST RENEWAL SCENARIO

$270,215
PROJECTED RENT
+$15,815

$188,215
PROJECTED NOI
+$15,815

9.46%
PROJECTED CAP
+0.79 pts

The opportunity is incremental, not speculative.

A modest renewal adjustment preserves the property's cash-flow profile while moving annual rent closer to market over time.

Illustrative scenario only. Assumes unchanged occupancy and $82,000 in annual expenses. Actual renewal terms and operating results may vary.

ILLUSTRATIVE NNN RECOVERY SCENARIO

Income Upside Through Expense Recovery

418 QUEQUECHAN STREET, FALL RIVER, MASSACHUSETTS

This scenario assumes no increase to current tenant rents and reflects only the billing back of $82,000 in annual operating expenses under the NNN leases.

$356,400	**$254,400**	**12.79%**	**+$82,000**
TOTAL ANNUAL REVENUE	PROJECTED NOI	CAP AT $1,989,000	NOI INCREASE

ANNUAL INCOME BUILD-UP

Expense Recovery Scenario

Current annual base rent No rent increases assumed	$254,400
NNN expense reimbursement income Illustrative full recovery of annual expenses	+$82,000
Total annual revenue	**$336,400**
Less annual operating expenses	($82,000)
PROJECTED NOI	**$254,400**

NO RENT GROWTH ASSUMED

Tenant rents remain at their current annual amounts. The modeled increase comes entirely from recovering eligible operating expenses.

NOI COMPARISON

Current $172,400

Projected $254,400

+47.6%
PROJECTED NOI GROWTH

8.67%	**12.79%**
CURRENT CAP RATE	PROJECTED CAP RATE

HOW THE RECOVERY WORKS

The $102,000 reimbursement is shown as income and the same $102,000 remains as an operating expense. With full recovery, those two amounts offset one another.

UNDERWRITING ASSUMPTIONS

Illustrative scenario only. It assumes the leases permit recovery of all $82,000 in operating expenses, the amounts are allocated and collected in full, and no additional costs, caps, exclusions, vacancies or collection losses apply.

- Confirm each tenant's NNN lease language
- Verify recoverable expense categories
- Confirm allocation method and tenant shares
- Review caps, exclusions and reconciliation terms

ILLUSTRATIVE NNN RECOVERY SCENARIO

Income Upside Through Full Expense Recovery

418 QUEQUECHAN STREET, FALL RIVER, MASSACHUSETTS

This scenario combines a modest $1.00 per square foot increase across the four tenant spaces shown as expiring 12/31/2026 with the full recovery of $82,000 in annual operating expenses under the NNN leases.

$352,215	$270,215	13.59%	+$97,815
TOTAL ANNUAL REVENUE	PROJECTED NOI	CAP AT $1,989,000	NOI INCREASE

ANNUAL INCOME BUILD-UP

Combined Value-Add Scenario

Current annual rent roll	$254,400
Four-tenant renewal increase $1.00 per SF across 15,815 SF	+$15,815
Adjusted annual base rent	$270,215
NNN expense reimbursement income Illustrative full recovery of annual expenses	+$82,000
Total annual revenue	**$352,215**
Less annual operating expenses	($82,000)
PROJECTED NOI	**$270,215**

NOI COMPARISON

Current $172,400

Projected $270,215

+56.7%
PROJECTED NOI GROWTH

8.67%	13.59%
CURRENT CAP RATE	PROJECTED CAP RATE

HOW THE RECOVERY WORKS

The $82,000 reimbursement is shown as income and the same $82,000 remains as an operating expense. With full recovery, those two amounts offset one another.

UNDERWRITING ASSUMPTIONS

Illustrative scenario only. It assumes the four identified leases renew with a $1.00 per square foot increase, the leases permit recovery of all $82,000 in operating expenses, the amounts are allocated and collected in full, and no additional costs, caps, exclusions, vacancies or collection losses apply.

- Confirm each tenant's NNN lease language
- Verify recoverable expense categories
- Confirm allocation method and tenant shares
- Review caps, exclusions and reconciliation terms

A flexible setting for a diverse tenant mix

RETAIL | SERVICES | DINING | ARTS | FITNESS

FOR ADDITIONAL INFORMATION

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