

**MULTIFAMILY
PROPERTY FOR SALE**

ROSEMONT TERRACE

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PROPERTY DESCRIPTION

OWNER FINANCING AVAILABLE: Owner will hold a note secured by a first mortgage at an annual interest rate of five percent (5%), with payments of interest only, for a term of two (2) years. In order for the Seller to finance, the minimum down payment must be four million dollars (\$4,000,000).

The Rosemont Terrace Apartments consists of 6 brick garden-style buildings consisting of 66 units (24 two-bedroom & 42 one-bedroom), one office with two garages, and a two-bedroom single-family with a garage. The apartments were built by the current owner in 1988-89. Owner will finance, however, in first position only at an interest rate of 5%, with the possibility that the payments are interest-only for the first year. The owner currently uses the office, garages, and 20-foot container (included in the sale) for their construction business. The rent for the office, garages, and single-family units is an estimate only. The container is located next to the building where the office is located and is used to store appliances and supplies used for the day-to-day running of the property.

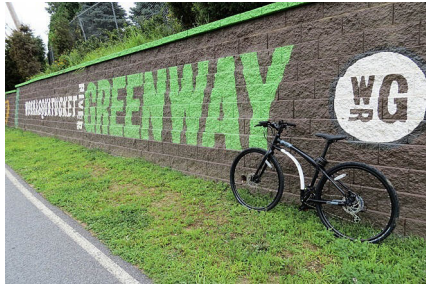
OFFERING SUMMARY

Sale Price:	\$13,600,000
Number of Units:	68
Building Size:	56,826 SF
NOI:	\$680,357

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	559	1,906	6,243
Total Population	1,637	5,293	17,068
Average HH Income	\$72,238	\$75,418	\$87,216

LOCATION DESCRIPTION



LOCATION DESCRIPTION

6, 8, 12–14 Rosemont Terrace and 50–68 Woonasquatucket Ave represent a multifamily investment opportunity located in Providence, within a densely populated residential corridor offering strong connectivity to Downtown Providence and surrounding employment centers. The portfolio benefits from its strategic urban location, established residential character, and accessibility to major transportation routes throughout the region.

The surrounding neighborhood is characterized by a mix of multifamily housing, traditional New England residential architecture, and neighborhood-oriented retail amenities. The area has experienced continued demand from renters seeking affordable housing alternatives within close proximity to Downtown Providence, local universities, healthcare institutions, and regional employment hubs. Its infill location and established housing stock contribute to long-term residential stability and consistent occupancy demand.

The properties are supported by several major institutional anchors nearby, including Rhode Island Hospital, Providence College, Brown University, and Downtown Providence's commercial and government employment centers. Additionally, the nearby Woonasquatucket River Greenway and surrounding redevelopment initiatives continue to enhance the neighborhood's appeal and long-term investment outlook.

Residents benefit from convenient access to public transportation, major roadways including Interstate 95, local retail corridors, parks, and recreational amenities throughout the city. With its strong urban location, diversified tenant demand drivers, and proximity to Providence's key employment and educational institutions, the portfolio presents a compelling multifamily investment opportunity within one of Rhode Island's most active rental markets.



