

**MIXED-USE PROPERTY  
FOR SALE**



# 426 MAIN ST

426 MAIN STREET, WORCESTER, MA 01608

**RICH CAWLEY**

President  
617.529.1141  
rcawley@umf.com



# TABLE OF CONTENTS



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from United Multi Family its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither United Multi Family its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. United Multi Family will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. United Multi Family makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. United Multi Family does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by United Multi Family in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PORTRAIT	1
PROPERTY SUMMARY	3
COMPLETE HIGHLIGHTS	4
REGIONAL MAP	5
LOCATION MAP	6
AERIAL MAP	7
SITE PLANS	8
RENT ROLL	9
UNIT MIX SUMMARY	10
INCOME & EXPENSES	11
FLOOR PLANS	12
FLOOR PLANS	13
FLOOR PLANS	14
FLOOR PLANS	15
FLOOR PLANS	16



## PROPERTY DESCRIPTION

426 Main Street / 3-5 Pleasant Street is a mixed-use property in Worcester, MA, comprising 18 total units, including 12 one-bedroom units, 4 studio units, and 2 commercial spaces. The property is a five-story elevator building situated on a 3,040 SF lot, offering both residential and commercial income within a single structure. The building was fully rehabilitated in 2018 by the current owner, providing updated interiors and building systems.

Located in Downtown Worcester, the property is positioned within an area undergoing ongoing redevelopment and infrastructure improvements. Nearby projects include new residential developments, office and retail spaces, and enhancements around Union Station. The combination of residential units and commercial space provides a mixed-use investment opportunity in an active urban setting.

## OFFERING SUMMARY

Asking Price	3,600,000
Number of Units:	18
Building Size:	15,435 SF
NOI:	\$162,320.69

## DEMOGRAPHICS

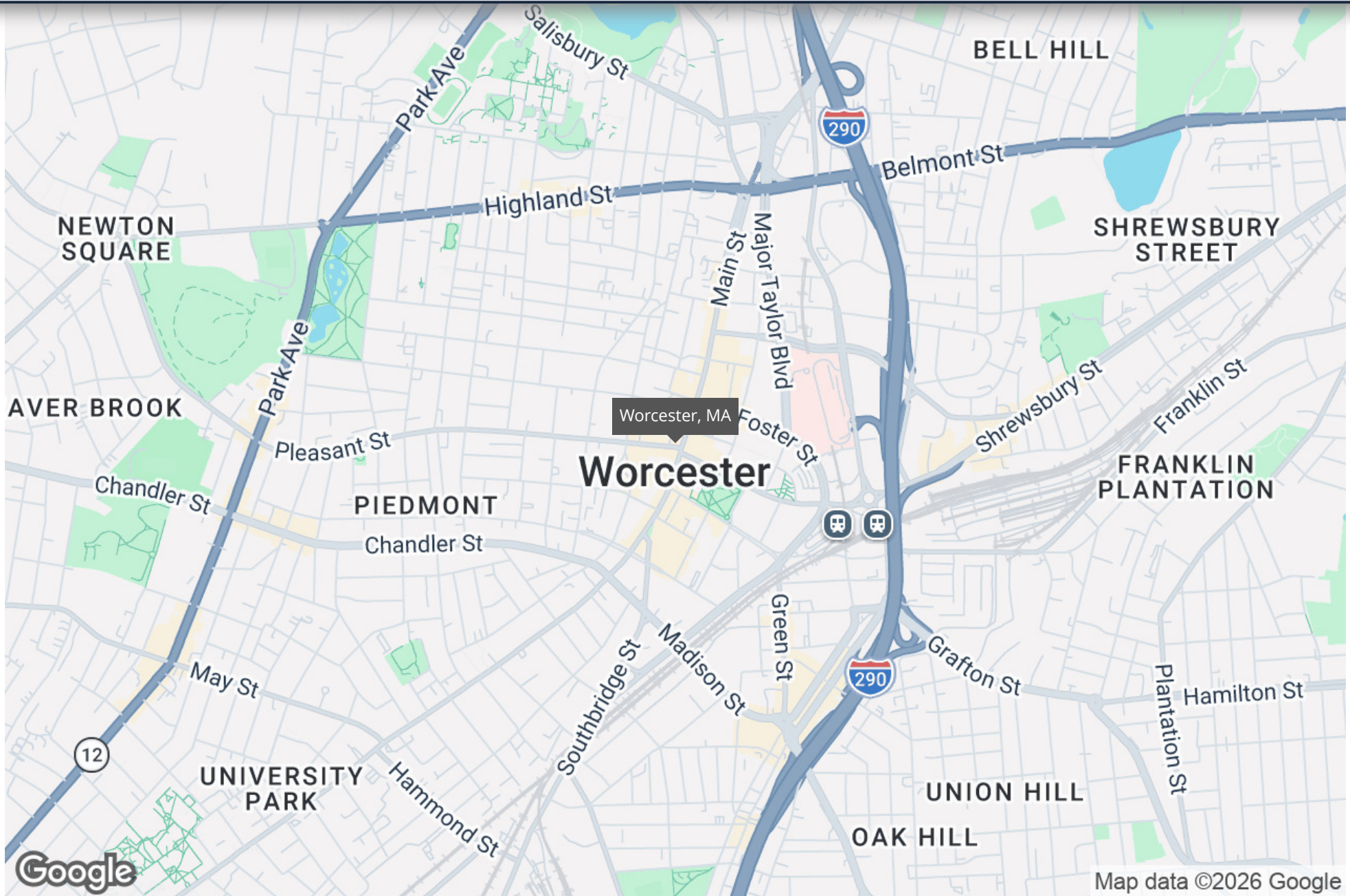
	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,468	5,692	16,045
Total Population	2,770	11,804	40,650
Average HH Income	\$62,462	\$52,793	\$58,608



