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

THE INVESTMENT

PROPERTY SNAPSHOT

8
residential units

2
multifamily buildings

$15,700
monthly rent

$188,400
annual rent

$35,262
stated annual expenses

$153,138
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	($35,262)
Estimated NOI*	$153,138
Stated Cap Rate	8.0%
Stated Expense Ratio	18.7%

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.

FINANCIAL SCHEDULE

289-291 Providence Road | Grafton, Massachusetts

MONTHLY RENT SCHEDULE

BUILDING	UNIT	MONTHLY RENT	ANNUAL RENT
289	Unit 1	$2,200	$26,400
289	Unit 2	$2,200	$26,400
289	Unit 3	$2,200	$26,400
289	Unit 4	$2,200	$26,400
291	Unit 1	$1,800	$21,600
291	Unit 2	$1,700	$20,400
291	Unit 3	$1,700	$20,400
291	Unit 4	$1,700	$20,400
TOTAL	**8 UNITS**	**$15,700**	**$188,400**

ANNUAL OPERATING EXPENSES

EXPENSE	ANNUAL
Real Estate Taxes	$12,262
Insurance	$7,000
Water	$12,000
Electric	$600
Sewer	$1,700
Landscaping	$1,000
Snow Removal	$700
TOTAL ANNUAL EXPENSES	**$35,262**

OPERATING SUMMARY	
Annual Rent	$188,400
Expenses	($35,262)
Estimated NOI	**$153,138**
Expense Ratio	18.7%
Stated Cap Rate	8.0%

Financial figures are based on the rent and expense schedule supplied by the owner/listing source and should be independently verified.

EXCEPTIONAL 8-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

Grafton, Massachusetts | 289-291 Providence Road

Rare opportunity to own two multifamily buildings located at **289-291 Providence Road, Grafton, MA**, offering a total of **8 residential units**. The property consists of **four 2-bedroom, 1-bath units** and **four 1-bedroom, 1-bath units**, providing a desirable mix of unit types with strong rental demand.

The property generates **$15,700 per month in rental income ($188,400 annually)** with annual operating expenses of approximately **$35,262**, resulting in an attractive **8% cap rate**. Each apartment is separately metered, with tenants responsible for their own gas and electricity, helping minimize owner operating expenses and maximize cash flow.

This well-performing investment offers stable income with additional upside through future rent increases and property improvements. Conveniently located with easy access to major highways, shopping, restaurants, schools, and area amenities, this property is an excellent opportunity for investors seeking immediate cash flow and long-term appreciation.

8 UNITS	**2 BUILDINGS**	**$15,700 / MO.**	**$188,400 / YR.**	**8% CAP**

Unit Mix: Four 2-bedroom / 1-bath apartments and four 1-bedroom / 1-bath apartments.

Utilities: Separate gas and electric meters; tenants are responsible for their own gas and electricity.