

# JJ Manning

— AUCTIONEERS —

**PROPERTY INFORMATION PACKAGE #26-2253**

## **Mortgagee's Foreclosure Auction**

**4,559+/- SF, 11BR, 4BA BUILDING ON .25+/- ACRE**

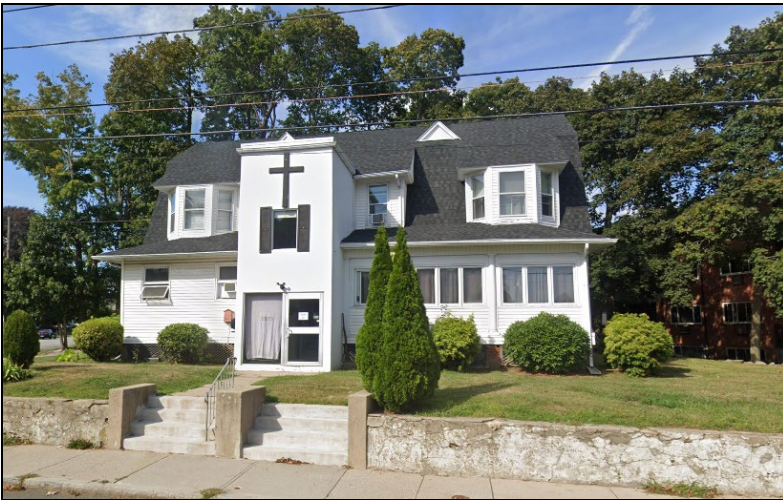
**Zoning: CP ~ In *Fruit Hill* Neighborhood ~ Updates in 2024**

*Most Recently k/a New Hope Recovery House*

**1373 SMITH ST. (US RT. 44), N. PROVIDENCE, RI**

**Thursday, October 29 at 11:00 am On-site**

RI Lic. #REB.0018924



# **JJ Manning** AUCTIONEERS

## **AUCTIONEER'S DISCLAIMER**

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Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

## **MORTGAGEE'S SALE OF REAL ESTATE**

1373 Smith Street,  
North Providence, Rhode Island

Will be sold at public auction on October 29, 2026 at 11:00am local time at 1373 Smith Street, North Providence, RI (the "Premises") by virtue of the power of sale contained in a certain commercial mortgage granted to Amida Special Opportunity Investments, LLC by the owner of the Premises, Worcester Services, LLC, which mortgage is dated December 9, 2024 and recorded in Book 3826, Page 133 of the land evidence records of the Town of North Providence, State of Rhode Island, which mortgage is held by the undersigned. The sale of the Premises shall occur as the conditions of said mortgage have been broken.

The Premises will be sold subject to any and all valid superior or prior liens, restrictions, or encumbrances, if any there be, and to all taxes, tax liens, municipal betterments and assessments, if any.

TERMS: Twenty Thousand Dollars (\$20,000) initial deposit in certified check, or bank check is required to bid at time and place of sale with an additional Ten Percent (10%) deposit due within two (2) business days of the sale. The balance of the purchase price shall be paid in or within thirty (30) days from the date of sale. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. Other terms to be announced at the sale. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the terms of the auction sale.

By order of the holder of the mortgage which gives notice of its intention to bid at sale or any adjournment thereof.

Amida Special Opportunity Investments, LLC  
By its Attorneys,

/s/Patrick J. McDonald

Patrick J. McDonald, Esq.  
Hinshaw and Culbertson  
56 Exchange Terrace, Suite 200  
Providence, RI 02903

Address:  
1373 Smith Street,  
North Providence, RI

AP 8-90

Publication dates:  
October 7; October 14; October 21

# North Providence

(Summary Data - may not be Complete Representation of Property)

**Parcel:** 8-90 **Location:** 1373 Smith ST **Owner:** RHODE ISLAND RECOVERY HOUSING TRUST  
**Account:** 3047 **User Acct:** R00-1040-91 **LUC:** 05 - Comm 1 **Zoning:** CP

## Parcel Values

**Total:** \$767,700 **Land:** \$172,400 **Land Area:** 0.246 AC **Building:** \$595,300 **Assessed:** \$767,700

## Sales Information

| Book and Page | Instrument Type | Date       | Price     | Grantor                   |
|---------------|-----------------|------------|-----------|---------------------------|
| 3836-91       | Warranty        | 02/18/2025 | \$0       | WORCESTER SERVICES LLC    |
| 3734-177      | Warranty        | 07/28/2023 | \$620,000 | NEW HOPE COMMUNITY CHURCH |

**Building Type:** Home/Elderly **Year Built:** 1930 **Grade:** 10 **Condition:** AV  
**Heat Fuel:** Oil **Heat Type:** BB Hot Wtr **% Air Conditioned:** 100.00 **Fireplaces:** 0  
**Exterior Wall:** Vinyl **Bsmnt Garage:** 0 **Roof Cover:** Asphalt **# of Units:** 1  
**# of Rooms:** 0 **# of Bedrooms:** 0 **Full Bath:** 4 **1/2 Baths:** 0

