



THE O'ROURKE GROUP

REAL ESTATE PROFESSIONALS



18 CAPRERA ROAD

WORCESTER, MASSACHUSETTS

6-Unit Multifamily Investment Opportunity

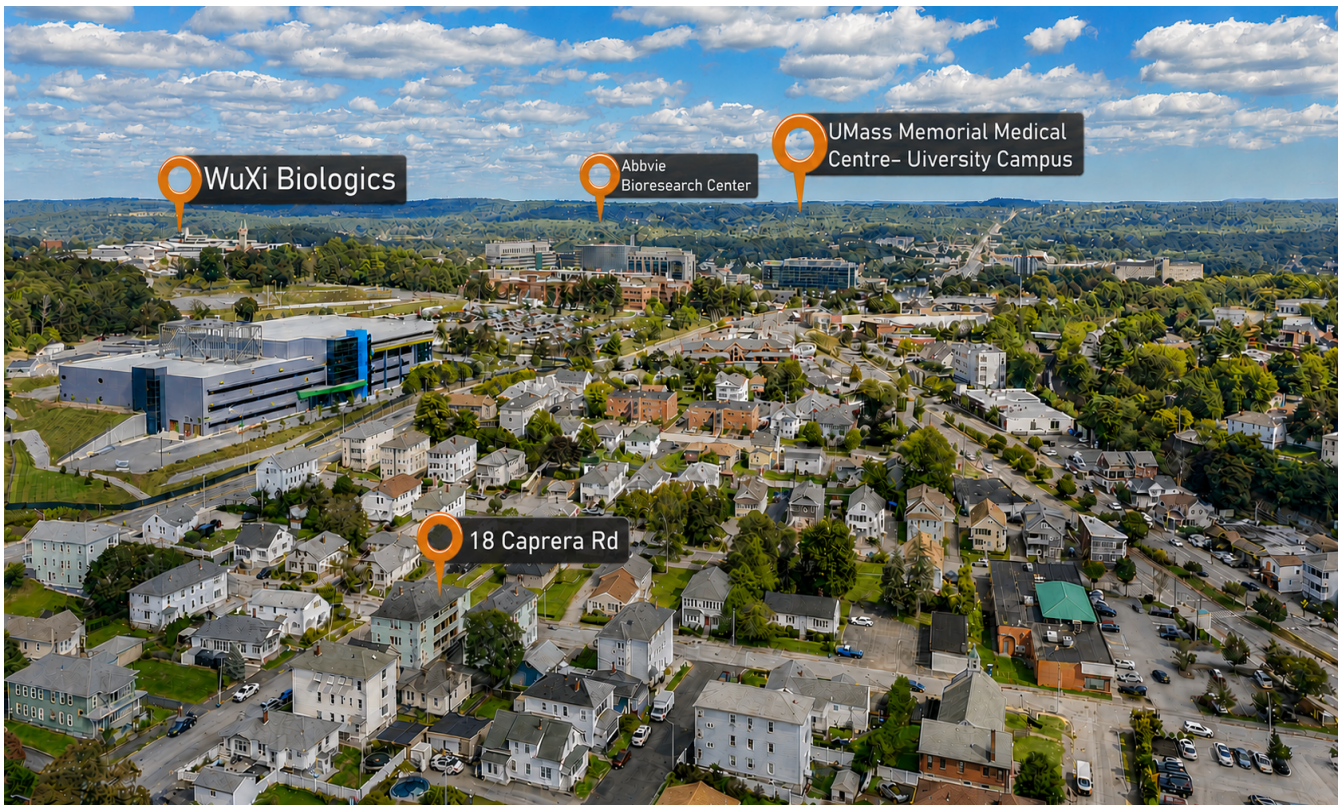
Offered at \$1,250,000

Executive Summary

Asking Price	\$1,250,000
Gross Annual Income	\$110,160
Operating Expenses	\$25,635.55
Net Operating Income	\$84,524.45
Cap Rate	6.76%