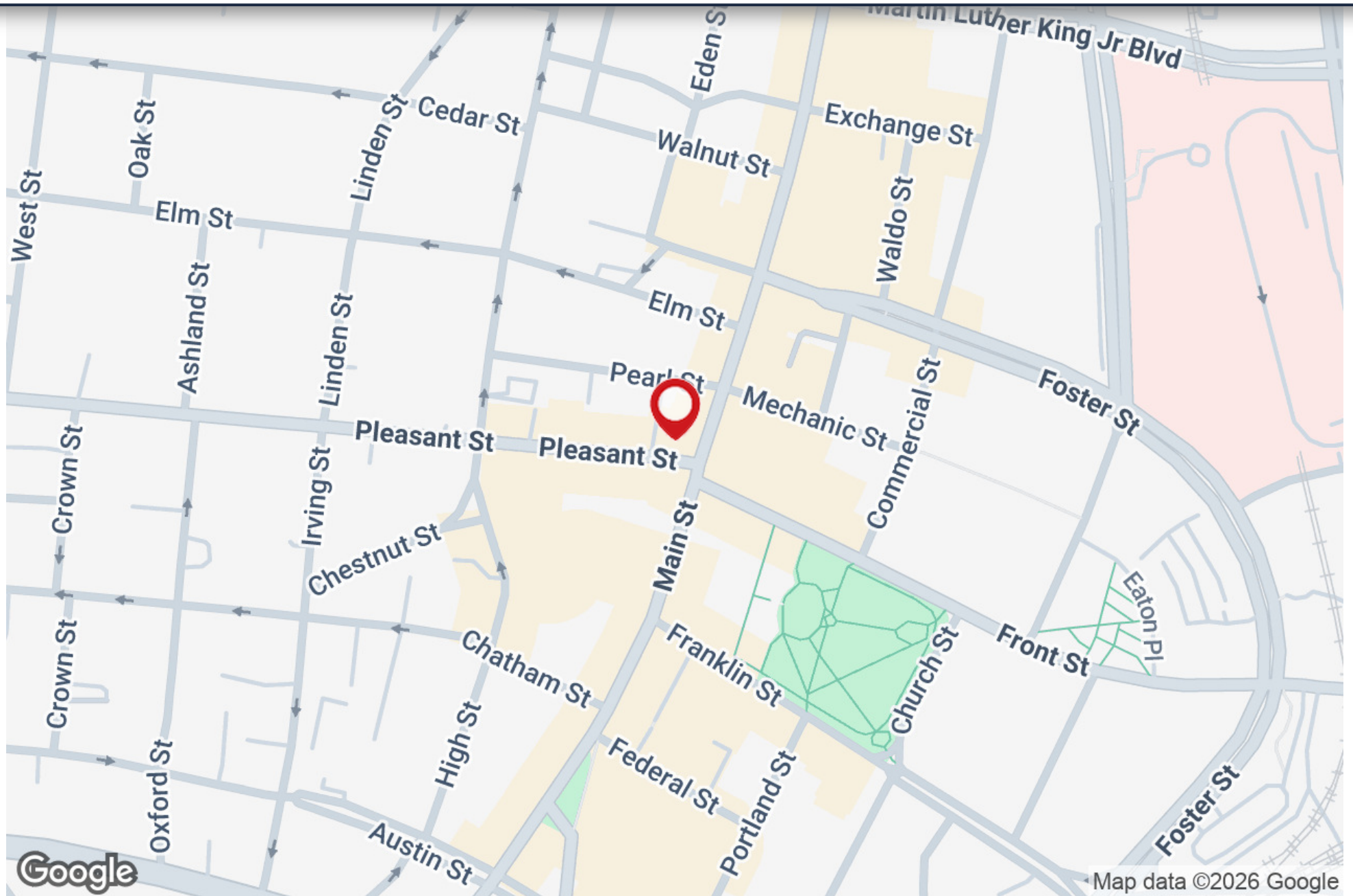
## PROPERTY HIGHLIGHTS

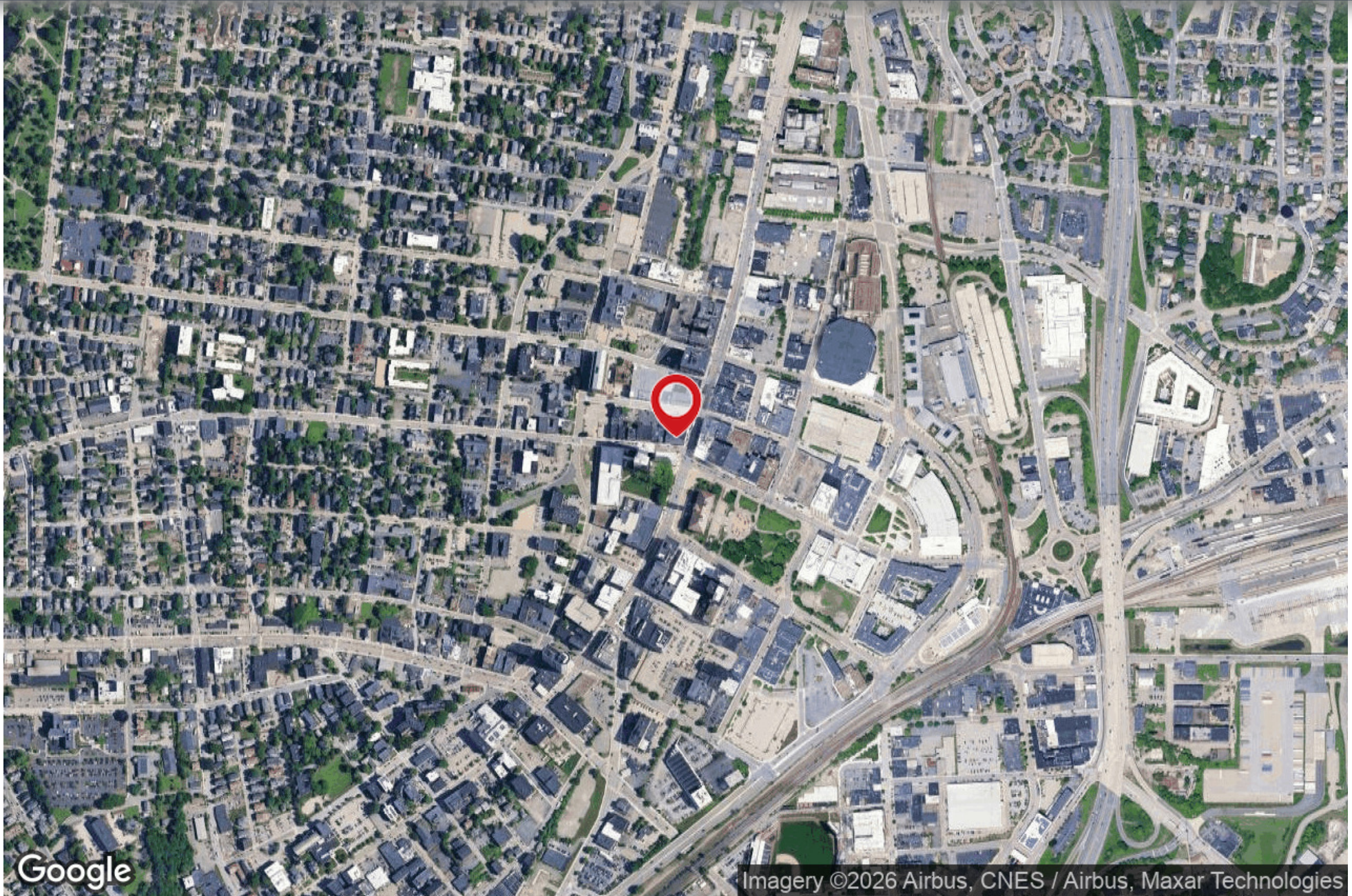
- **15,435 SF Mixed-Use Mid-Rise Building:** A substantial asset combining residential and commercial space within a single structure.
- **18 Total Units:** Comprised of 16 residential units and 2 ground-floor commercial spaces, providing diversified income sources.
- **Ground-Floor Commercial Component:** Two street-level commercial units offering additional revenue and neighborhood visibility.
- **Renovated in 2019:** Property was rehabbed by the current owner, improving interior and building systems.
- **Downtown Worcester Location:** Situated in the city center, near ongoing redevelopment and infrastructure improvements in the surrounding area.
- **Potential Rent Upside:** Current rents may allow for future increases based on market conditions.

# REGIONAL MAP



# LOCATION MAP





Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



# RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START
C101	1	1	850 SF	\$1,783	\$2.10	\$1,783	\$2.10	TAW
C102	1	1	1,200 SF	\$2,500	\$2.08	\$2,500	\$2.08	TAW
201	1	1	464 SF	\$1,690	\$3.64	\$1,800	\$3.88	TAW
202	-	1	383 SF	\$1,450	\$3.79	\$1,650	\$4.31	TAW
203	1	1	464 SF	\$1,650	\$3.56	\$1,800	\$3.88	TAW
204	1	1	464 SF	\$1,600	\$3.45	\$1,800	\$3.88	TAW
301	1	1	650 SF	\$1,550	\$2.38	\$1,800	\$2.77	TAW
302	1	1	650 SF	\$1,425	\$2.19	\$1,800	\$2.77	TAW
303	-	1	329 SF	\$1,525	\$4.64	\$1,650	\$5.02	TAW
304	1	1	650 SF	\$1,600	\$2.46	\$1,800	\$2.77	TAW
401	1	1	650 SF	\$1,450	\$2.23	\$1,800	\$2.77	TAW
402	1	1	650 SF	\$1,650	\$2.54	\$1,800	\$2.77	TAW
403	-	1	329 SF	\$1,525	\$4.64	\$1,650	\$5.02	TAW
404	1	1	650 SF	\$1,690	\$2.60	\$1,800	\$2.77	TAW
501	1	1	650 SF	\$1,600	\$2.46	\$1,800	\$2.77	TAW
502	1	1	650 SF	\$1,550	\$2.38	\$1,800	\$2.77	TAW
503	-	1	329 SF	\$1,525	\$4.64	\$1,650	\$5.02	TAW
504	1	1	650 SF	\$1,650	\$2.54	\$1,800	\$2.77	TAW
<b>TOTALS</b>			<b>10,662 SF</b>	<b>\$29,413</b>	<b>\$54.32</b>	<b>\$32,483</b>	<b>\$60.12</b>	
<b>AVERAGES</b>			<b>592 SF</b>	<b>\$1,634</b>	<b>\$3.02</b>	<b>\$1,805</b>	<b>\$3.34</b>	