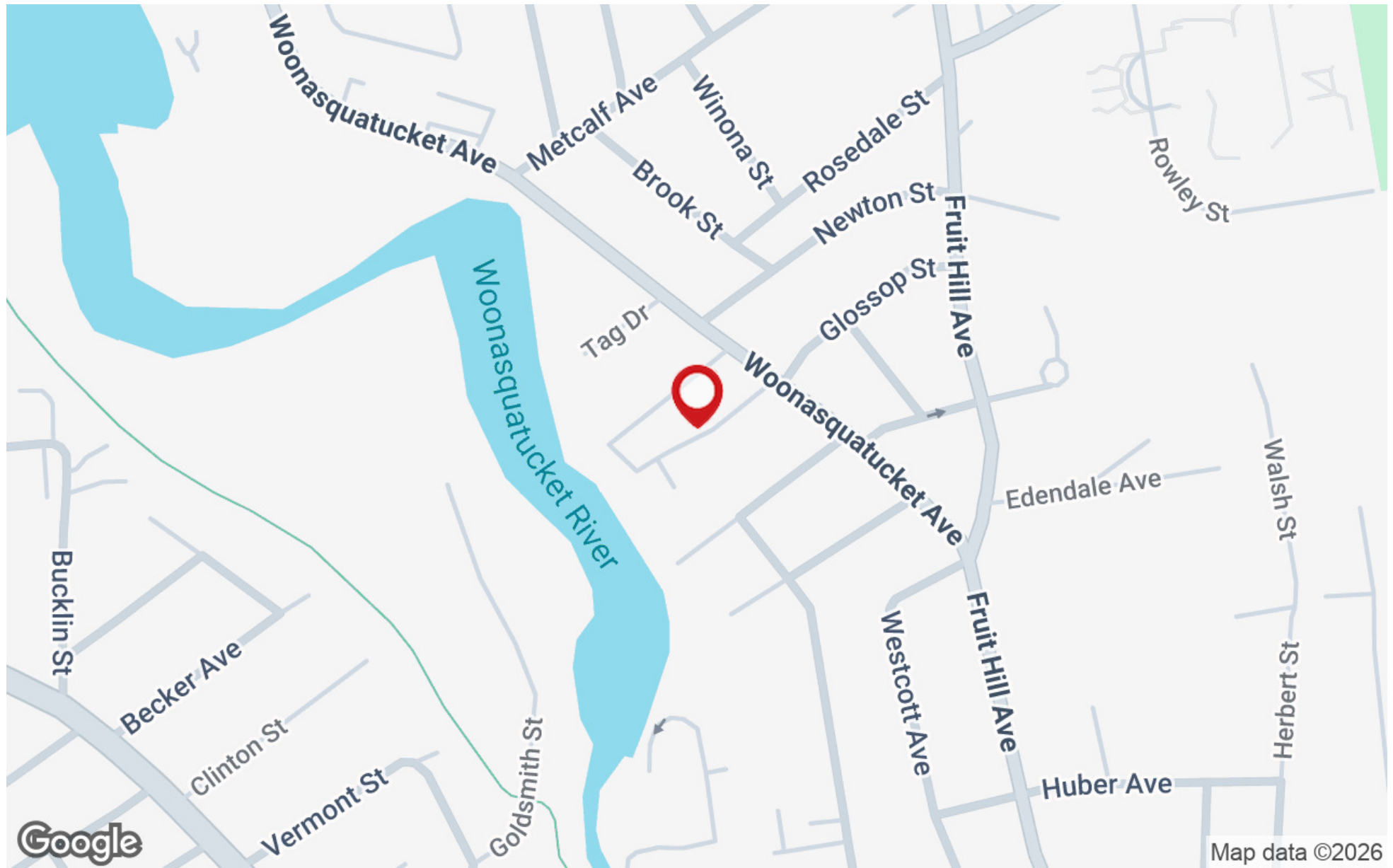
PROPERTY HIGHLIGHTS

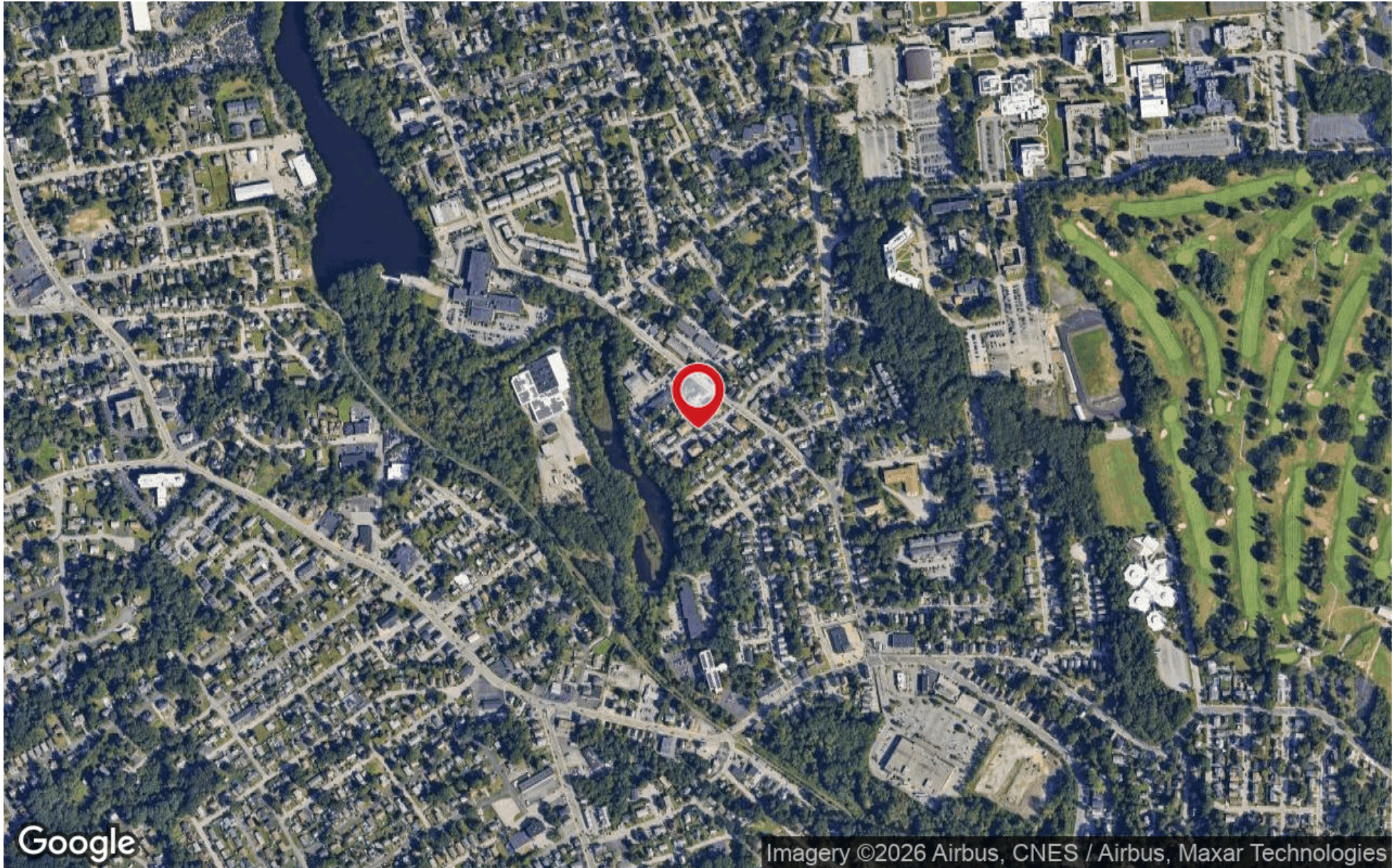
- **68-Unit Multifamily Portfolio:** Comprised 66 residential units, an office, and two garages across six 2.5-story brick garden-style buildings and an additional two-bedroom single-family home with a garage.
- **Garden-Style Apartment Community:** Six 2.5-story brick buildings providing a low-rise residential layout.
- **Unit Mix:** Includes 25 two-bedroom units and 42 one-bedroom units, with variations in one-bedroom layouts.
- **On-Site Laundry:** Coin-operated laundry in each building provides added tenant convenience and supplemental income.
- **Established Providence Location:** Located in a residential neighborhood with access to local amenities, transportation, and employment areas.