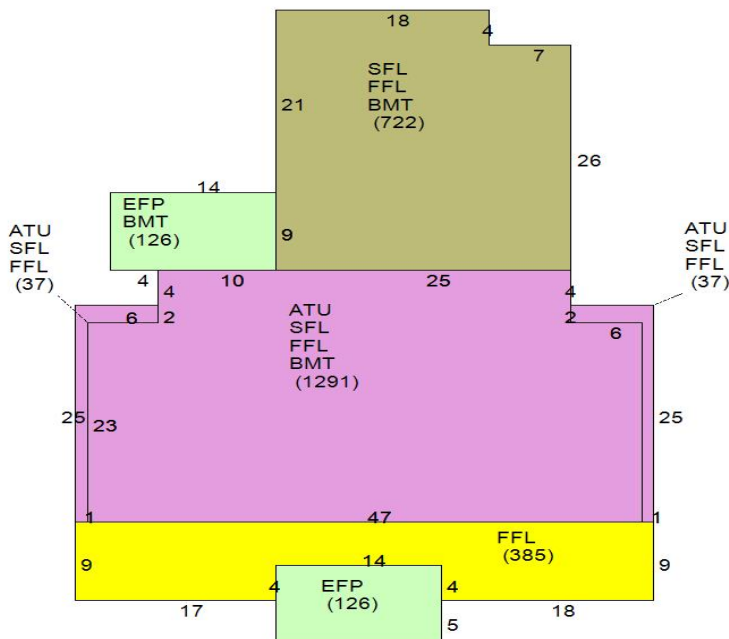
## Yard Item(s)

| Description | Quantity | Size | Year | Condition | Quality | Value |
|-------------|----------|------|------|-----------|---------|-------|
|-------------|----------|------|------|-----------|---------|-------|

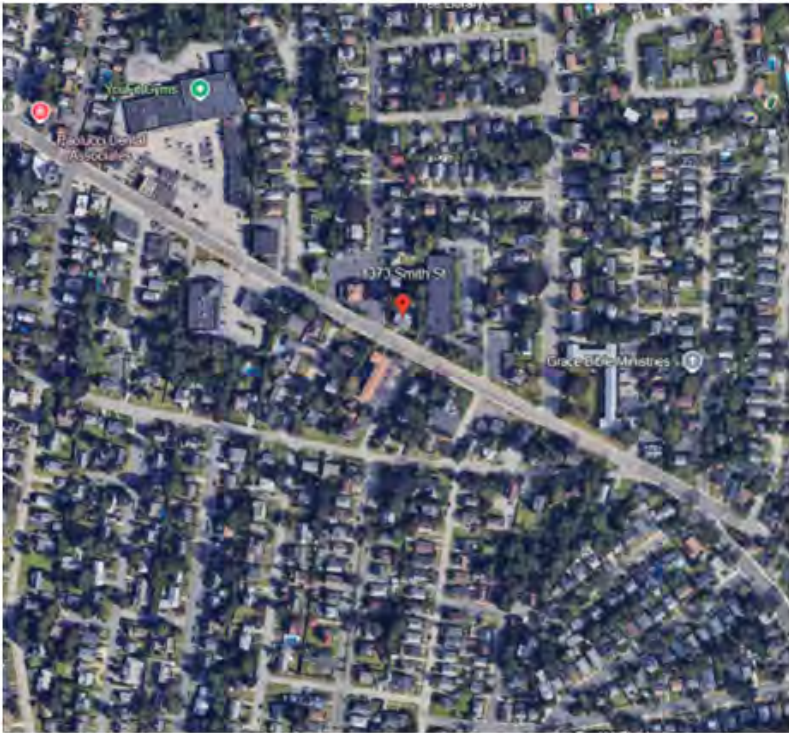
## Building Areas

| Area             | Net Area | Finished Area |
|------------------|----------|---------------|
| 1st Floor        | 2,472 SF | 2,472 SF      |
| 2nd Floor        | 2,087 SF | 2,087 SF      |
| BASEMENT         | 2,139 SF | 0 SF          |
| ENCLOSED PORCH   | 252 SF   | 0 SF          |
| UNFINISHED ATTIC | 682.5 SF | 0 SF          |

**Disclaimer:** This information is for tax  
assessing purposes  
and is not warranted



## 2.2. Subject Location Summary & Analysis

| 1373 Smith St, North Providence - Location Summary & Analysis                      |                                              |
|------------------------------------------------------------------------------------|----------------------------------------------|
|  |                                              |
| Location Summary                                                                   |                                              |
| Neighborhood                                                                       | Fruit Hill                                   |
| Immediate Area Land Use                                                            | Commercial & Multifamily                     |
| General Appearance of Properties                                                   | Average                                      |
| Nearest Major Highway                                                              | Route 146 / I-95 (2 - 2.5 miles)             |
| Nearest Bus Stop                                                                   | Smith & Dearborn (<1 mile)                   |
| Nearest Train Station                                                              | Providence MBTA Station (3 miles)            |
| Proximity to Police / Fire Protection                                              | Approx. 1-2 miles                            |
| Proximity to Retail Shopping / Services                                            | The Village at Fruit Hill (<1 mile)          |
| Proximity to Public Services / Amenities                                           | Town Hall & Municipal Facilities (1-2 miles) |
| Location Analysis                                                                  |                                              |
| Access to Retail Shopping / Services                                               | Good                                         |
| Access to Public Transportation                                                    | Good                                         |
| Access to Major Linkages and Highways                                              | Good                                         |
| Access to Public Services / Amenities                                              | Average/Good                                 |
| Police / Fire Protection                                                           | Good                                         |
| General Appearance of Properties                                                   | Average                                      |
| Overall Location Rating                                                            | Good                                         |

The subject is considered to have a good location. Smith St is part of Route 44, a major thoroughfare that extends across multiple northeastern states and terminates in southeastern Massachusetts. Because of its location on a major route near Providence, the subject has central access to major linkages, interstate highways, public transportation, retail stores and services, and municipal facilities.

