



99 - 101 west Natick Warwick RI 02886

Offered at \$1,600,000, this 4,584 SF freestanding retail property at 99-101 West Natick Rd in Warwick, situated on a 17,424 SF (.4-acre) lot, features 7 retail units and provides a diversified income stream with strong visibility and potential for future rent growth.

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

Price	\$ 1,600,000		
Equity	400,000	25.0%	
Mortgage	1,200,000	75.0%	
		100.0%	
Mortgage Interest Rate	7.0%		
Mortgage Term - years	25		
Number of units	7		
Price per unit	\$ 228,571		
		2025	2026 Projections
NOI cap rate		4.6%	6.0%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)		-3.8%	1.3%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)		-8.3%	-3.1%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)		0.68	0.88
DSCR (Cashflow after Cap Reserve / Mortgage Interest)		0.82	1.06
Breakeven occupancy (excluding capital reserves)		109%	91%
Income Multiplier		14.9	12.3

	SF	Baths	Rent		Potential Rent	
			Current	Month	Year	
Unit 1	750	1	1,300	1,600	19,200	
Unit 2	900	1	1,500	2,000	24,000	
Unit 3	950	1	2,000	2,500	30,000	
Unit 4	600	1	1,550	1,800	21,600	
Unit 5	900	1	1,050	1,300	15,600	
Unit 6 (Vacant)	900	1	900	1,000	12,000	
Unit 7	950		900	1,000	12,000	
					-	
					-	
					-	
					-	
	5950	6	9,200	11,200	134,400	

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		110,400	134,400
Vacancy rate	3.0%	3,312	4,032
Net Rents		107,088	130,368
Laundry			
OPERATING EXPENSES			
Insurance		6,738	6,100
Real Estate Taxes		14,267	15,000
Repairs & Maintenance	5.0%	5,354	6,518
Management Fee	5.0%	5,354	6,518
Dumpster Fee		0	0
Land scape/Snow removal		0	0
Utilities		0	0
Fire Alarm Quarterly		360	360
Water		925	0
Sewer		0	0
Parking Expense		0	0
Total Operating Expenses		32,998	34,497
Net Operating Income (NOI)		74,090	95,871
Capital Reserves	5.0%	5,354	6,518
Cash flow after cap reserve and before mortgage int.		68,735	89,353
Mortgage Interest		84,084	84,084
Net Cashflow		(15,349)	5,269
Mortgage Amortization		17,692	17,692
Total Annual Mortgage Payment		101,776	101,776