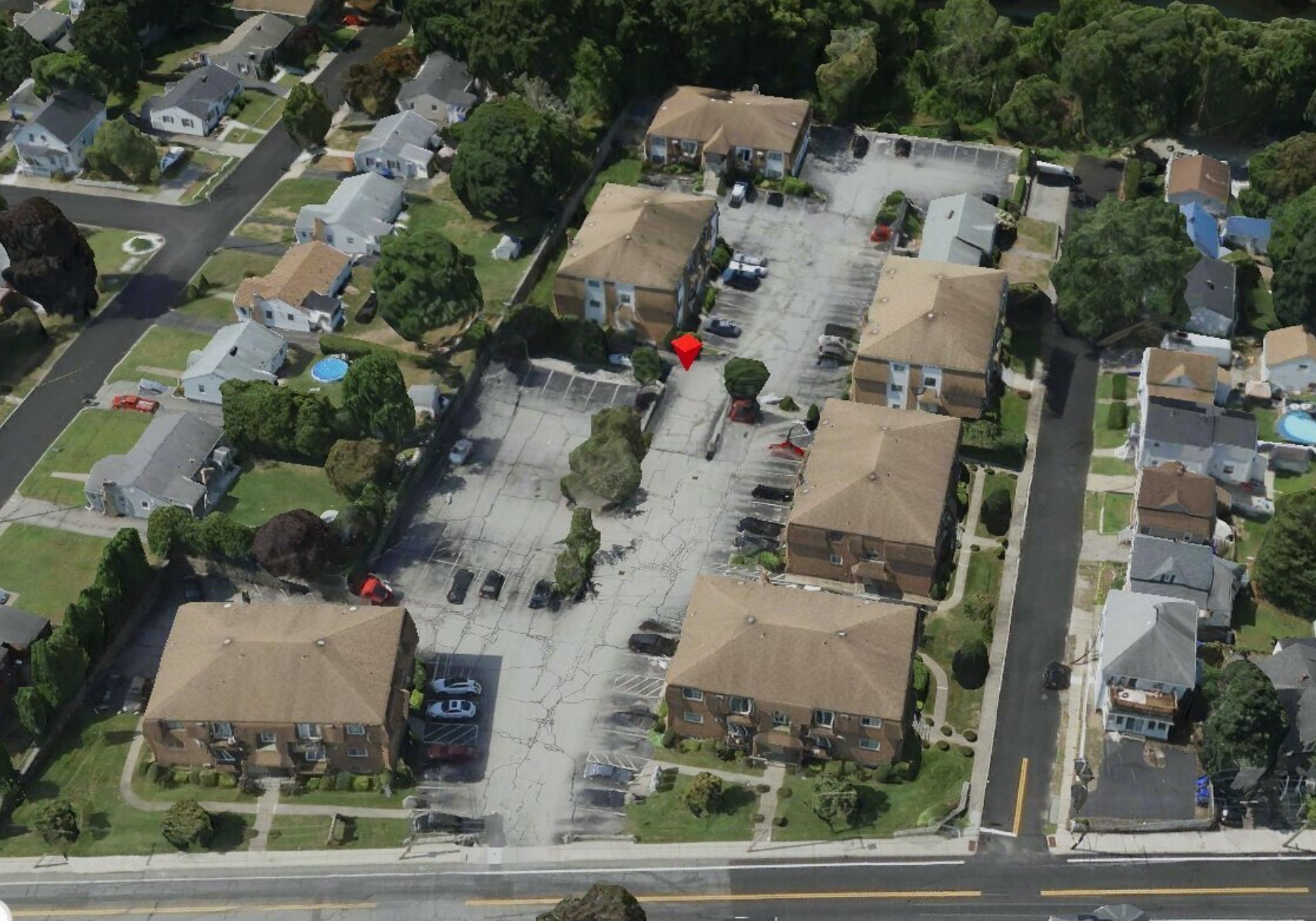
REGIONAL MAP



LOCATION MAP









OPERATING INCOME	Current	Per Unit	Potential	Per Unit
Gross Market Rent	1,267,320	18,637	1,458,000	21,441
Vacancy Loss	(38,020)	(559)	(43,740)	(643)
Total Lease Rent	1,229,300	18,078	1,414,260	20,798
Laundry	12000	176	12000	176
Total Other Income	12,000	176	12,000	176
Effective Gross Income	1,241,300	18,254	1,426,260	20,974

OPERATING EXPENSES	Current	Per Unit	Potential	Per Unit
Real Estate Tax	222,625	3,274	222,625	3,274
Property Insurance	50,897	748	50,897	748
Gas	56,093	825	56,093	825
Electric	14,400	212	14,400	212
Water/Sewer	59,798	879	59,798	879
Trash	9,000	132	9,000	132
Snow/Landscape	24,000	353	24,000	353
Management Fee (5%)	62065	913	71313	1,049
Maintenance/Repair (5%)	62065	913	71313	1,049
Total Operating Expenses	560,943	8,249	579,439	8,521

