



8-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

GRAFTON, MA
289-291 Providence Road

8	2	\$15,700	\$188,400	8%
UNITS	BUILDINGS	MONTHLY RENT	ANNUAL RENT	STATED CAP

A compelling income-producing multifamily opportunity consisting of two buildings and eight apartments. The property combines a practical one- and two-bedroom unit mix with tenant-paid gas and electricity through separate meters.

4 × 2BR / 1BA Four two-bedroom apartments	4 × 1BR / 1BA Four one-bedroom apartments	Tenant-Paid Utilities Separate gas and electric meters
--	--	---

THE INVESTMENT



PROPERTY SNAPSHOT

- 8 residential units
- 2 multifamily buildings
- \$15,700** monthly rent
- \$188,400** annual rent
- \$35,500** stated annual expenses
- \$152,900** estimated NOI*
- 8.0% stated cap rate

WHY THIS ASSET STANDS OUT

- Immediate in-place rental income across eight units.
- Diversified unit mix with four one-bedroom and four two-bedroom apartments.
- Separate gas and electric meters with tenants responsible for those utilities.
- Two-building configuration spreads tenancy across the asset.
- Potential upside through future rent optimization and selective capital improvements.
- Convenient Grafton location with access to area services and regional road connections.



*Estimated NOI reflects only the stated annual gross rental income less the stated annual operating expenses and should be independently verified.

RESIDENTIAL INTERIORS

Representative interior photography shows bright, updated spaces with neutral finishes and functional apartment layouts.



Kitchen / Dining | Updated cabinetry, stainless appliances and durable flooring

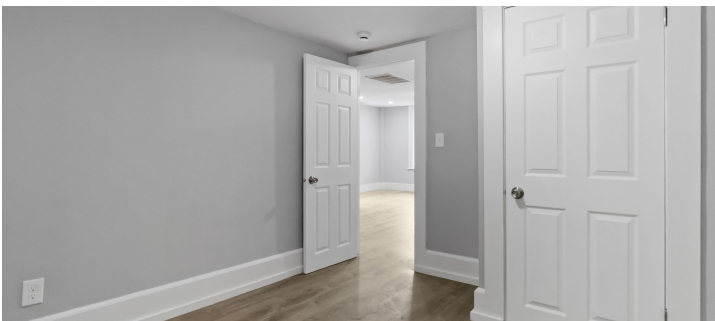
Bathroom | Clean contemporary finishes



Living Area



Kitchen



Bedroom / Flex Space



Covered Exterior Access

FINANCIAL & UNIT OVERVIEW

OPERATING SUMMARY	ANNUAL
Gross Rental Income	\$188,400
Stated Operating Expenses	(\$35,500)
Estimated NOI*	\$152,900
Stated Cap Rate	8.0%
Stated Expense Ratio	18.8%

UNIT MIX

TYPE	COUNT	BATH	UTILITY STRUCTURE
2 Bedroom	4	1 each	Tenant-paid gas & electric
1 Bedroom	4	1 each	Tenant-paid gas & electric
TOTAL	8	8 total	Separately metered



289-291 PROVIDENCE ROAD | GRAFTON, MA

Contact the listing broker for pricing, rent roll, leases, operating statements, showing instructions and additional due-diligence materials.

Disclaimer: Information has been supplied by the owner/listing source and is believed reliable but is not guaranteed. Prospective purchasers should independently verify income, expenses, leases, unit counts, measurements, utilities, zoning, physical condition and all other material facts.