643 - 653 East ave Warwick RI - 72 Baker St Warwick RI

Offered at **$3,600,000**, this mixed-use investment portfolio at **643–653 East Ave & 72 Baker St in Warwick** features **13,722 SF of building area on 18,295 SF of land**, including **6 retail units, 14 office units, 12 apartments, and an additional 2-family property**, providing a diversified income stream with strong value-add potential in a highly accessible location.

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

Price	**$ 3,600,000**	
Equity	900,000	**25.0%**
Mortgage	2,700,000	**75.0%**
		100.0%
Mortgage Interest Rate	**7.0%**	
Mortgage Term - years	**25**	
Number of units	34	
Price per unit	$ 105,882	

	2025	2026 Projections
NOI cap rate	5.6%	6.6%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	-0.3%	3.5%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	-4.7%	-0.9%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	0.82	0.96
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	0.99	1.17
Breakeven occupancy (excluding capital reserves)	96%	85%
Income Multiplier	12.9	11.3

			Rent	Potential Rent	
643 - 653 East ave Warwick RI	**Bed**	**Baths**	**Current**	**Month**	**Year**
12 Units	12	12	10,970	14,000	168,000
14 offices 3 vacant			4,415	5,275	63,300
6 doors 2 vacant			6,035	6,600	60,000
					-
72 Baker st Warwick RI					-
1st floor	2	1	1,500	1,600	19,200
2nd floor	2	1	1,040	1,600	19,200
					-
					-
					-
					-
					-
					-
	16	14	23,960	29,075	329,700

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		287,520	329,700
Vacancy rate	**3.0%**	8,626	9,891
Net Rents		278,894	319,809
Laundry			
OPERATING EXPENSES			
Insurance		9,954	10,000
Real Estate Taxes		18,526	19,000
Repairs & Maintenance	**5.0%**	13,945	15,990
Management Fee	**5.0%**	13,945	15,990
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		11,704	12,000
Fire Alarm Quarterly		360	360
Water		7,773	7,800
Sewer		1,924	2,000
Parking Expense		0	0
Total Operating Expenses		78,130	83,141
Net Operating Income (NOI)		**200,764**	**236,668**
Capital Reserves	**5.0%**	**13,945**	**15,990**
Cash flow after cap reserve and before mortgage int.		**186,819**	**220,678**
Mortgage Interest		**189,189**	**189,189**
Net Cashflow		**(2,370)**	**31,489**
Mortgage Amortization		**39,808**	**39,808**
Total Annual Mortgage Payment		**228,996**	**228,996**