Net Operating Income	680,357	10,005	846,821	12,453
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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
50W-1	1	1	\$1,500	\$1,700	-
50W-2	1	1	\$1,600	\$1,700	08/01/2026
50W-3	1	1	\$1,300	\$1,700	07/01/2026
50W-4	1	1	\$1,500	\$1,700	-
50W-5	1	1	\$1,500	\$1,700	11/01/2026
50W-6	2	1	\$1,600	\$1,900	07/01/2026
50W-7	2	1	\$1,600	\$1,900	07/01/2026
50W-8	1	1	\$1,500	\$1,700	07/01/2026
50W-9	1	1	\$1,500	\$1,700	07/01/2026
50W-10	2	1	\$1,600	\$1,900	07/01/2026
50W-11	2	1	\$1,600	\$1,900	10/01/2026
50W-12	1	1	\$1,500	\$1,700	07/01/2026
64W-1	1	1	\$1,525	\$1,700	07/01/2026
64W-2	2	1	\$1,600	\$1,900	10/01/2026
64W-3	1	1	\$1,350	\$1,700	-
64W-4	1	1	\$1,500	\$1,700	07/01/2026
64W-5	1	1	\$1,500	\$1,700	07/01/2026
64W-6	2	1	\$1,600	\$1,900	07/01/2026
64W-7	2	1	\$1,600	\$1,900	-
64W-8	1	1	\$1,500	\$1,700	07/01/2026
64W-9	1	1	\$1,500	\$1,700	07/01/2026
64W-10	2	1	\$1,600	\$1,900	07/01/2026
64W-11	2	1	\$1,600	\$1,900	07/01/2026
64W-12	1	1	\$1,500	\$1,700	07/01/2026
6R-1	1	1	\$1,500	\$1,700	-
6R-2	2	1	\$1,600	\$1,900	07/01/2026

RENT ROLL



SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
6R-3	1	1	\$1,300	\$1,700	07/01/2026
6R-4	1	1	\$1,500	\$1,700	07/01/2026
6R-5	1	1	\$1,520	\$1,700	07/01/2026
6R-6	2	1	\$1,600	\$1,900	07/01/2026
6R-7	2	1	\$1,600	\$1,900	07/01/2026
6R-8	1	1	\$1,500	\$1,700	07/01/2026
6R-9	1	1	\$1,500	\$1,700	-
6R-10	2	1	\$1,600	\$1,900	07/01/2026
6R-11	2	1	\$1,600	\$1,900	-
6R-12	1	1	\$1,500	\$1,700	07/01/2026
8R-1	1	1	\$1,500	\$1,700	09/01/2026
8R-2	2	1	\$1,600	\$1,900	07/01/2026
8R-3	1	1	\$1,350	\$1,700	11/01/2026
8R4	1	1	\$1,500	\$1,700	07/01/2026
8R-5	1	1	\$1,550	\$1,700	06/01/2026
8R-6	2	1	\$1,600	\$1,900	07/01/2026
8R-7	2	1	\$1,600	\$1,900	07/01/2026
8R-8	1	1	\$1,500	\$1,700	08/01/2026
8R-9	1	1	\$1,500	\$1,700	07/01/2026
8R-10	2	1	\$1,600	\$1,900	07/01/2026
8R11	2	1	\$1,600	\$1,900	07/01/2026
8R-12	1	1	\$1,500	\$1,700	07/01/2026
70W-1	1	1	\$1,525	\$1,700	06/01/2026
70W-2	2	1	\$1,600	\$1,900	07/01/2026
70W-3	1	1	\$1,500	\$1,700	07/01/2026
70W-4	1	1	\$1,500	\$1,700	-

RENT ROLL



SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE END
70W-5	1	1	\$1,500	\$1,700	11/01/2026
70W-6	2	1	\$1,650	\$1,900	07/01/2026
70W-7	2	1	\$1,600	\$1,900	07/01/2026
70W-8	1	1	\$1,500	\$1,700	-
70W-9	1	1	\$1,520	\$1,700	09/01/2026
70W-10	2	1	\$1,600	\$1,900	07/01/2026
70W-11	2	1	\$1,600	\$1,900	07/01/2026
70W-12	1	1	\$1,500	\$1,700	07/01/2026
68W-1	1	1	\$1,520	\$1,700	11/30/2026
68W-2	1	1	\$1,520	\$1,700	09/01/2026
68W-3	1	1	\$1,520	\$1,700	07/01/2026
68W-4	1	1	\$1,520	\$1,700	07/01/2026
68W-5	1	1	\$1,520	\$1,700	07/01/2026
68W-6	1	1	\$1,520	\$1,700	07/01/2026
Office-Garages	-	1	-	\$2,000	07/01/2026
12-14	2	1	\$2,500	\$2,500	-
TOTALS			\$103,610	\$121,500	
AVERAGES			\$1,546	\$1,787	

