

8-Unit Multifamily

Fully Gut-Renovated

# Prime Investment Opportunity

605 Millbury Street, Worcester, MA 01607



A rare, turnkey opportunity to acquire a "like-new" 8-unit powerhouse in one of the nation's top-ranked housing markets.

Reconfigured from a traditional 6-family and renovated down to the studs, this asset is designed for high-yield, low-maintenance ownership.

ASKING PRICE

**\$2,300,000**

CAP RATE

**8.38%**

NET OPERATING INCOME

**\$192,742.84**

VACANCY FACTOR

**3%** (Reflecting high demand/low supply)



## Mechanicals & Utilities

Full infrastructure reset. All-new plumbing, entirely new electrical systems, and high-efficiency furnaces in every unit. Separate utilities ensure tenants pay their own heat, hot water, and electricity.



## Envelope & Safety

Upgraded thermal envelope with all-new insulation surrounding the entire building, providing maximum energy efficiency and acoustic noise reduction. Fully compliant with modern fire safety standards, including newly installed comprehensive sprinkler systems.

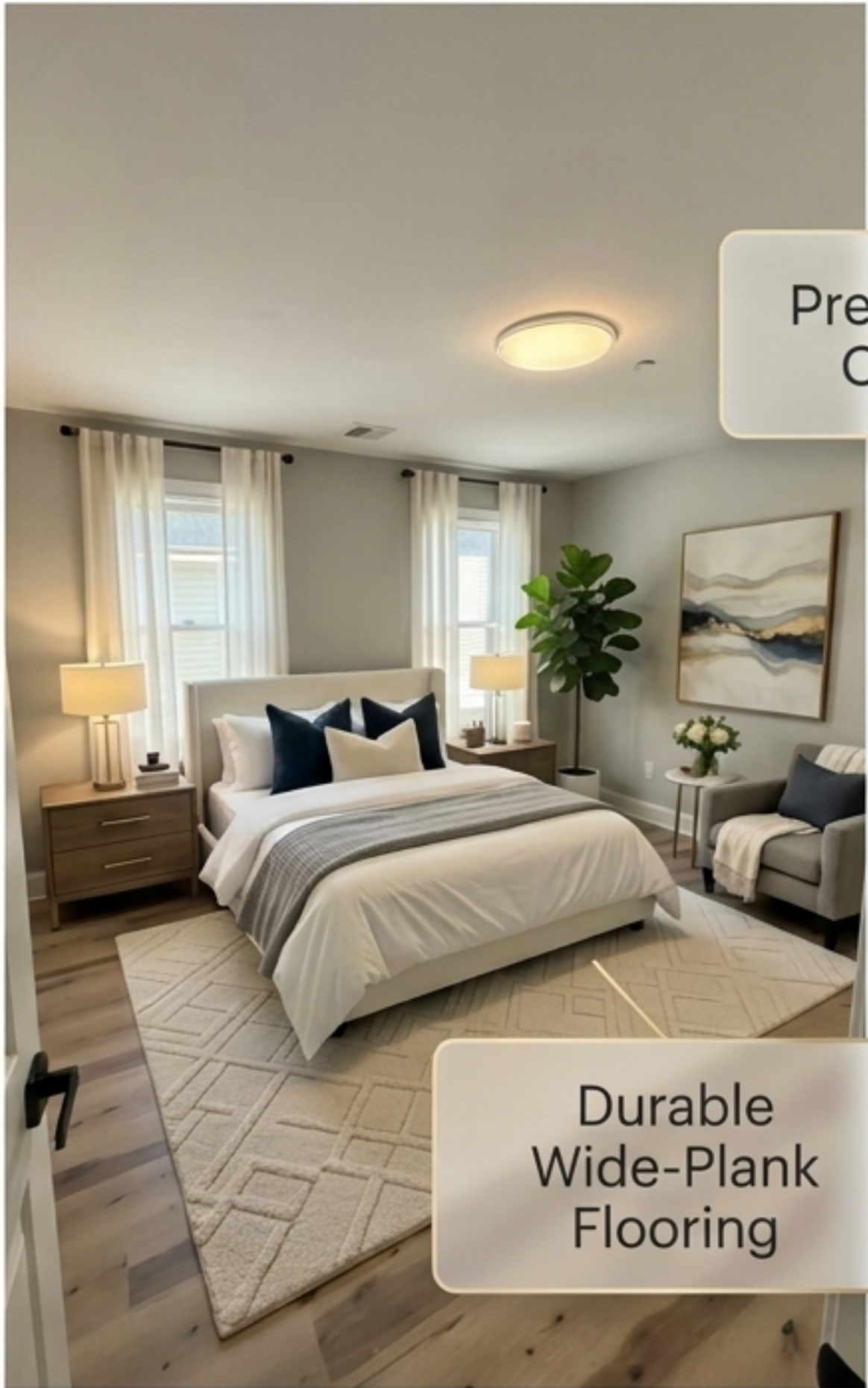


## Aesthetics & Finishes

Premium, market-leading finishes. Kitchens equipped with high-end countertops, brand-new stainless steel appliances, wide-plank flooring, and entirely new, custom-tiled bathrooms.



