

# **GREEN HILL PARWAY** **PORTFOLIO, WORCESTER, MA**



**74 GREEN HILL PKY**

**78 GREEN HILL PKY**

**82 GREEN HILL PKY**

**9 UNITS**

**12,824 SF**

**29 BEDROOMS**

# **LORNELL**

REAL ESTATE

**COLLIN MULCAHY**

PRESIDENT

774-230-3634

COLLIN@LORNELLRE.COM



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The Green Hill Parkway Multifamily Portfolio offers three well-maintained three-family homes located within steps of each other, consisting of 9-units and 29 bedrooms; all less than a mile from UMass Memorial Hospital and WPI. Together, the buildings provide a strong unit mix with one two-bedroom unit, five three-bedroom units, and three four-bedroom units, creating an attractive and reliable income portfolio.

All units have been updated with modern renovations, new appliances, updated exterior decks, balconies, and entry steps, and refinished hardwood floors, giving each home a bright, comfortable, and move-in-ready feel.

Almost all units include a washer and dryer.

Set in a quiet residential neighborhood with easy access to highways, public transportation, and downtown Worcester, this portfolio presents an excellent opportunity for investors seeking quality, stability, and strong rental demand in a prime location.

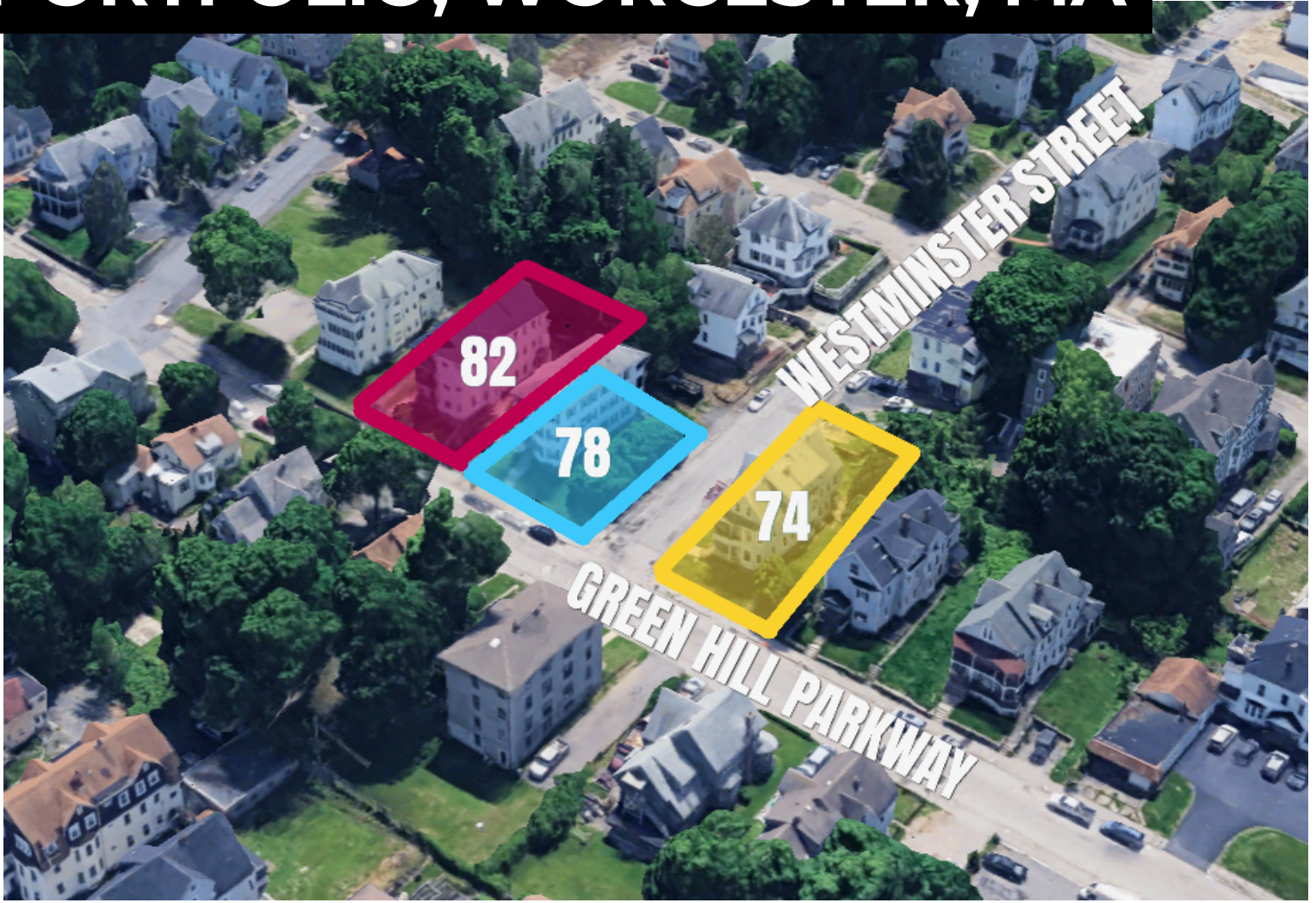


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	74 GREEN HILL	78 GREEN HILL	82 GREEN HILL	TOTAL
SALE PRICE:	\$800,000	\$850,000	\$875,000	\$2,525,000
UNIT 1:	2 bd / 1 br	3 bd / 1 br	4 bd / 1 br	9 units 29 bd / 9 br