# UNIT MIX SUMMARY



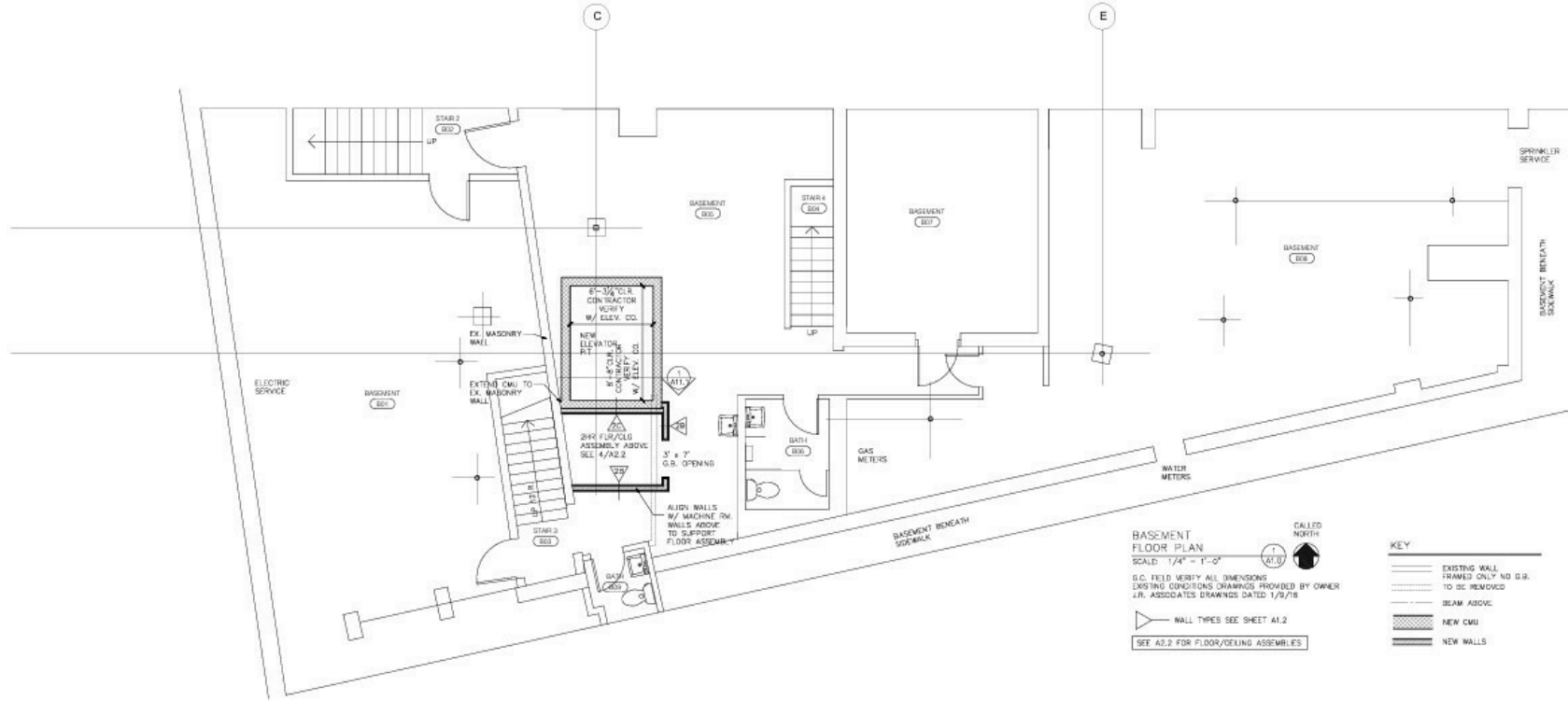
UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
Commercial	-	-	2	11.10%	1,025 SF	\$2,142	\$2.09	\$1,783	\$2,500	\$2,500	\$2.44
Studio	-	1	4	22.20%	342 SF	\$1,650	\$4.82	\$1,450	\$1,650	\$1,650	\$4.82
One Bedroom	1	1	12	66.70%	603 SF	\$1,800	\$2.99	\$1,450	\$1,800	\$1,800	\$2.99
<b>TOTALS/AVERAGES</b>			<b>18</b>	<b>100%</b>	<b>592 SF</b>	<b>\$1,805</b>	<b>\$3.30</b>	<b>\$1,487</b>	<b>\$1,844</b>	<b>\$1,844</b>	<b>\$3.34</b>

# INCOME & EXPENSES



<b>OPERATING INCOME</b>	<b>Current</b>	<b>Per Unit</b>	<b>Potential</b>	<b>Per Unit</b>
<b>Gross Market Rent</b>	<b>352,956</b>	<b>19,609</b>	<b>389,796</b>	<b>21,655</b>
Vacancy Loss	10,588	588	11,693	650
<b>Total Lease Rent</b>	<b>363,544</b>	<b>20,197</b>	<b>401,489</b>	<b>22,305</b>
Laundry	2000	111	2000	111
<b>Total Other Income</b>	<b>2,000</b>	<b>111</b>	<b>2,000</b>	<b>111</b>
<b>Effective Gross Income</b>	<b>365,544</b>	<b>20,308</b>	<b>403,489</b>	<b>22,416</b>

<b>OPERATING EXPENSES</b>	<b>Current</b>	<b>Per Unit</b>	<b>Potential</b>	<b>Per Unit</b>
Repairs & Maintenance	17,218	957	19,005	1,056
Management Fees	17,218	957	19,025	1,057
Resident Parking	14,400	800	14,400	800
Trash Removal	7,340	408	7,340	408
Elevator	4,435	246	4,425	246
Real Estate Taxes	32,453	1,803	32,453	1,803
Insurance	10,942	608	10,942	608
Water and Sewer	7,794	433	7,794	433
Electric	16,391	911	16,382	910
<b>Total Operating Expenses</b>	<b>128,191</b>	<b>7,122</b>	<b>131,766</b>	<b>7,320</b>
<b>Net Operating Income</b>	<b>237,353</b>	<b>13,186</b>	<b>271,723</b>	<b>15,096</b>



**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 S.C. FIELD VERIFY ALL DIMENSIONS  
 EXISTING CONDITIONS DRAWINGS PROVIDED BY OWNER  
 J.R. ASSOCIATES DRAWINGS DATED 1/9/78  
 WALL THICKS SEE SHEET A1.2  
 SEE A2.2 FOR FLOOR/CEILING ASSEMBLIES

**KEY**

- EXISTING WALL
- FRAMED ONLY NO G.R.
- TO BE REMOVED
- BEAM ABOVE
- ▨ NEW CMU
- NEW WALLS

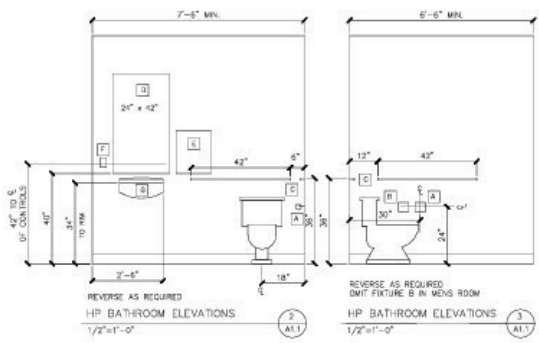
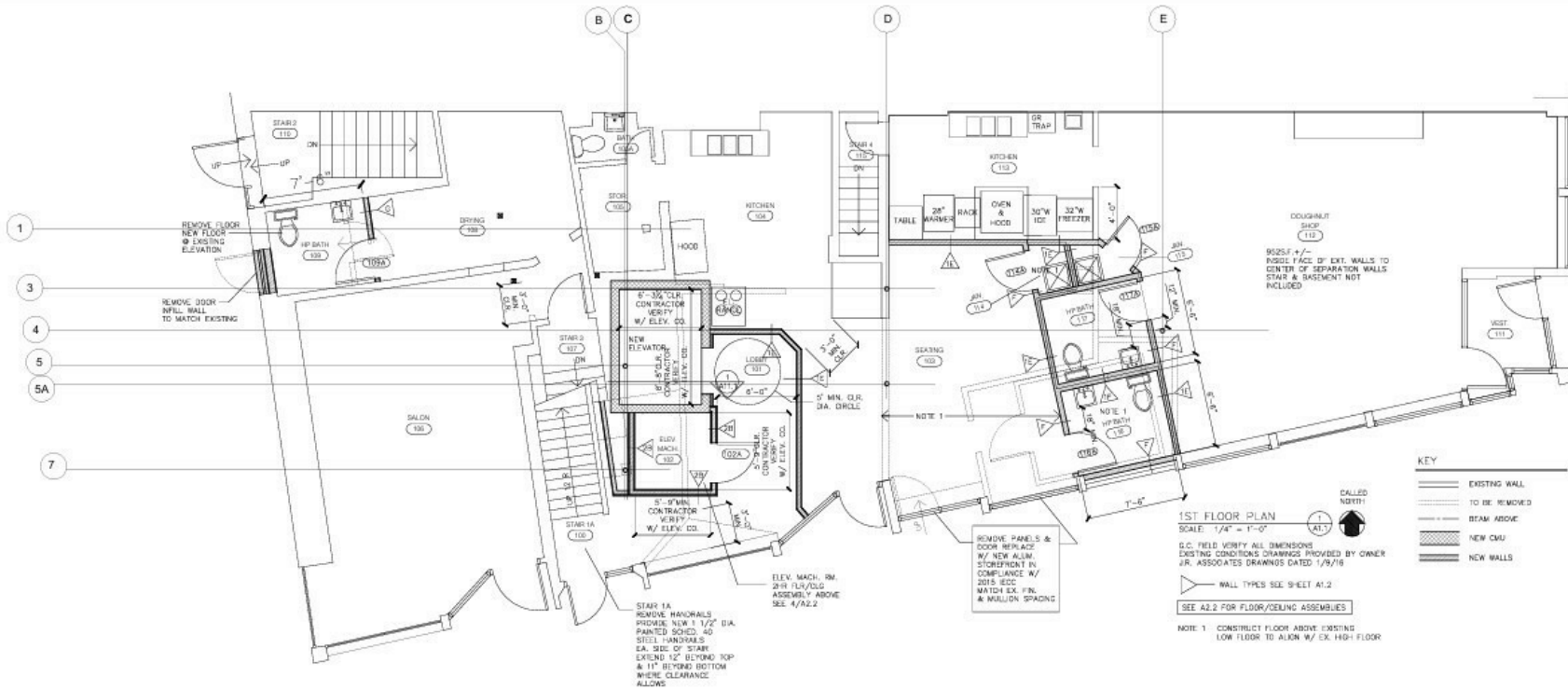
**Gregory J. O'Connor Associates, Inc.**  
**ARCHITECTS**  
 377 Main Street • Worcester, MA 01608 • 508-753-1377



