650 Greenwich Ave Warwick, RI 02886

This **5,208 SF multi-tenant retail property** at **642 Greenwich Ave in Warwick**, situated on a **10,018.8 SF lot**, features **four retail units** and offers strong visibility along a busy commercial corridor, presenting an excellent opportunity for investors or owner-users seeking diversified income with potential for lease-up and rent growth.

INSTRUCTIONS - INPUT DATA IN GREEN FIELDS ONLY. DO NOT ENTER ANYWHERE ELSE OR FORMULAS WILL BE CORRUPTED.

Price	**$ 1,500,000**	
Equity	375,000	**25.0%**
Mortgage	1,125,000	**75.0%**
		100.0%
Mortgage Interest Rate	**7.0%**	
Mortgage Term - years	**25**	
Number of units	4	
Price per unit	$ 375,000	

	2025	2026 Projections
NOI cap rate	4.3%	6.5%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	-5.1%	3.4%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	-9.5%	-1.0%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	0.62	0.96
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	0.76	1.16
Breakeven occupancy (excluding capital reserves)	116%	85%
Income Multiplier	16.6	11.7

	SF	Baths	Rent Current	Potential Rent Month	Potential Rent Year
Unit 1	1000		1,650	2,500	30,000
Unit 2	1000		1,700	2,500	30,000
Unit 3	1000		1,932	2,500	30,000
Unit 4	2000		2,500	3,500	42,000
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	5000	0	7,782	11,000	132,000

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		93,384	132,000
Vacancy rate	**3.0%**	2,802	3,960
Net Rents		90,582	128,040
Laundry			
OPERATING EXPENSES			
Insurance		6,738	5,600
Real Estate Taxes		9,363	10,000
Repairs & Maintenance	**5.0%**	4,529	6,402
Management Fee	**5.0%**	4,529	6,402
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		0	0
Fire Alarm Quarterly		360	360
Water		925	1,386
Sewer		0	0
Parking Expense		0	0
Total Operating Expenses		26,445	30,150
Net Operating Income (NOI)		**64,138**	**97,890**
Capital Reserves	**5.0%**	**4,529**	**6,402**
Cash flow after cap reserve and before mortgage int.		**59,609**	**91,488**
Mortgage Interest		**78,829**	**78,829**
Net Cashflow		**(19,220)**	**12,659**
Mortgage Amortization		**16,587**	**16,587**
Total Annual Mortgage Payment		**95,415**	**95,415**