### 1373 Smith St, North Providence - Site Characteristics



#### Off-Site Improvements

|                                    |                                                 |
|------------------------------------|-------------------------------------------------|
| Street Surface                     | Asphalt Paved                                   |
| Sidewalk / Curb                    | Raised Curb w/ Concrete Sidewalk                |
| Off-Site Parking                   | Unmetered Street                                |
| Utilities                          | Public Water, Sewer, Gas, and Overhead Electric |
| Lighting                           | Street Lights                                   |
| Condition of Off-Site Improvements | Average                                         |

#### Site Characteristics

|                           |                                                      |
|---------------------------|------------------------------------------------------|
| Location                  | Corner Lot - Smith St (RT-44) & Belvidere Blvd       |
| Number of Parcels         | 1                                                    |
| Land Area                 | 10,710 SF                                            |
| Shape                     | Irregular                                            |
| Frontage                  | 113.36' (Smith St) and 80.40' (Belvidere Blvd)       |
| Access                    | Stairs from Smith St Sidewalk, Curb Cut on Belvidere |
| Visibility                | Good                                                 |
| Topography                | Relatively flat                                      |
| Wetlands                  | None Noted                                           |
| Easements / Encroachments | None Reported                                        |
| Flood Plain               | No - FEMA Map 44007C0302H, Oct. 2, 2015              |
| Zoning                    | Commercial Professional Office Zone (CP)             |

#### Site Improvements

|                           |               |
|---------------------------|---------------|
| Parking Area              | Asphalt Paved |
| Number of Parking Spaces  | 2             |
| Condition of Parking Area | Average       |
| Municipal Utility Hookups | Yes           |

## 4.1. Environmental & Soil Conditions

No site assessment was provided to me at the time of inspection, but no adverse site conditions were noted. A search of the subject on the Massachusetts EPA database yielded no results. We have assumed that the site meets the standards of the Massachusetts General Law Chapter 21E, "The Massachusetts Oil and Hazardous Material Release Prevention and Response Act." If contamination is found on the subject's site, I reserve the right to alter my opinion of value.

## 4.2. Flood Plain

According to FEMA Map 44007C0302H, dated October 2, 2015, the subject is not located in a FEMA designated flood zone. Site drainage appears to be adequate.

## 4.3. Easements & Encroachments

No easements or encroachments were noted in my review of relevant title documents.

## 4.4. Zoning

The subject is located in the Commercial Professional Office (CP) zone. This zone permits a variety of uses, including community residences, professional offices, medical offices, telemarketing offices, accountants, lunchrooms or restaurants, barbers and salons, shoe repairs and tailors, laundry (pick-up only), dry cleaners, funeral homes, veterinarians and pet shops, pet grooming, off-street parking facilities, and a variety of accessory uses. Dimensional requirements for legal development in the CP zone are listed below.

| Dimensional Requirements for Development in the CP Zone |                                        |
|---------------------------------------------------------|----------------------------------------|
| Minimum Lot Area                                        | 15,000 SF                              |
| Minimum Frontage                                        | None                                   |
| Minimum Front Setback                                   | 20'                                    |
| Minimum Side Setback                                    | 20'                                    |
| Minimum Rear Setback                                    | 20'                                    |
| Maximum Lot Coverage                                    | 30%                                    |
| Maximum Building Height                                 | 40'                                    |
| Minimum Distance From Res. Boundary                     | 25'                                    |
| Min. Off-Street Parking (Rooming Houses)                | 1 per sleeping room / 1.5 per occupant |

The subject is considered to be a *legal, non-conforming use* because it does not meet the minimum lot area and off-street parking requirements specified in the ordinance. The subject's construction predates the existing ordinance and was likely grandfathered into the current requirements. According to Article IV of the ordinance, which stipulates the regulations that govern non-conforming uses, a non-conforming use that is destroyed by "accident or act of God" can be restored to 100% of its current fair market value. Maintenance and repairs cannot exceed 75% of the appraised value determined by the North Providence Tax Roll.

**1373 Smith St, North Providence - Building Characteristics****Building Summary**

|                               |                |
|-------------------------------|----------------|
| Current Building Use          | Recovery House |
| Year Built                    | c. 1930        |
| Year Renovated                | c. 2024        |
| Gross Building Area (GBA)     | 4,559 SF       |
| Leasable Area                 | 4,559 SF       |
| Foundation                    | Brick          |
| Frame                         | Wooden Frame   |
| Estimated Effective Age       | 15 Years       |
| Estimated Total Economic Life | 50 Years       |
| Remaining Economic Life       | 35 Years       |
| Building Condition            | Good/Very Good |

**Exterior Components**

|                 |                                    |
|-----------------|------------------------------------|
| Exterior Siding | Vinyl                              |
| Roof Type       | Gable/Hip & Flat - Replaced 2024   |
| Roof Cover      | Asphalt Shingles / Rubber Membrane |
| Windows         | Casement                           |

**Mechanical Components**

|                    |                             |
|--------------------|-----------------------------|
| Heating            | Gas-fired, Forced Hot Water |
| Cooling            | Window A/C                  |
| Fire Suppression   | Wet Sprinkler System        |
| Electrical         | Assumed Adequate            |
| Plumbing Condition | Assumed Adequate            |