NO.	REVISION

5-7 PLEASANT ST.  
 WORCESTER, MASSACHUSETTS  
**BASEMENT FLOOR PLAN**

DATE: 3/16/77  
 JOB NO: 16-1011  
 SHEET NUMBER:  
**A1.0**



**Gregory J. O'Connor Associates, Inc.**  
ARCHITECTS  
399 Main Street • Worcester, MA 01608 • 508.753.1377



NO.	REVISION

5-7 PLEASANT ST.  
5-7 PLEASANT ST.  
WORCESTER, MASSACHUSETTS  
**1ST FLOOR PLAN**

DATE: 3/16/17  
JOB NO: 16-1011  
SHEET NUMBER:  
**A1.1**



Gregory J. O'Connor Associates, Inc.  
ARCHITECTS  
397 Main Street • Worcester, MA 01608 • 508-753-1377

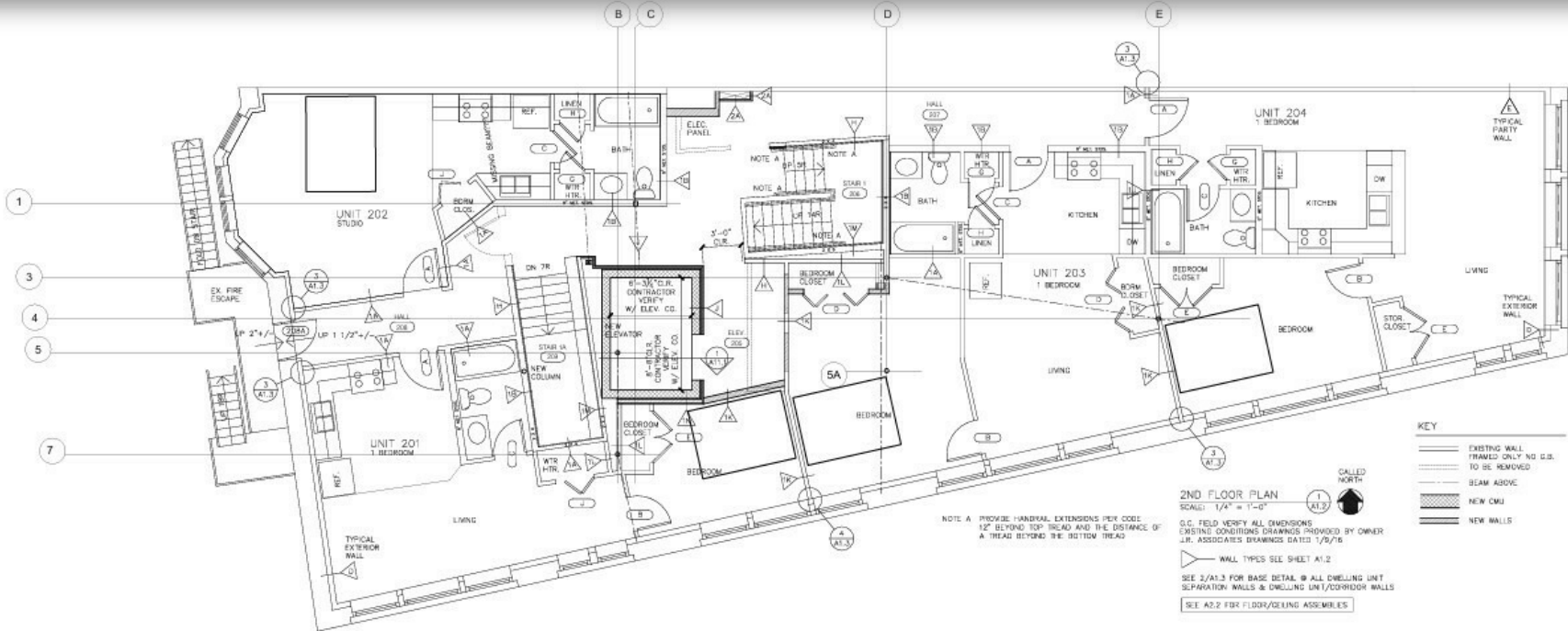


NO.	REVISION

5-7 PLEASANT ST.  
9-7 PLEASANT ST.  
WORCESTER, MASSACHUSETTS

DATE: 3/16/17  
JOB NO: 16-1011  
SHEET NUMBER:

A1.2



**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
G.C. FIELD VERIFY ALL DIMENSIONS  
EXISTING CONDITIONS DRAWINGS PROVIDED BY OWNER  
J.R. ASSOCIATES DRAWINGS DATED 1/9/16  
WALL TYPES SEE SHEET A1.2  
SEE 2/A1.3 FOR BASE DETAIL @ ALL DWELLING UNIT  
SEPARATION WALLS & DWELLING UNIT/CORRIDOR WALLS  
SEE A2.2 FOR FLOOR/CEILING ASSEMBLIES

**ACOUSTICAL NOTES & REPAIRS**

- CAREFULLY INSPECT ALL EXISTING FLOOR DECKS, AND THE MASONRY BEARING WALL TO THE ADJACENT COMMERCIAL BUILDING TO IDENTIFY:
  - AIR GAPS AROUND PERIMETER OF FLOOR DECKS (AT JOINTS OF THE FLOOR DECKS AT THE THREE EXTERIOR MASONRY WALLS, AND THE INTERIOR MASONRY WALL DIVIDING THE BUILDING)
  - PENETRATIONS THROUGH THE FLOOR DECKS AND MASONRY WALL (DRYING CONDUIT, ETC.)
  - GAPS BETWEEN AND OUTSIDE OF DAMAGED AREAS WITH THE STRUCTURAL FLOOR SURFACE, WOOD PLANKS AND/OR PLYWOOD PANELS, AND MASONRY WALL, BRICK AND MORTAR
- SHOULDER-FILL ALL HOLES AND GAPS WITH HEAVY, DENSE MATERIALS. EXPANDING FOAM OR OTHER LIGHTWEIGHT PRODUCTS ARE NOT ACCEPTABLE. LARGE HOLES AND GAPS IN MASONRY SHOULD BE FILLED WITH GROUT OR MORTAR. LARGE HOLES IN WOOD DECKING SHOULD BE PATCHED WITH PLYWOOD OR OTHER FLEXIBLE WITH THICKNESS AND DENSITY TO MATCH EXISTING. SMALL HOLES OR GAPS SUCH AS FLOOR DECK PERIMETERS AT EXTERIOR WALLS, AND HOLES AROUND PIPING AND CONDUIT PENETRATIONS THROUGH THE FLOORS OR THE MASONRY WALL SHOULD BE FILLED WITH ACoustICAL SEALANT.
- THE ACoustICAL SEALANT SHOULD BE APPLIED FROM BOTH ABOVE AND BELOW EACH FLOOR DECK. THE SEALANT PRODUCT MUST BE LABELED ACoustICAL SEALANT, OTHER SEALANT OR CAULKING PRODUCTS ARE NOT ACCEPTABLE. AN EXAMPLE OF AN ACCEPTABLE PRODUCT IS UFG ACoustICAL SEALANT.