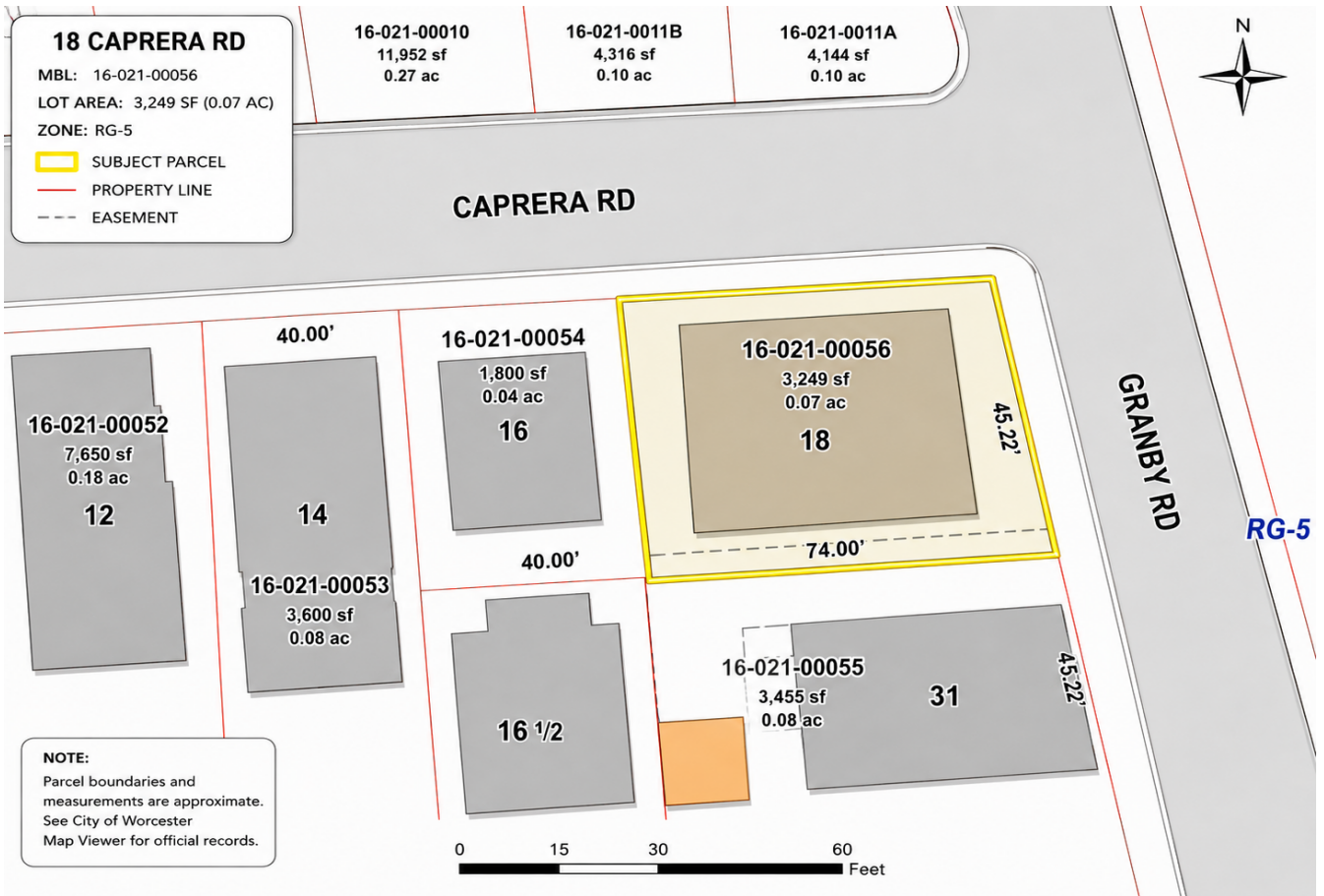
18 Caprera Road presents a rare opportunity to acquire a six-unit multifamily asset in Worcester's rapidly growing east side market. The property consists entirely of two-bedroom apartments and benefits from strong in-place cash flow with additional upside through future rent growth.

Location Overview



Conveniently located near UMass Memorial Medical Center, AbbVie, WuXi Biologics, Shrewsbury Street Restaurant Row, Polar Park, and Downtown Worcester.

Parcel Information



Lot Size: 3,249 SF (0.07 Acres)
Zoning: RG-5

Current Rent Roll

Unit	Rent	Status
1L	\$1,875	Lease through 9/30/26
1R	\$1,250	TAW
2L	\$1,250	TAW
2R	\$1,100	TAW
3L	\$1,875 Projected	Vacant
3R	\$1,830	TAW

Total Monthly Income: \$9,180

Annual Gross Income: \$110,160

Financial Analysis

Purchase Price	Cap Rate
\$1,150,000	7.35%
\$1,200,000	7.04%
\$1,250,000	6.76%
\$1,300,000	6.50%
\$1,350,000	6.26%

Operating Expenses

Water/Sewer: \$2,550

Common Area Electric: \$370

Insurance: \$10,310

Landscaping/Snow Removal: \$2,500

Property Taxes: \$9,905.55

Total Expenses: \$25,635.55

Utilities

Owner Pays: Water/Sewer, Common Area Electricity, Landscaping and Snow Removal.

Tenant Pays: Heat, Hot Water, Electricity, Cable/Internet and Other Unit Utilities.

Value-Add Opportunity

Several units remain below market rents, providing an investor the opportunity to increase future cash flow. The vacant third-floor apartment is projected to rent for approximately \$1,875 per month, allowing immediate income growth.