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



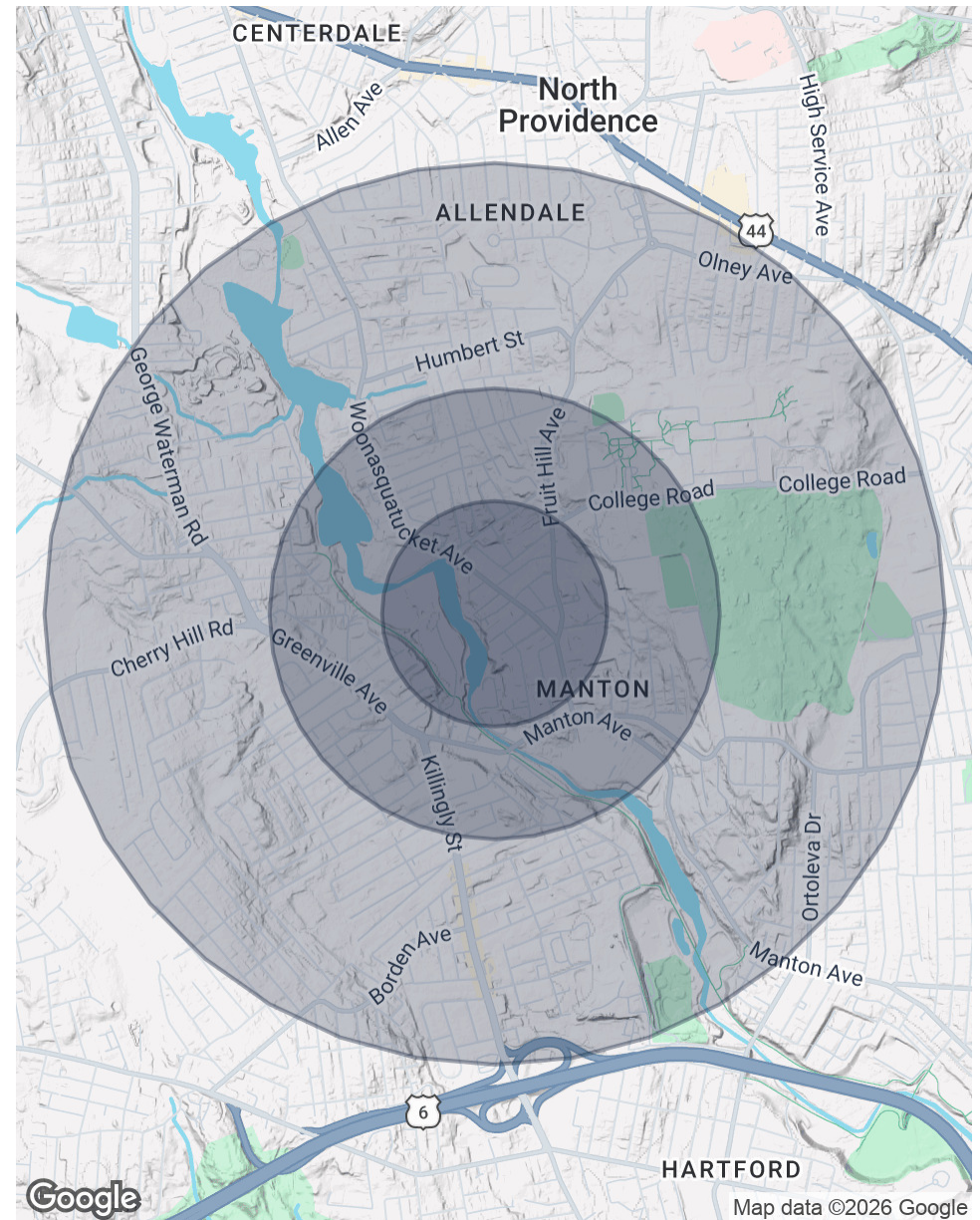
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,637	5,293	17,068
Average Age	28.7	31.8	34.5
Average Age (Male)	32.3	34.2	36.0
Average Age (Female)	27.8	31.1	33.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	559	1,906	6,243
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$72,238	\$75,418	\$87,216
Average House Value	\$297,610	\$303,776	\$309,612

2023 American Community Survey (ACS)





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President

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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

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