UNIT 2:	3 bd / 1 br	3 bd / 1 br	4 bd / 1 br	
UNIT 3:	3 bd / 1 br	4 bd / 1 br	3 bd / 1 br	
GBA:	3,605 SF	4,437 SF	4,782 SF	12,824 SF
LOT:	0.17 AC	0.13 AC	0.16 AC	0.46 AC

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## Population

	2 miles	5 miles	10 miles
2020 Population	83,037	255,160	388,562
2024 Population	80,387	251,110	392,041
2029 Population Projection	81,152	254,485	399,613
Annual Growth 2024-2029	0.2%	0.3%	0.4%
Median Age	35.5	38.2	39.9
Bachelor's Degree or Higher	31%	35%	41%

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# GREEN HILL PARWAY PORTFOLIO, WORCESTER, MA

RENT ROLL:	74 GREEN HILL	78 GREEN HILL	82 GREEN HILL
UNIT 1:	\$2,150	\$2,550	\$2,435
UNIT 2:	\$2,000	\$2,350	\$2,600
UNIT 3:	\$2,200	\$2,450	\$2,400**
<b>TOTAL RENT:</b>	<b>\$6,350</b>	<b>\$7,350</b>	<b>\$7,435</b>

\*\* (82 - unit 3 is currently vacant - projected rent is \$2,400/mo.)



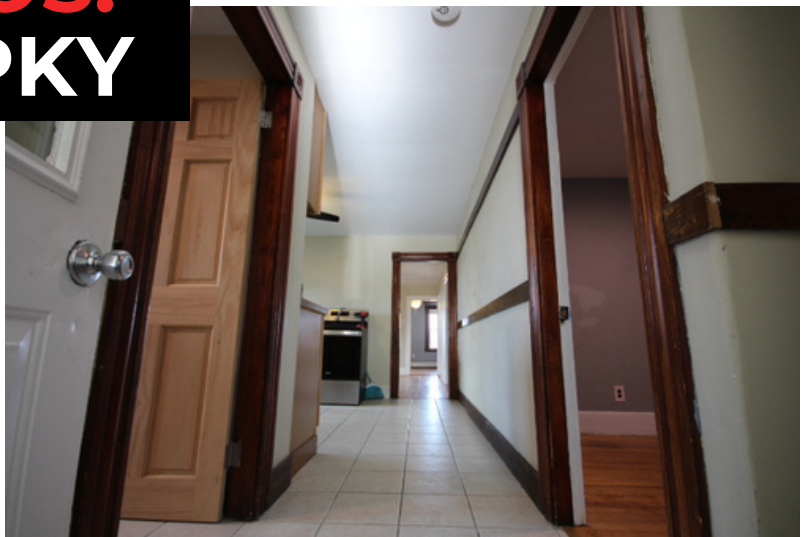
FINANCIALS	74 GREEN HILL	78 GREEN HILL	82 GREEN HILL
GROSS INCOME:	\$76,200	\$88,200	\$89,220
ANNUAL EXPENSES:	\$9,706	\$10,316	\$10,601
<b>NET OPERATING INCOME:</b>	<b>\$66,494</b>	<b>\$77,884</b>	<b>\$78,619</b>

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# INTERIOR PHOTOS: 74 GREEN HILL PKY



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# INTERIOR PHOTOS: 78 GREEN HILL PKY



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# INTERIOR PHOTOS: 82 GREEN HILL PKY



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