681 Providence Street, West Warwick, RI 02893

Prime Mixed-Use Investment with Turnkey Restaurant - Positioned on Providence Street in West Warwick, 681 Providence Street offers an attractive mixed-use investment featuring an established restaurant/café and two one-bedroom residential apartments. This combination of commercial and residential space provides multiple potential income streams within one property.

The 2,728± SF building sits on a 0.34± acre lot, offering a versatile footprint for an investor, owner-user, or entrepreneur seeking a property with both business and residential components. restaurant business and all FF&E can be purchased for an additional $165,000

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

Price	**$ 649,000**	
Equity	162,250	**25.0%**
Mortgage	486,750	**75.0%**
		100.0%
Mortgage Interest Rate	**7.0%**	
Mortgage Term - years	**25**	
Number of units	3	
Price per unit	$ 216,333	

	2025	2026 Projections
NOI cap rate	6.4%	7.0%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)	2.4%	4.9%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)	-2.0%	0.5%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)	0.92	1.02
DSCR (Cashflow after Cap Reserve / Mortgage Interest)	1.11	1.23
Breakeven occupancy (excluding capital reserves)	89%	84%
Income Multiplier	9.8	9.1

	Bed	Baths	Rent Current	Potential Rent Month	Potential Rent Year
Café		1	3,000	3,100	37,200
Unit A	1	1	1,295	1,500	18,000
Unit B	1	1	1,400	1,500	18,000
					-
					-
					-
					-
					-
					-
					-
					-
	2	3	5,695	6,100	73,200

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		68,340	73,200
Vacancy rate	**3.0%**	2,050	2,196
Net Rents		66,290	71,004
Laundry			
OPERATING EXPENSES			
Insurance		6,000	6,000
Real Estate Taxes		7,165	7,165
Repairs & Maintenance	**5.0%**	3,314	3,550
Management Fee	**5.0%**	3,314	3,550
Dumpster Fee		0	0
Land scape/Snow removal		1,200	1,200
Utilities		3,600	3,600
Fire Alarm Quarterly		360	360
Water		0	0
Sewer		0	0
Parking Expense		0	0
Total Operating Expenses		24,954	25,425
Net Operating Income (NOI)		**41,336**	**45,579**
Capital Reserves	**5.0%**	**3,314**	**3,550**
Cash flow after cap reserve and before mortgage int.		**38,021**	**42,028**
Mortgage Interest		**34,107**	**34,107**
Net Cashflow		**3,915**	**7,922**
Mortgage Amortization		**7,176**	**7,176**
Total Annual Mortgage Payment		**41,283**	**41,283**