



1 & 2-4 Greystone Avenue, North Providence, RI 02902

1-Unit Multifamily Investment Prime North Providence • Consistent cash flow from day one• Prime North Providence location near Centredale• Convenient access to Route 44 & I-295• Close to the new Amazon distribution center 1 Greystone Street• 9-unit multifamily with a mix of 1- and 3-bedroom units• Assigned on-site parking• Coin-op laundry in basement• Several recently upgraded units achieving market rents 2-4 Greystone Street• Duplex with two 3-bedroom / 1-bath units• One unit recently fully renovated with modern upgrades • Value-add potential through future unit upgrades and rent growth

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

Price	\$ 1,800,000		
Equity	450,000	25.0%	
Mortgage	1,350,000	75.0%	
		100.0%	
Mortgage Interest Rate	7.0%		
Mortgage Term - years	25		
Number of units	11		
Price per unit	\$ 163,636		
		2025	2026 Projections
NOI cap rate		6.0%	6.5%
Return on Investment (Net Cashflow before Mortgage Amortization / Equity)		0.9%	2.5%
Return on Investment (Net Cashflow after Mortgage Amortization / Equity)		-3.5%	-1.9%
DSCR (Cashflow after Cap Reserve / Total Debt Repayment)		0.86	0.93
DSCR (Cashflow after Cap Reserve / Mortgage Interest)		1.04	1.12
Breakeven occupancy (excluding capital reserves)		93%	90%
Income Multiplier		8.8	8.5

			Rent	Potential Rent	
1 Greystone Avenue	Bed	Baths	Current	Month	Year
Unit 1	1	1	1,295	1,350	16,200
Unit 2	1	1	1,350	1,350	16,200
Unit 3	3	1	1,600	1,725	20,700
Unit 4	3	1	1,695	1,725	20,700
Unit 5	1	1	1,275	1,350	16,200
Unit 6	3	1	1,675	1,725	20,700
Unit 7	3	1	1,725	1,725	20,700
Unit 8	1	1	1,295	1,350	16,200
Unit 9	1	1	1,195	1,350	16,200
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2-4 Greystone Avenue					-
Unit 2	3	1	2,250	2,300	27,600
Unit 4	3	1	2,150	2,300	27,600
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	23	11	17,505	18,250	219,000

		2025 Rent & Expenses	Potential Rent & Projected Expenses
INCOME			
Gross Rents		210,060	219,000
Vacancy rate	3.0%	6,302	6,570
Net Rents		203,758	212,430
Laundry			
OPERATING EXPENSES			
Insurance		8,632	8,632
Real Estate Taxes		30,510	30,510
Repairs & Maintenance	5.0%	10,188	10,622
Management Fee	5.0%	10,188	10,622
Dumpster Fee		5,385	5,385
Land scape/Snow removal		6,915	6,915
Utilities		13,902	13,902
Fire Alarm Quarterly		132	132
Water		3,481	3,481
Sewer		5,596	5,596
Parking Expense		0	0
Total Operating Expenses		94,929	95,796
Net Operating Income (NOI)		108,829	116,634
Capital Reserves	5.0%	10,188	10,622
Cash flow after cap reserve and before mortgage int.		98,641	106,013
Mortgage Interest		94,594	94,594
Net Cashflow		4,047	11,418
Mortgage Amortization		19,904	19,904
Total Annual Mortgage Payment		114,498	114,498