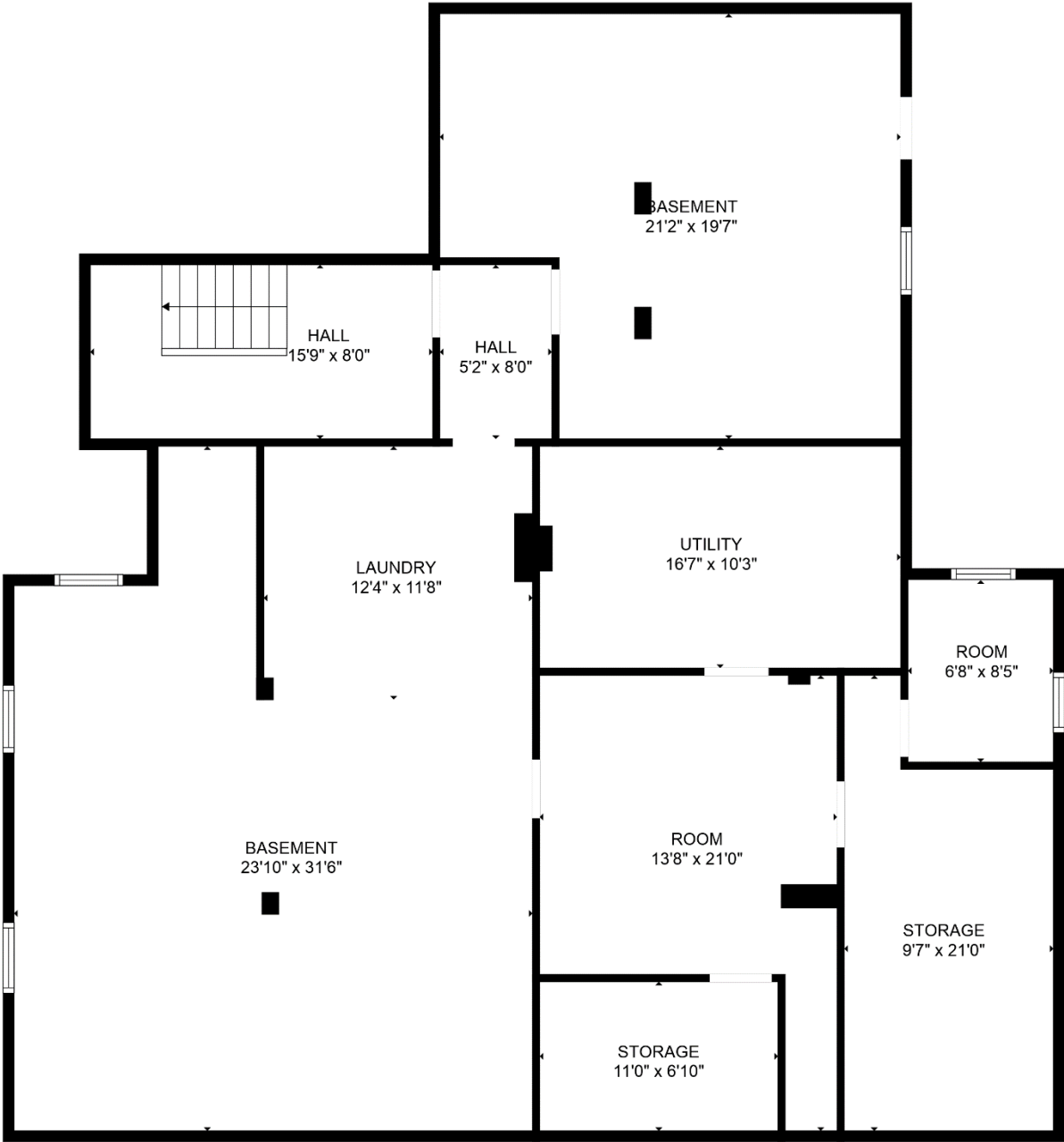
**Interior Components**

|                     |                                             |
|---------------------|---------------------------------------------|
| Basement / Sublevel | Yes, unfinished, +/- 2,139 SF               |
| Floor Coverings     | Hardwood/Vinyl                              |
| Walls / Partitions  | Drywall                                     |
| Ceiling Cover(s)    | Acoustic Tile / Drywall                     |
| Interior Lighting   | Flourescent/Incandescent                    |
| Restrooms           | 4 Total Full Bathrooms - One ADA Accessible |