**PLUMBING NOISE CONTROL, ACoustICAL NOTES**

- PLUMBING DRAINS SHALL NOT REST DIRECTLY ON METAL STUD CUT OUTS.
- RIGID CONNECTIONS OF DRAIN PIPING TO THE BUILDING STRUCTURE SHALL BE AVOIDED WHERE POSSIBLE.
- PVC DRAIN PIPING SHALL BE WRAPPED IN ACoustICAL PIPE LAGGING.

**WALL TYPES**

ALL INTERIOR DWELLING UNIT WALLS WALL TYPE A UNLESS NOTED OTHERWISE STUD WALLS TO HAVE DEFLECTION TRACK @ TOP FRC STOP ALL RATED WALLS ALL ITEMS LISTED IN WALL TYPES NEW UNLESS NOTED OTHERWISE	<ul style="list-style-type: none"> <li>▲ DWELLING UNIT INTERIOR PARTITION EXISTING 3 5/8" MET. STUDS @ 16" O.C. FULL HEIGHT TO UNDERSIDE OF FRAMING NEW HORIZ. STYP. @ MD HGT. &amp; 1/2" G.B. EA. FACE TO 6" ABOVE FIN. D.G.</li> <li>▲ DWELLING UNIT INTERIOR PARTITION EXISTING 6" MET. STUDS @ 16" O.C. FULL HEIGHT TO UNDERSIDE OF FRAMING NEW HORIZ. STYP. @ MD HGT. &amp; 1/2" G.B. EA. FACE TO 6" ABOVE FIN. D.G.</li> <li>▲ DWELLING UNIT NEW INTERIOR PARTITION 3 5/8" 20 GA. MET. STUDS @ 16" O.C. FULL HEIGHT TO UNDERSIDE OF FRAMING W/ HORIZ. STYP. @ MD HGT. &amp; 1/2" G.B. EA. FACE TO 6" ABOVE FIN. D.G.</li> <li>▲ EXTERIOR WALLS SEE D &amp; A1.3</li> <li>▲ TYPICAL PARTY WALL EXISTING 1 5/8" MET. STUDS @ 16" O.C. FULL HEIGHT TO UNDERSIDE OF FRAMING 2" FIBERGLASS SOUND INSULATION NEW 5/8" G.B. EXPOSED FACE FULL HGT.</li> <li>▲ NEW INTERIOR PARTITION 3 5/8" 20GA. MET. STUDS @ 16" O.C. SOUND INSULATION 5/8" G.B. EXPOSED FACES TO 6" ABOVE D.G.</li> <li>▲ NEW INTERIOR PARTITION 3 5/8" 20GA. MET. STUDS @ 16" O.C. SOUND INSULATION 1/2" G.B. EXPOSED FACES TO 6" ABOVE D.G.</li> <li>▲ NEW G.B. TO MATCH EX. ON EX. STUDS</li> <li>▲ 1 5/8" 20GA. MET. STUDS @ 16" O.C. 1/2" G.B. EXPOSED FACES TO 6" ABOVE D.G.</li> <li>▲ 6" 20GA. MET. STUDS @ 16" O.C. 1/2" G.B. EXPOSED FACES TO 6" ABOVE D.G.</li> </ul>	<ul style="list-style-type: none"> <li>▲ DWELLING UNIT CORRIDOR SEPARATION WALL 1 HOUR FIRE RATED EXISTING 3 5/8" MET. STUDS OR 2 X 4'S @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS OR MINERAL WOOL HORIZ. STYP. @ MD HGT., 2 LAYERS 5/8" TYPE "X" GYP. BD. CORRIDOR FACE &amp; 1 LAYER 5/8" TYPE "X" GYP. BD. APARTMENT FACE FULL HGT.</li> <li>▲ DWELLING UNIT CORRIDOR SEPARATION WALL 1 HOUR FIRE RATED EXISTING 6" MET. STUDS OR 2 X 6'S @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS OR MINERAL WOOL HORIZ. STYP. @ MD HGT., 2 LAYERS 5/8" TYPE "X" GYP. BD. CORRIDOR FACE &amp; 1 LAYER 5/8" TYPE "X" GYP. BD. APARTMENT FACE FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL 1 HOUR FIRE RATED EXISTING 2 X 4'S @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS, HORIZ. STYP. @ MD HGT., HOMOGOTIE ONE FACE &amp; 5/8" TYPE "X" GYP. BD. EA. FACE FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL 1 HOUR FIRE RATED EXISTING 3 5/8" MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS, HORIZ. STYP. @ MD HGT., HOMOGOTIE ONE FACE &amp; 5/8" TYPE "X" GYP. BD. EA. FACE FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL 1 HOUR FIRE RATED EXISTING 2 X 4'S @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS, HORIZ. STYP. @ MD HGT., HOMOGOTIE ONE FACE &amp; 5/8" TYPE "X" GYP. BD. EA. FACE FULL HGT.</li> <li>▲ TENANT SEPARATION WALL 1 HOUR FIRE RATED NEW 3 5/8" 20GA. MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS, HORIZ. STYP. @ MD HGT. &amp; 5/8" TYPE "X" GYP. BD. EA. FACE FULL HGT.</li> <li>▲ TENANT SEPARATION WALL 1 HOUR FIRE RATED NEW 6" 20GA. MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS, HORIZ. STYP. @ MD HGT. &amp; 5/8" TYPE "X" GYP. BD. EA. FACE FULL HGT.</li> </ul>	<ul style="list-style-type: none"> <li>▲ DWELLING UNIT SEPARATION WALL 1 HOUR FIRE RATED EXISTING 6" MET. STUDS OR 2 X 6'S @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS OR MINERAL WOOL HORIZ. STYP. @ MD HGT., 2 LAYERS 5/8" TYPE "X" GYP. BD. EACH FACE FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL 1 HOUR FIRE RATED EXISTING 3 5/8" MET. STUDS OR 2 X 4'S @ 16" O.C. TO UNDERSIDE OF FRAMING NEW SOLID 2 X 4 - BLOCKING ABOVE STUDS NEW SOUND INSULATION BATTIS OR MINERAL WOOL HORIZ. STYP. @ MD HGT., 2 LAYERS 5/8" TYPE "X" GYP. BD. EACH FACE FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL PORTION OF 1 HOUR FIRE RATED DIBLE WALL EXISTING 3 5/8" MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING NEW - FIBERGLASS SOUND INSULATION OR MINERAL WOOL &amp; 2 LAYERS 5/8" TYPE "X" G.B. ON EXPOSED FACE. FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL PORTION OF 1 HOUR FIRE RATED DIBLE WALL EXISTING 6" MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING NEW - FIBERGLASS SOUND INSULATION OR MINERAL WOOL &amp; 2 LAYERS 5/8" TYPE "X" G.B. ON EXPOSED FACE. FULL HGT.</li> <li>▲ DWELLING UNIT SEPARATION WALL PORTION OF 1 HOUR FIRE RATED DIBLE WALL 3 5/8" 20 GA. MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING FIBERGLASS SOUND INSULATION OR MINERAL WOOL &amp; 2 LAYERS 5/8" TYPE "X" G.B. ON EXPOSED FACE. FULL HGT.</li> <li>▲ CONTINUATION OF FIRE RATED WALL 3 5/8" 20 GA. MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING FIBERGLASS SOUND INSULATION OR MINERAL WOOL &amp; 2 LAYERS 5/8" TYPE "X" G.B. ON EXPOSED FACE. FULL HGT.</li> <li>▲ DWELLING UNIT CORRIDOR SEPARATION WALL 1 HOUR FIRE RATED 6" 20GA. MET. STUDS @ 16" O.C. TO UNDERSIDE OF FRAMING SOLID 2 X 4 - BLOCKING ABOVE STUDS SOUND INSULATION BATTIS OR MINERAL WOOL HORIZ. STYP. @ MD HGT., 2 LAYERS 5/8" TYPE "X" GYP. BD. CORRIDOR FACE &amp; 1 LAYER 5/8" TYPE "X" GYP. BD. APARTMENT FACE FULL HGT.</li> </ul>	<ul style="list-style-type: none"> <li>▲ SHAFT WALL 2 HOUR FIRE RATED SHAFT WALL SYSTEM CONTINUOUS THRU FLOORS FROM BOTTOM OF SHAFT TO TOP</li> <li>▲ 2 HOUR FIRE RATED BEARING WALL 2 X 4 WOOD STUDS @ 16" O.C. W/ 2 LAYERS 5/8" FIBREDOE TYPE "X" GYPSUM BOARD EACH FACE W/ SOUND INSULATION FULL HGT.</li> <li>▲ 2 HOUR FIRE RATED BEARING WALL 2 X 4 WOOD STUDS @ 16" O.C. W/ 2 LAYERS 5/8" FIBREDOE TYPE "X" GYPSUM ONE FACE, 1" CMU OTHER FACE FULL HGT.</li> </ul>
--	--	--	--	---