Brand-New  
Stainless Steel  
Appliances



Durable  
Wide-Plank  
Flooring



Premium Quartz  
Countertops

Exceptional  
Natural Light



Custom Tile Showers

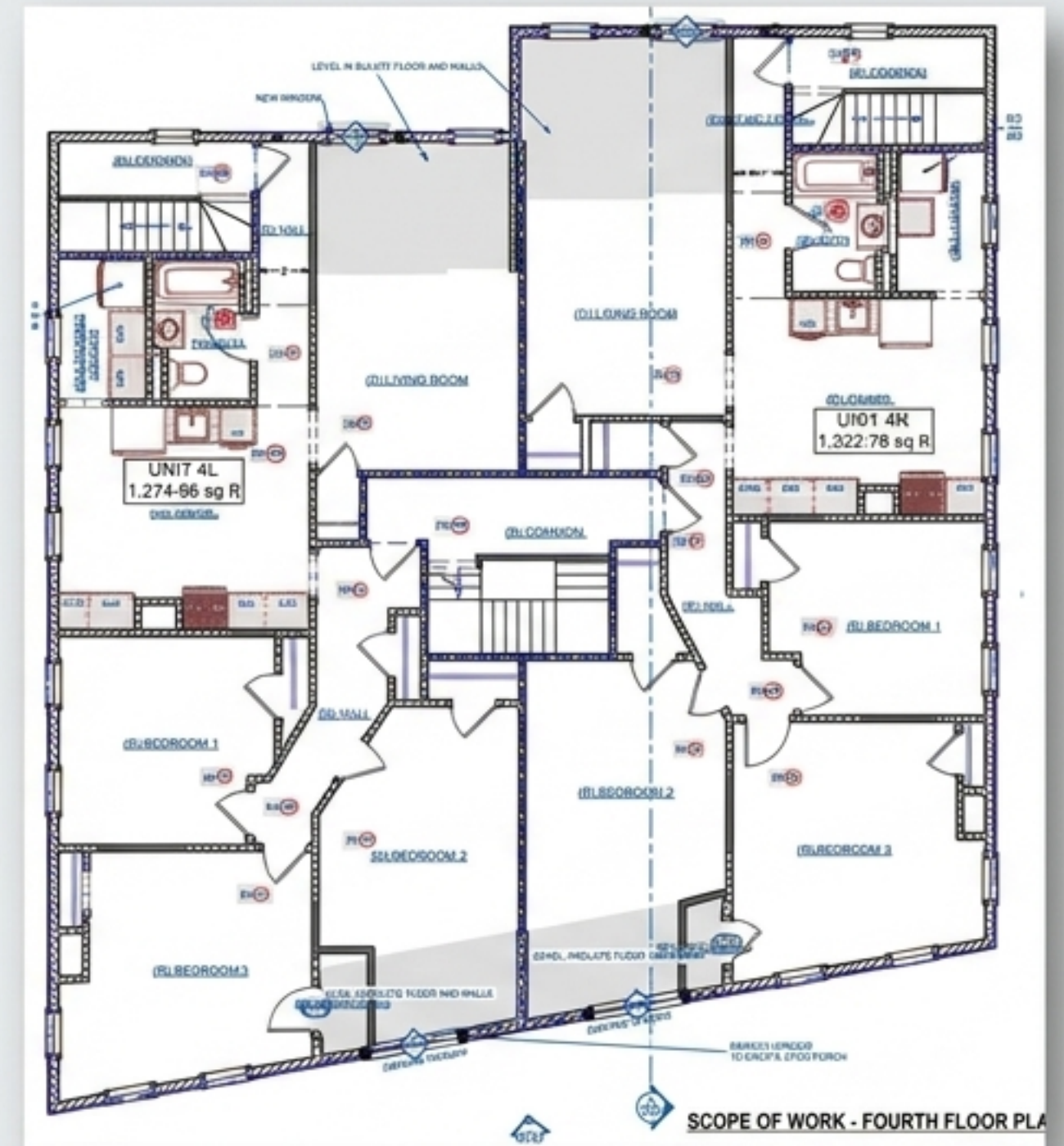
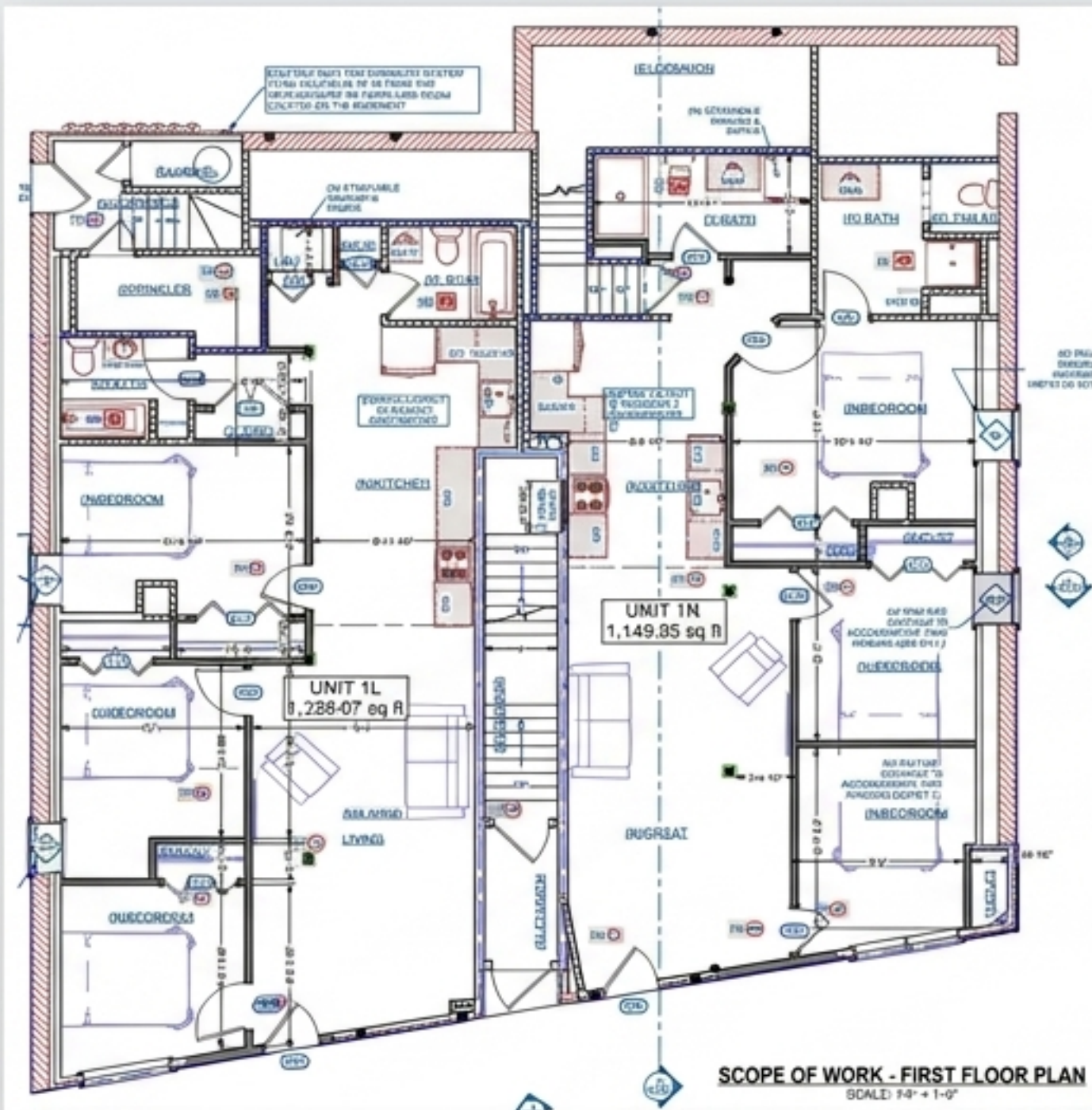