## **5.1. Narrative Description & Analysis**

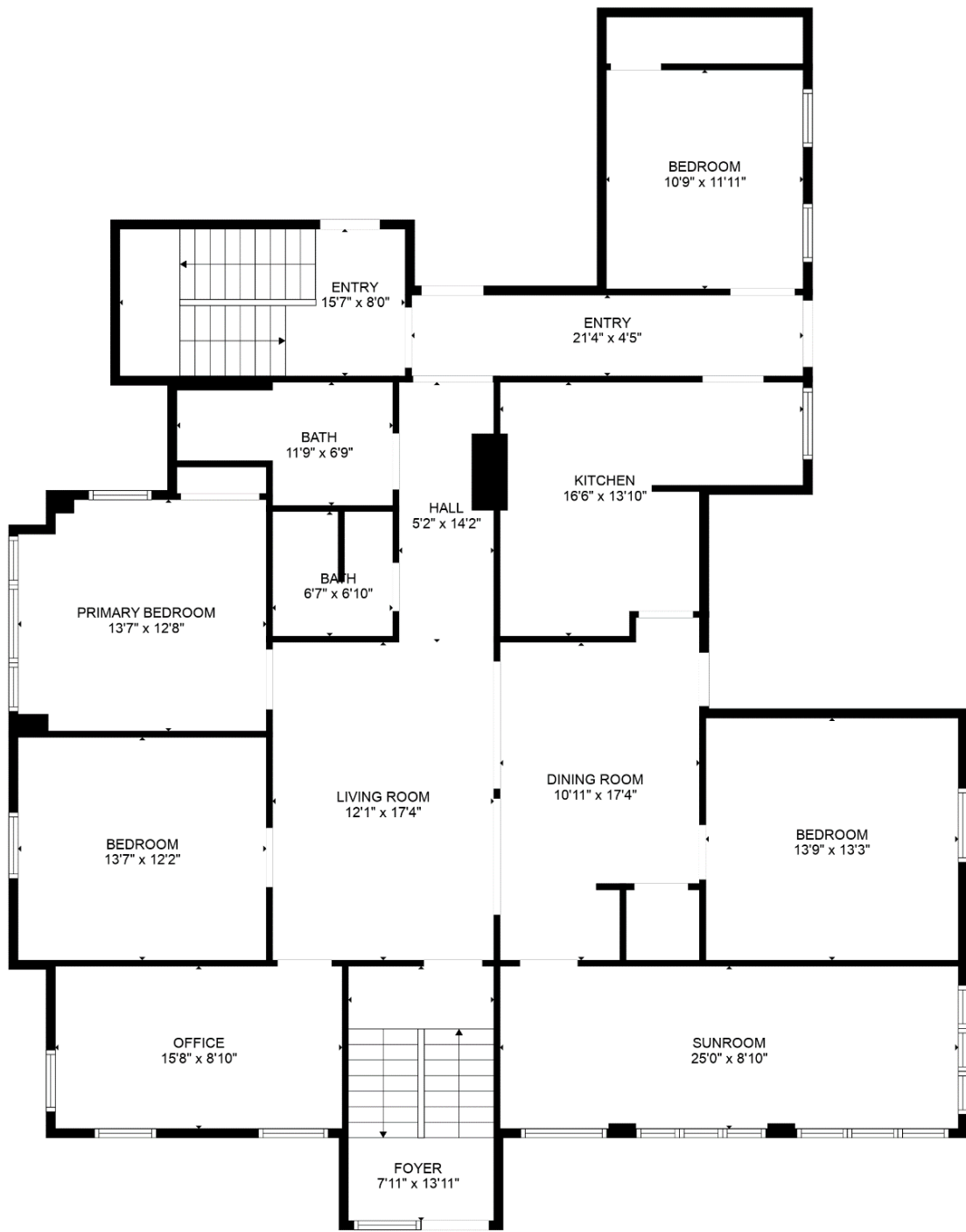
The subject's site is improved by a +/- 4,559 SF building that contains 11 individual bedrooms, four full bathrooms, a full kitchen, two common / dining areas, an office, and a sunroom. The building has an unfinished basement that is used for mechanicals and storage. The building is currently used as a recovery house with a service capacity of 24 beds, with bedrooms being a mix of private rooms and shared rooms. All four bathrooms are located in the common areas. One bathroom, located on the first floor, is ADA accessible. Capital improvements have been made to the subject throughout 2024. The subject is considered to be in very good/very good condition, with updated cosmetic, functional, and mechanical fixtures.

# Building Sketch – Basement



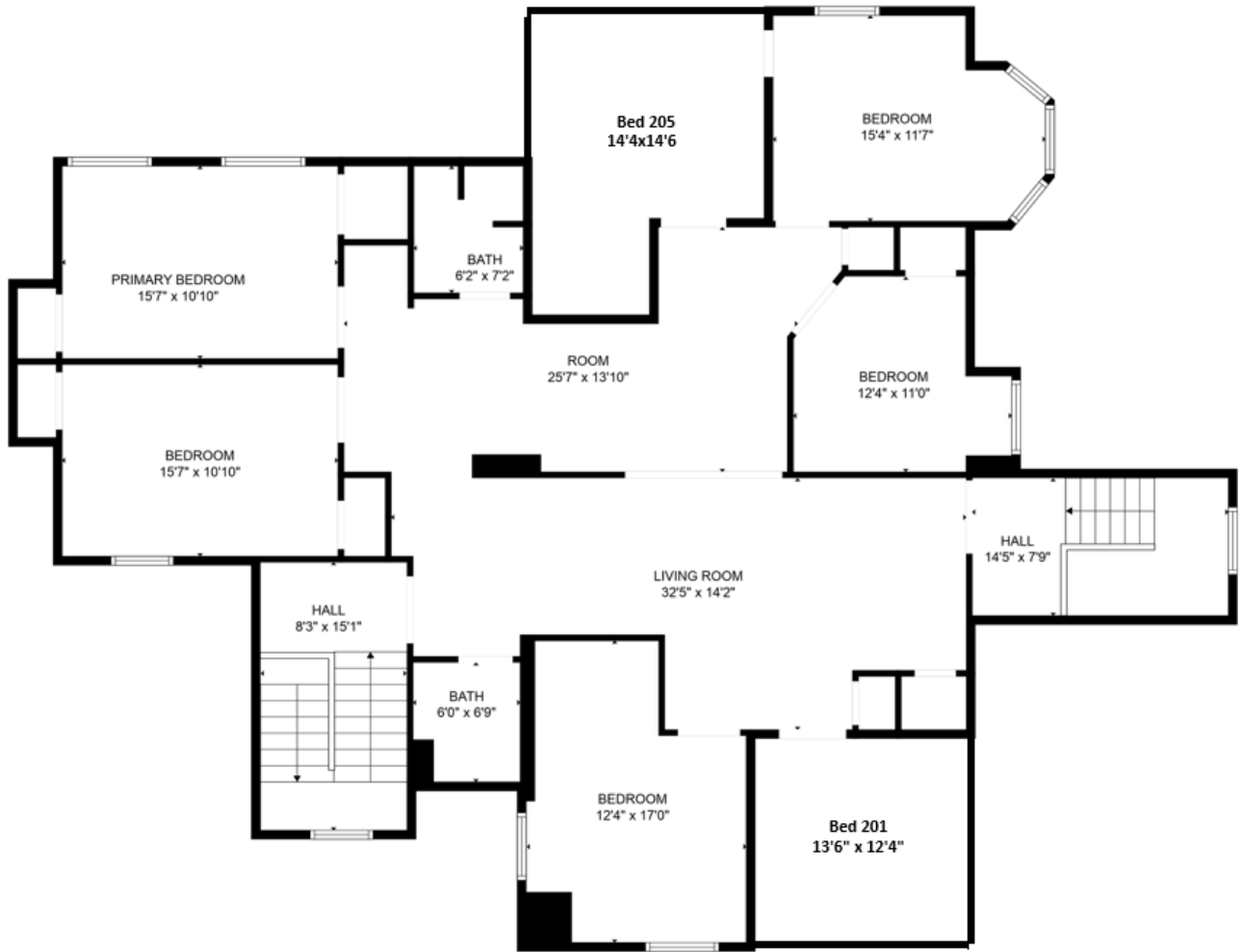
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Building Sketch – First Floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Building Sketch – Second Floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Property Photographs



