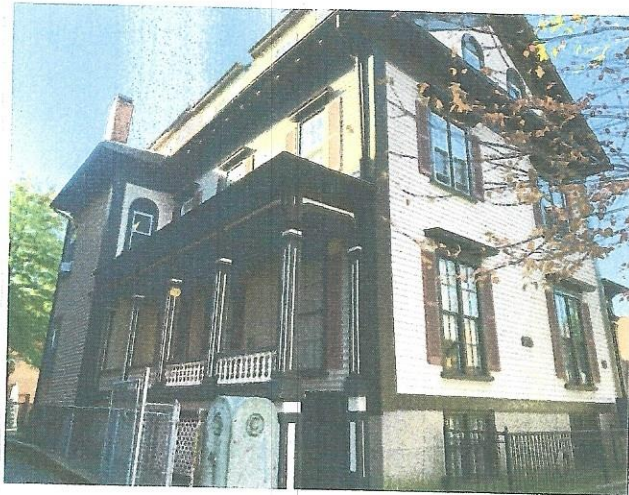




OLYMPUS
GROUP REAL ESTATE

Historic 8-Unit Residential / Office Property For Sale



272 Broadway – Providence, RI

Locale Features:

- * On Federal Registry of Historic Homes in
Burgeoning West End section of the Capital City

- * Adjacent to the renowned Columbus Theater on
charming tree lined main thoroughfare

- * Surrounded by extensive dining, boutique shopping,
entertainment, and professional and personal services.

- * Immediate access to Downtown, and major State routes
6 and 10, and Interstate Routes I-95 and I-195

Property Features:

- * Updated historic (circa 1886) 3 Level Main House,
plus additional Carriage House.

- * Set up as 1 Double Office unit , and 7 Residential units.

- * Serviced by municipal water and sewer.
Separately metered for gas and electric.
Gas boiler baseboard heat, and gas hot water tanks.
Partial individual window A/C Units.

- * On site parking for 10+ vehicles, plus dependable additional
on street parking

Offered For Sale at \$1,650,000.

Contact:

Gregory E. Micallef, Broker Principal

OLYMPUS GROUP REAL ESTATE

Providence, RI

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272 Broadway - Income/ Expense Summary

Income

<u>Unit</u>	<u>Set Up</u>	<u>Current Monthly Income</u>
1	1 bed, 1 bath	\$1,100.
2	2 bed, 1 bath	1,125.
3	1 bed, 1 bath	1,105.
4	3 bed, 1 bath	1,230.
5	double office, lavette	1,110.
6	1 bed, 1 bath	1,030.
7	2 bed, 1 bath, lower level	980.
Carriage House	2 bed, 1 bath, 2 car garage	<u>990.</u>
Total Income:		Monthly \$8,670.
		Annually: \$104,040.

Annual Expenses:

Real Estate Taxes:	\$21,137.
Real Estate Insurance:	8,209.
Heat / Electric:	12,835.
Water:	2,091.
Sewer:	1,723.
Trash:	1,200.
Repairs (actual or allowance)	<u>3,500.</u>
Total Annual Expenses:	(\$50,695.)
Annual Net Operating Income:	\$53,345.

Notes: All tenants long term (5-20 years). All tenants on month to month basis.

All existing rents are well bellow current market rates.

Providence

(Summary Data - may not be Complete Representation of Property)

Parcel: 28-1025
Account: 14582

Location: 272 BROADWAY
User Acct: 02810250000

Owner:
LUC: 03 - Apartments

Zoning: C-1

Parcel Values

Total: \$602,200 **Land:** \$66,000 **Land Area:** 0 SF **Building:** \$440,400 **Assessed:** \$602,200

Sales Information

Book and Page	Instrument Type	Date	Price	Grantor
13625-106	Q DEED	07/12/2022	\$0	
11331-113	W DEED	02/22/2016	\$0	

Building Type: Five Family **Year Built:** **Grade:**C+ **Condition:**GD
Heat Fuel: Gas **Heat Type:** Steam **% Air Conditioned:** 0.00 **Fireplaces:** 0
Exterior Wall:Clapboard **Bsmnt Garage:** 0 **Roof Cover:** Asphalt Shingle# of Units: 5
of Rooms: 0 **# of Bedrooms:** 6 **Full Bath:** 5 **1/2 Baths:** 0

Yard Item(s)

Description	Quantity	Size	Year	Condition	Quality	Value
Paving (Asphalt)	1	2000	1970	AV	2	\$2,000.00
Fence (Chain Link)	1	100	1980	AV	2	\$1,000.00

Building Areas

Area	Net Area	Finished Area
Basement	2,083 SF	0 SF
Finished Upper Story	2,020 SF	2,020 SF
First Floor	2,146 SF	2,146 SF
Open Porch	290 SF	0 SF
Three Quarter Story	1,012.5 SF	1,012.5 SF
Unfinished Attic	30 SF	0 SF

Disclaimer: This information is for tax assessing purposes and is not warranted