In-Unit Stackable Laundry Hookups



Designer Vanities & Matte Black Fixtures

Intelligently designed for maximum tenant appeal and minimal owner maintenance.



## The Reconfiguration Strategy

Masterfully converted from a 6-family into a high-density 8-unit property, maximizing leasable footprint while maintaining highly desirable layouts.

## Optimized Mix

Ground Floor: (2) Massive 3-Bedroom / 2-Bathroom units.  
Upper Floors: (6) Highly efficient Standard Layout units.

Unit	Type	Monthly Rent	Utilities
Unit 1	3 Bed / 2 Bath	\$2,650	Tenant Paid
Unit 2	3 Bed / 2 Bath	\$2,650	Tenant Paid
Units 3 through 8	Standard Layout	\$2,500	Tenant Paid

**Total Monthly Gross: \$20,300/mo**

Figures are projections based on stabilized leases and current existing market data.

## Income Summary

Gross Potential Rents \$243,600.00

Vacancy/Collections Loss (3%) (\$7,308.00)

**Effective Gross Income \$236,292.00**

## Expense Summary

Taxes \$15,131.56

Property Management (Reduced Rate) \$11,814.60

Insurance \$6,200.00

Water & Sewer \$5,203.00

Repairs & Maintenance \$4,000.00

Snow & Landscape \$1,200.00

**Total Expenses \$43,549.16**

**Net Operating Income (NOI): \$192,742.84**

## Location & Market Drivers

1. Perfectly positioned for commuter access (immediate proximity to I-290 and Route 146).
2. Fueled by the rapid Worcester biotech boom and economic development surrounding Polar Park.
3. Primed for long-term appreciation and consistent high-occupancy rates.

## Turnkey Operations



### “ Exclusive Incentive:

Professional property management available at a reduced rate. Seamless transition with a plug-and-play team intimately familiar with the building's brand-new systems.”

### Broker's Note:

At an 8.38% Cap Rate, featuring all-new infrastructure and no municipal trash fees, this represents one of the strongest risk-adjusted investment opportunities in Worcester today.

# Secure This Opportunity

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