View of the subject from across Smith Street and Belvidere Blvd



Front/side view of the subject from SE corner



View of subject's rear



Street scene, looking SE on Smith St



Street scene, looking north on Belvidere Blvd



Unfinished basement, storage area

## Property Photographs (cont...)



Coin-operated laundry in basement



Wet sprinkler system



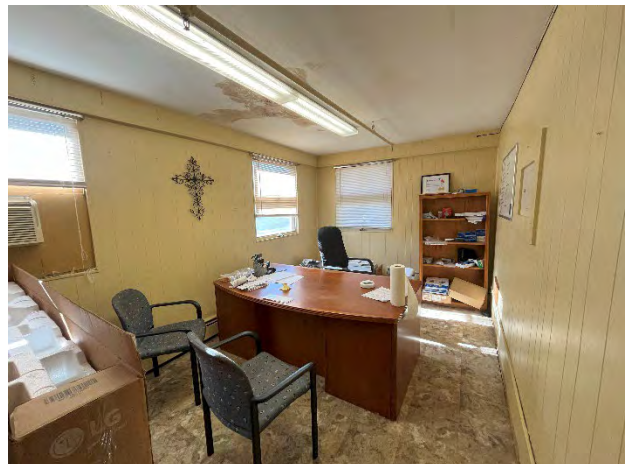
Hot water tanks (one installed 11/12/2024)



First floor common / dining area



First floor kitchen



First floor office

## Property Photographs (cont...)



First floor sunroom



First floor, Bathroom 1 (ADA)



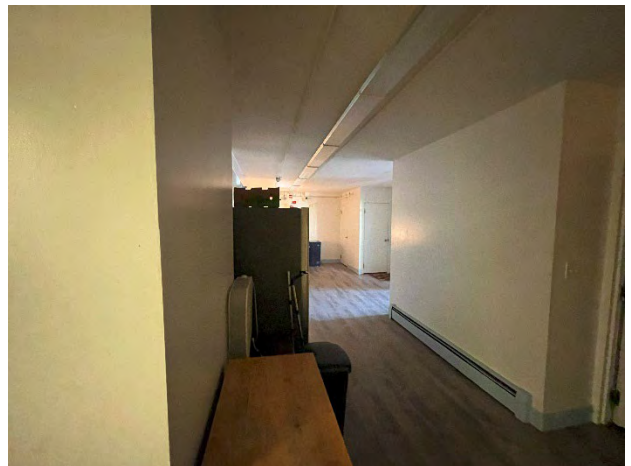
First floor, Bathroom 2



First floor, bedroom 1



First floor, bedroom 2



Second floor, common area

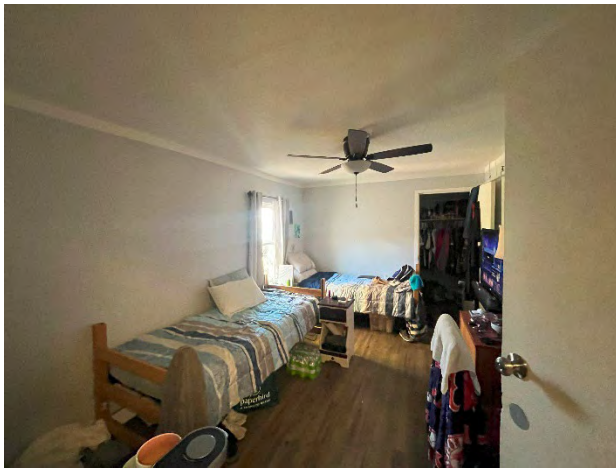
## Property Photographs (cont...)