**Gregory J. O'Connor Associates, Inc.**  
 ARCHITECTS  
 238 Main Street • Worcester, MA 01608 • 508-754-1877



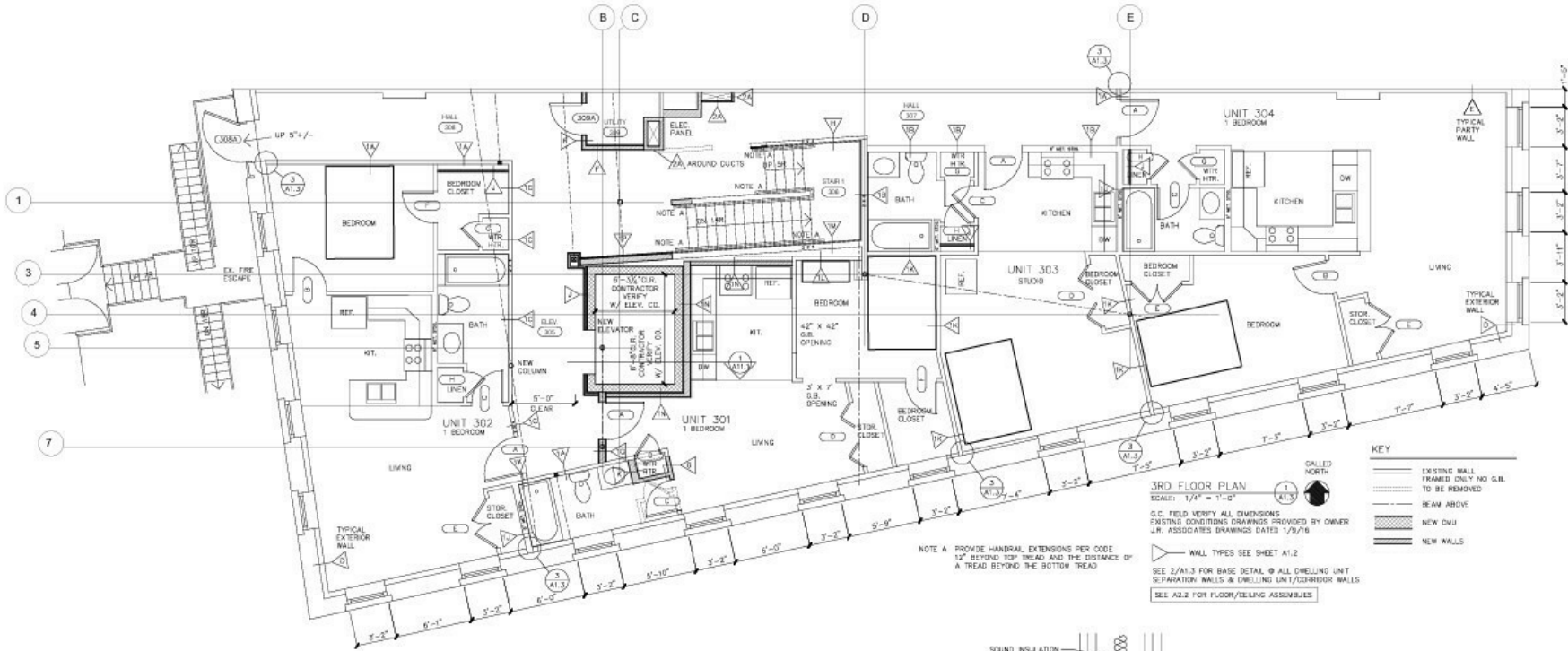
NO.	REVISION

5-7 PLEASANT ST.  
 5-7 PLEASANT ST.  
 WORCESTER, MASSACHUSETTS

3RD FLOOR PLAN & DETAILS

DATE: 3/16/17  
 JOB NO: 16-1011  
 SHEET NUMBER:

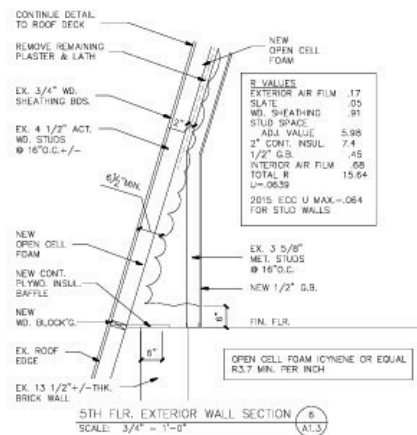
A1.3



**3RD FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 C.F. FIELD VERIFY ALL DIMENSIONS  
 EXISTING CONDITIONS DRAWINGS PROVIDED BY OWNER  
 J.R. ASSOCIATES DRAWINGS DATED 1/9/16  
 W. WALL TYPES SEE SHEET A1.2  
 SEE 2/A1.3 FOR BASE DETAIL @ ALL DWELLING UNIT  
 SEPARATION WALLS & DWELLING UNIT/CORRIDOR WALLS  
 SEE A2.2 FOR FLOOR/CEILING ASSEMBLIES

**KEY**

- EXISTING WALL
- FRAMED ONLY NO G.B. TO BE REMOVED
- BEAN ABOVE
- NEW CMU
- NEW WALLS



R VALUES

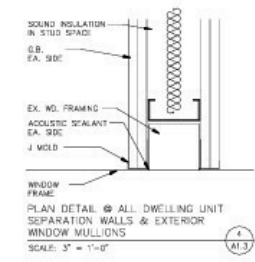
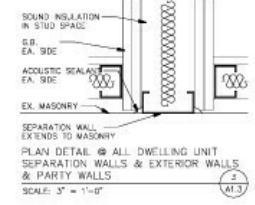
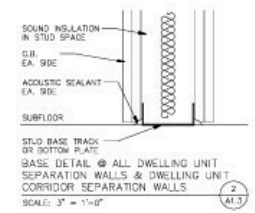
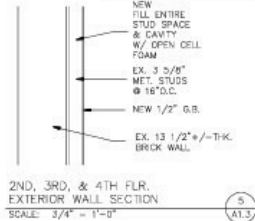
EXTERIOR AIR FILM	.17
SLATE	.03
WD. SHEATHING	.91
STUD SPACE	7.4
ADU. VALUE	5.98
2" CONT. INSUL.	.45
1/2" G.B.	.68
INTERIOR AIR FILM	15.64
<b>TOTAL R</b>	<b>20.15</b>

2015 EEC U MAX = .064  
 FOR STUD WALLS

R VALUES

EXTERIOR AIR FILM	.17
FACE BRICK (3 5/8")	.4
COMMON BRICK	2.175
STUD SPACE	5.98
ADU. VALUE	3.7
1" CONT. INSUL.	.45
1/2" G.B.	.68
INTERIOR AIR FILM	13.55
<b>TOTAL R</b>	<b>17.33</b>

2015 EEC U MAX = .080  
 FOR MASS WALLS





Gregory J. O'Connor Associates, Inc.  
**ARCHITECTS**  
 339 Main Street • Worcester, MA 01608 • 508-753-1377

