642 East Ave Warwick RI

This 2,955 SF, 3-unit commercial property at 642 East Ave in Warwick, situated on a 7,405.2 SF (.17-acre) lot, features 12 parking spaces and A7 zoning, offering a flexible opportunity for investors or owner-users seeking a well-located asset with value-add and redevelopment potential.

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

Price	**$ 875,000**	
Equity	218,750	**25.0%**
Mortgage	656,250	**75.0%**
		100.0%
Mortgage Interest Rate	**7.0%**	
Mortgage Term - years	**25**	
Number of units	3	
Price per unit	$ 291,667	

	2025	2026 Projections
NOI cap rate	4.4%	6.3%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	-4.7%	2.3%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	-9.1%	-2.1%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	0.64	0.92
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	0.78	1.11
Breakeven occupancy (excluding capital reserves)	112%	89%
Income Multiplier	14.4	11.0

	Bed	Baths	Rent Current	Potential Rent Month	Potential Rent Year
Basement		1	682	750	9,000
1st floor		1	2,800	3,500	42,000
2nd floor		1	1,700	2,500	30,000
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	0	3	5,182	6,750	81,000

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		62,184	81,000
Vacancy rate	**2.0%**	1,244	1,620
Net Rents		60,940	79,380
Laundry			
OPERATING EXPENSES			
Insurance		3,368	3,500
Real Estate Taxes		8,824	9,000
Repairs & Maintenance	**5.0%**	3,047	3,969
Management Fee	**5.0%**	3,047	3,969
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		2,640	2,700
Fire Alarm Quarterly		360	360
Water		469	500
Sewer		379	400
Parking Expense		0	0
Total Operating Expenses		22,134	24,398
Net Operating Income (NOI)		**38,807**	**54,982**
Capital Reserves	**5.0%**	**3,047**	**3,969**
Cash flow after cap reserve and before mortgage int.		**35,760**	**51,013**
Mortgage Interest		**45,983**	**45,983**
Net Cashflow		**(10,224)**	**5,030**
Mortgage Amortization		**9,675**	**9,675**
Total Annual Mortgage Payment		**55,659**	**55,659**