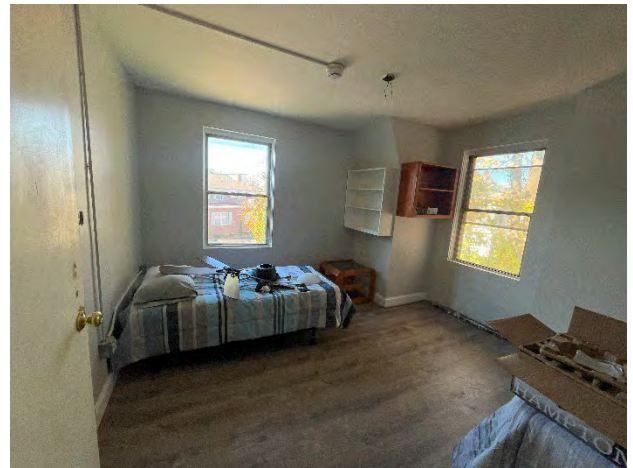
Second floor, bathroom 1



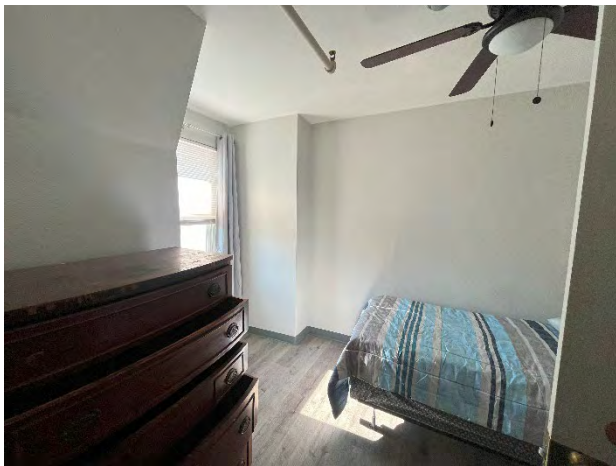
Second floor, bathroom 2



Second floor, bedroom 1

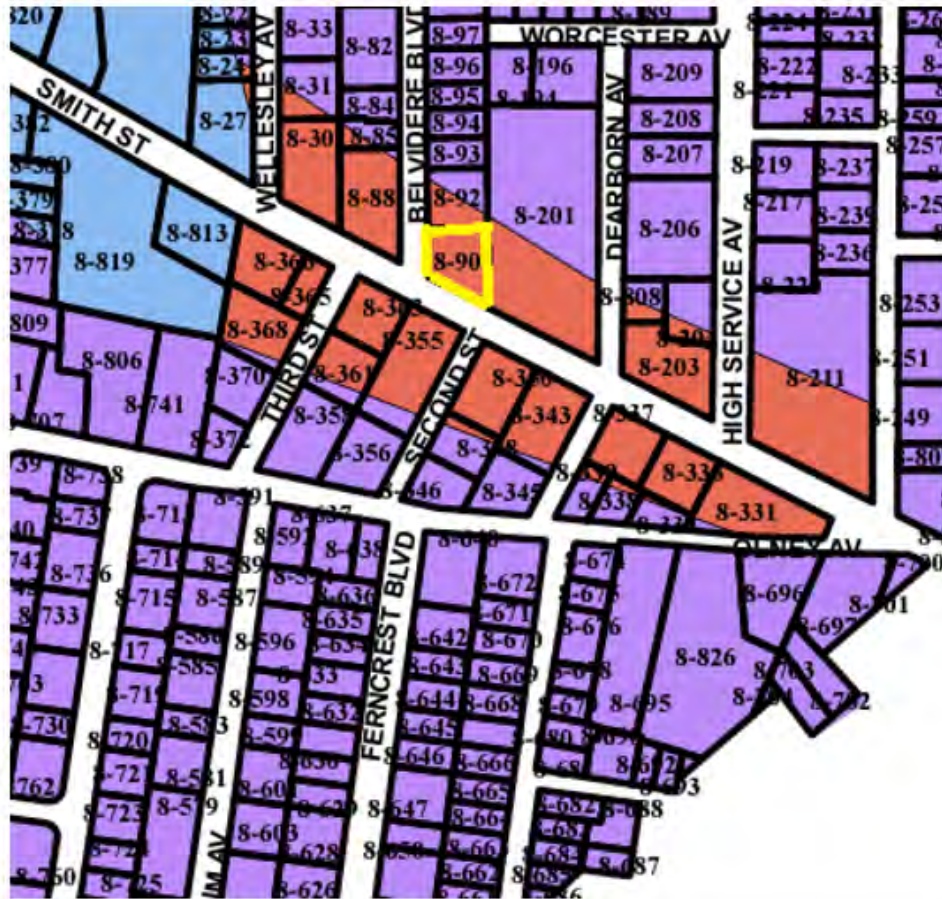


Second floor, bedroom 2



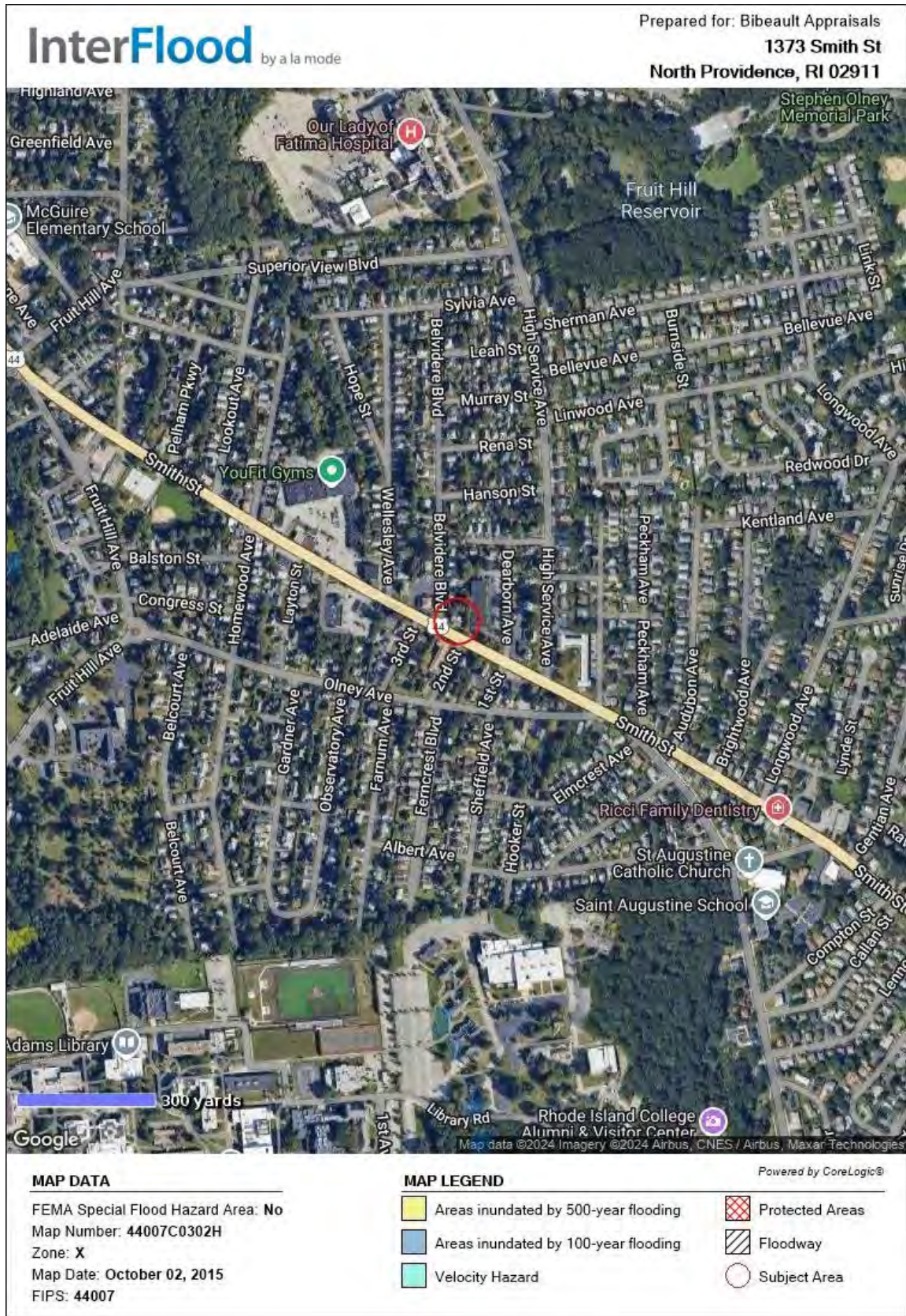
Second floor, bedroom 3

# Zoning Map



| Legend              |                      |
|---------------------|----------------------|
| <b>Zoning Codes</b> | CP MG R8 RL13        |
| <b>Zones</b>        | CV ML RG RS12        |
|                     | CG IS OS RL10 SHARED |

## Flood Map



# Subject Property Deed

DOC :2831 BK:3734 PG:177

Transfer Tax:\$ 2852.00 Transfer Tax Number: 22878

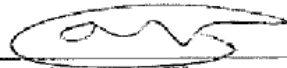
## WARRANTY DEED

New Hope Community Church of Christ, a Rhode Island Non-Profit Corporation, for consideration paid and in full consideration of SIX HUNDRED TWENTY THOUSAND and 00/100 (\$620,000.00) DOLLARS, grants to WORCESTER SERVICES, LLC, a Rhode Island Limited Liability Company of 119 Forest Street, Worcester, MA 01609 as sole owner

With WARRANTY COVENANTS

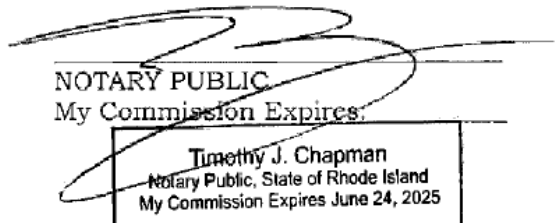
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This transfer is such that no Rhode Island General Law Section 44-30-71.3 withholding is required as the Grantor is a resident Non-Profit of the State of Rhode Island. The undersigned hereby certifies that the Grantor has complied with requirements of Section 8 of the Rhode Island Fire Safety Code regarding inspection of smoke and carbon monoxide detectors.

  
\_\_\_\_\_  
Anthony Mancuso, III

STATE OF Rhode Island  
COUNTY OF Providence

In East Providence in said county on the 20th day of July, 2023, before me personally appeared Anthony Mancuso, III, to me known and known by me to be the party executing the foregoing instrument on behalf of said Non-Profit Corporation and acknowledged said instrument the execution thereof, to be his free act and deed in said capacity as Vice President.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