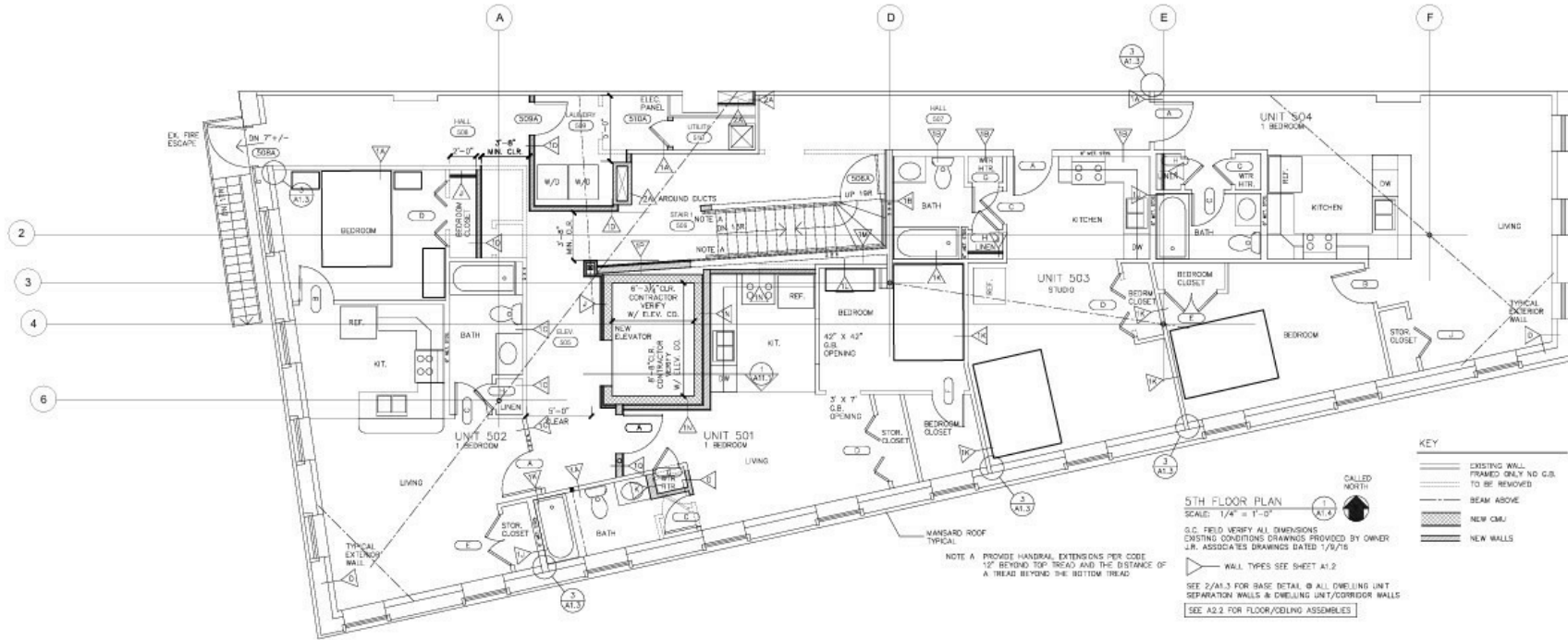


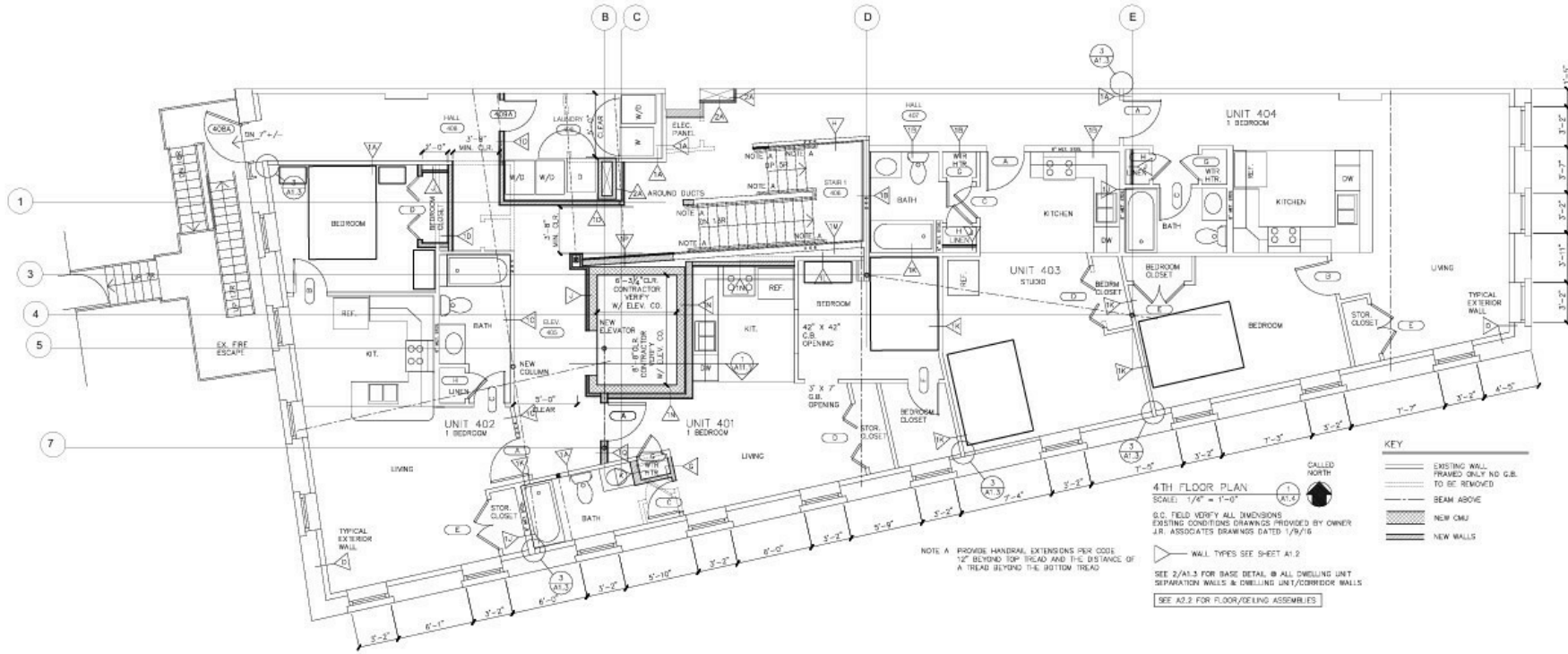
NO.	REVISION

5-7 PLEASANT ST.  
 5-7 PLEASANT ST.  
 WORCESTER, MASSACHUSETTS  
**5TH FLOOR PLAN**

DATE: 3/16/17  
 JOB NO: 16-1011  
 SHEET NUMBER:

A1.5





  
**Gregory J. O'Connor Associates, Inc.**  
 ARCHITECTS  
331 Main Street • Worcester, MA 01508 • 508-753-1377



NO.	REVISION

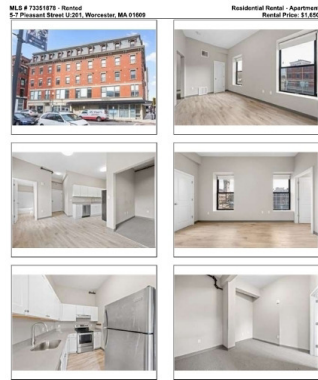
**5-7 PLEASANT ST.**  
**5-7 PLEASANT ST.**  
 WORCESTER, MASSACHUSETTS  
**4TH FLOOR PLAN**

DATE: 3/16/17  
 JOB NO: 16-1011  
 SHEET NUMBER:  
**A1.4**



## Unit 201 – 2nd Floor Unit

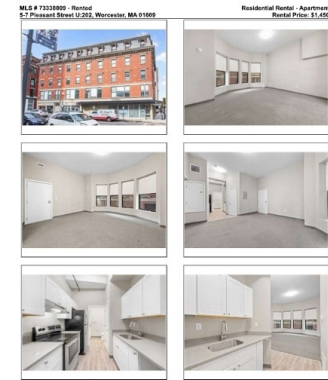
1 Bed | 1 Bath | 464 SF



The information in this listing was published from third party sources including the seller and public records. ML2 Property Information Network, LLC, and its subsidiaries, licensors and/or representatives in warranty as to the accuracy of the information. CONTACT 800-848-3662 Property Information Network, LLC.

## Unit 202 – 2nd Floor Unit

Studio | 1 Bath | 383 SF



The information in this listing was published from third party sources including the seller and public records. ML2 Property Information Network, LLC, and its subsidiaries, licensors and/or representatives in warranty as to the accuracy of the information. CONTACT 800-848-3662 Property Information Network, LLC.



The information in this listing was published from third party sources including the seller and public records. ML2 Property Information Network, LLC, and its subsidiaries, licensors and/or representatives in warranty as to the accuracy of the information. CONTACT 800-848-3662 Property Information Network, LLC.

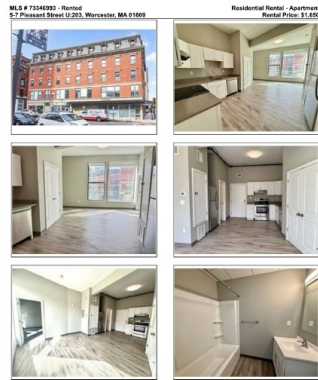


The information in this listing was published from third party sources including the seller and public records. ML2 Property Information Network, LLC, and its subsidiaries, licensors and/or representatives in warranty as to the accuracy of the information. CONTACT 800-848-3662 Property Information Network, LLC.