Timothy J. Chapman  
Notary Public, State of Rhode Island  
My Commission Expires June 24, 2025

Property Address:  
1373 Smith Street  
North Providence, RI  
Tax Assessor's Plat 8, Lot 90

Exhibit "A"

Those two (2) certain lots or parcels of land with all the buildings and improvements thereon, situated at the northeasterly corner of Smith Street and Belvedere Boulevard, in the Town of North Providence County of Providence, State of Rhode Island, laid out and designated as Lots No. 138 (one hundred thirty-eight) and 139 (one hundred thirty-nine) on that plat entitled, "BELVEDERE FRUIT HILL NORTH PROVIDENCE R.I. JUNE 1910 G.E. CAPRON CIVIL ENGINEER.", which plat is recorded in the office of the Town Clerk of the Town of north Providence on Plat Card 51.

Subject to restrictions and easements of record.

Being the same premises conveyed to these Grantors by deed of New Hope Community Church Recorded in the Town of North Providence Registry of Deeds on April 30, 2019 in Book 3320, Page 167.

Property Address:  
1373 Smith Street North Providence, RI 02911  
AP 8, Lot 90

RECEIVED FOR RECORD - NORTH PROVIDENCE RI  
07/28/2023 11:09:53A  
MARY ANN DEANGELUS, NORTH PROVIDENCE TOWN CLERK



**THANK YOU FOR REVIEWING THE ENTIRE  
PROPERTY INFORMATION PACKAGE. WE  
LOOK FORWARD TO SEEING YOU AT THE  
AUCTION. IF YOU HAVE ANY QUESTIONS  
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE  
President**

**Phone: 800-521-0111**

**Fax: 508-362-1073**

**[JJManning.com](http://JJManning.com)  
[auctions@JJManning.com](mailto:auctions@JJManning.com)**

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