## Unit 203 – 2nd Floor Unit

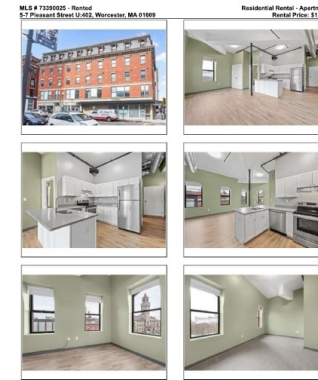
1 Bed | 1 Bath | 464 SF



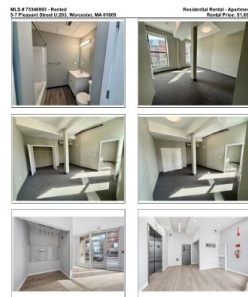
The information in this listing was published from third party sources including the seller and public records. MLS Property Information Network, LLC and its subsidiaries, licensors and contributors do not warrant the accuracy of the information. Contact your agent for more information.

## Unit 402 – Representative of 02 Stack (302 / 402 / 502)

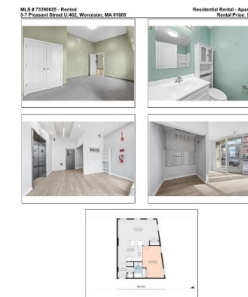
1 Bed | 1 Bath | 650 SF



The information in this listing was published from third party sources including the seller and public records. MLS Property Information Network, LLC and its subsidiaries, licensors and contributors do not warrant the accuracy of the information. Contact your agent for more information.



The information in this listing was published from third party sources including the seller and public records. MLS Property Information Network, LLC and its subsidiaries, licensors and contributors do not warrant the accuracy of the information. Contact your agent for more information.

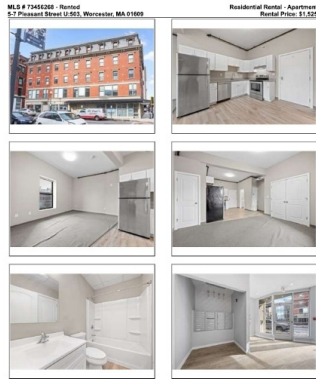


The information in this listing was published from third party sources including the seller and public records. MLS Property Information Network, LLC and its subsidiaries, licensors and contributors do not warrant the accuracy of the information. Contact your agent for more information.



## Unit 503 – Representative of 03 Stack (303 / 403 / 503)

Studio | 1 Bath | 329 SF



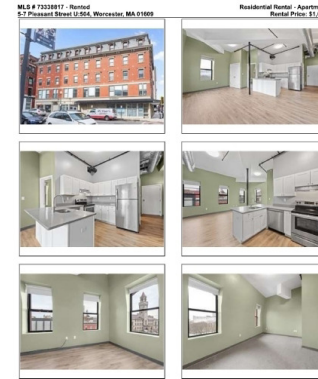
This information is for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions.



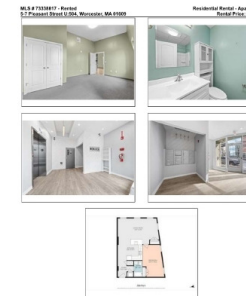
This information is for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions.

## Unit 504 – Representative of 04 Stack (304 / 404 / 504)

1 Bed | 1 Bath | 650 SF



This information is for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions.



This information is for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions. The information is provided for informational purposes only and is not intended to be used as an offer or solicitation of an offer. It is not intended to be used as a basis for investment or other financial decisions.

# DEMOGRAPHICS MAP & REPORT



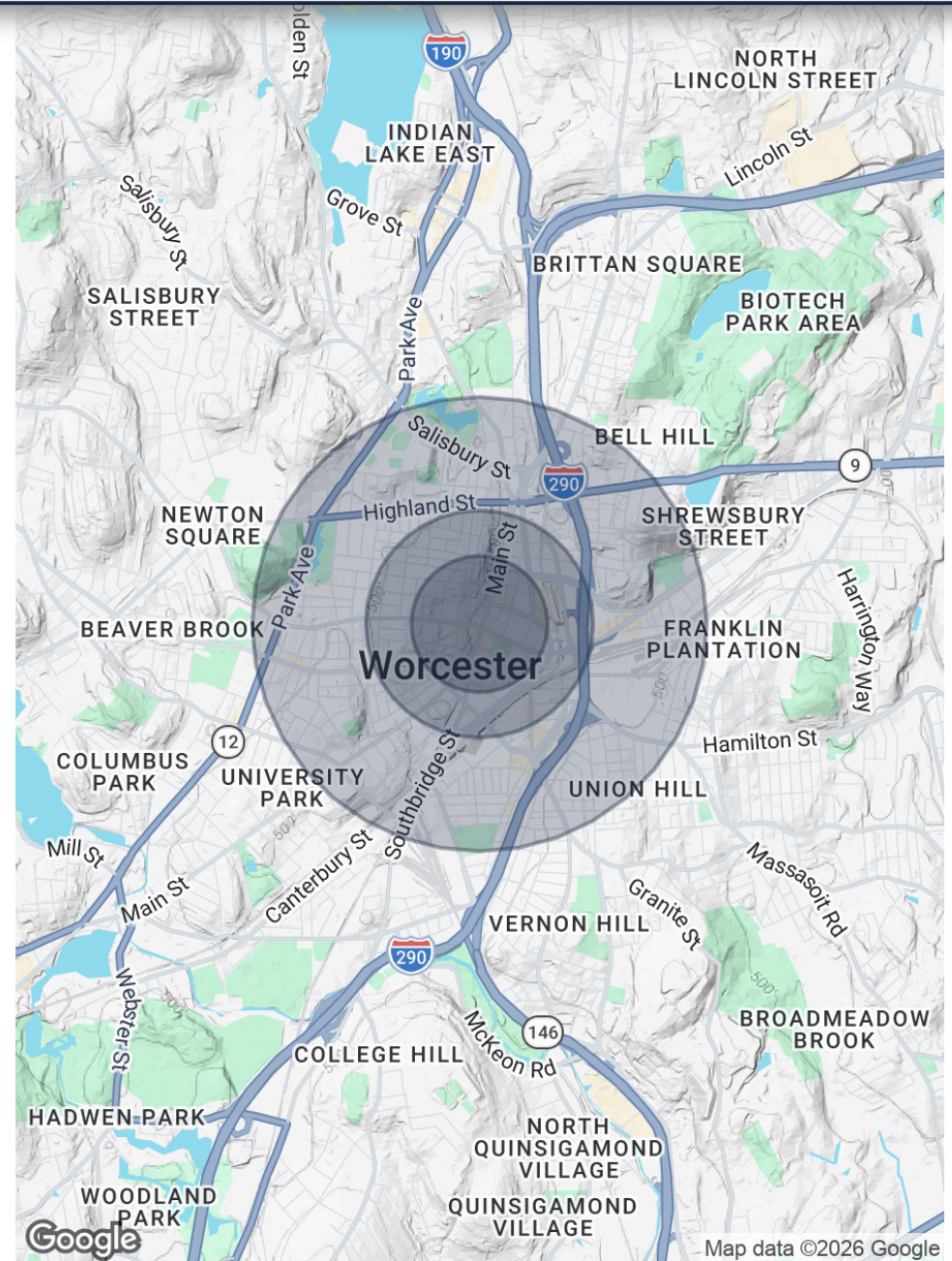
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,770	11,804	40,650
Average Age	35	36	35
Average Age (Male)	35	36	35
Average Age (Female)	35	37	36

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,468	5,692	16,045
# of Persons per HH	1.9	2.1	2.5
Average HH Income	\$62,462	\$52,793	\$58,608
Average House Value	\$451,418	\$342,520	\$336,049

Demographics data derived from AlphaMap



Map data ©2026 Google



## **RICH CAWLEY**

President

rcawley@umf.com

Direct: **617.529.1141**

MA #134301 // CT #0754987 / RI #001533 / FL #3254617 / NY #10351210054

### **PROFESSIONAL BACKGROUND**

Rich Cawley founded United Multi Family (UMF) in 1998. As the company's President, he leads one of the most active middle-market investment sales teams in the Northeast. Since founding the firm, UMF has completed over 1,500 transactions totaling more than \$3 billion in sales. Rich brings extensive experience as an owner and developer of multifamily properties to UMF and applies his experience daily to ongoing transactions.

#### Top Sales to Date

South Boston, MA 161 units \$65,000,000

Boca Raton, FL 106 units \$34,000,000

Bridgeport, CT 462 units \$30,540,000

Stoughton, MA 76 units \$17,500,000

Winthrop, MA 150 units \$16,000,000

Scituate, MA 34 units \$15,500,000

Saugus, MA 69 units \$14,025,000

Jamaica Plain, MA 54 units \$13,500,000

Boca Raton, FL 53 units \$13,500,000

Ayer, MA 76 units \$12,105,000

Miami, FL 181 units \$9,485,000

Bridgeport, CT 164 units \$9,418,000

#### **United Multi Family**

770 Legacy Place second floor

Dedham, MA 02026

617.529.1141