

**MULTIFAMILY
PROPERTY FOR
SALE**



6-8-10 EXETER ST, TAUNTON, MA
6 UNITS - \$995,000

RICH CAWLEY, PRESIDENT



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by United Multi Family in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY DESCRIPTION

The apartments located at 6-8-10 Exeter Street, Taunton MA is comprised of 6 units (3-two bedroom, 3-one bedroom) totaling 4440 rentable square feet in a three-story vinyl sided building built in 1900. Situated on a 9583 square foot site, there is off street parking for 6 cars as well as a 3-bay garage which brings in additional income. Property is well-maintained with recent improvements including a new asphalt driveway less than a year ago. All units had various renovations over the past 10 years according to the owner.

OFFERING SUMMARY

Sale Price:	\$995,000
Number of Units:	6
Lot Size:	10,255 SF
Building Size:	4,440 SF
NOI:	\$72,956.30

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	424	1,514	5,811
Total Population	1,020	3,640	13,636
Average HH Income	\$75,580	\$79,123	\$79,521

LOCATION DESCRIPTION



LOCATION DESCRIPTION

6, 8 & 10 Exeter Street is a multifamily investment opportunity located in Taunton, a growing residential and commercial hub in Bristol County. The portfolio is situated within an established neighborhood that offers convenient access to downtown Taunton, local employment centers, retail amenities, schools, and public services, supporting strong long-term residential demand.

Taunton, known as the “Silver City,” serves as a regional center for commerce, healthcare, education, and government services throughout Southeastern Massachusetts. The city has experienced continued investment and redevelopment in recent years, benefiting from its strategic location between Boston, Providence, and Cape Cod. Residents enjoy convenient access to major transportation routes including Interstate 495, Route 24, Route 44, and Route 140, providing connectivity to employment centers across Greater Boston, Rhode Island, and the South Coast region.

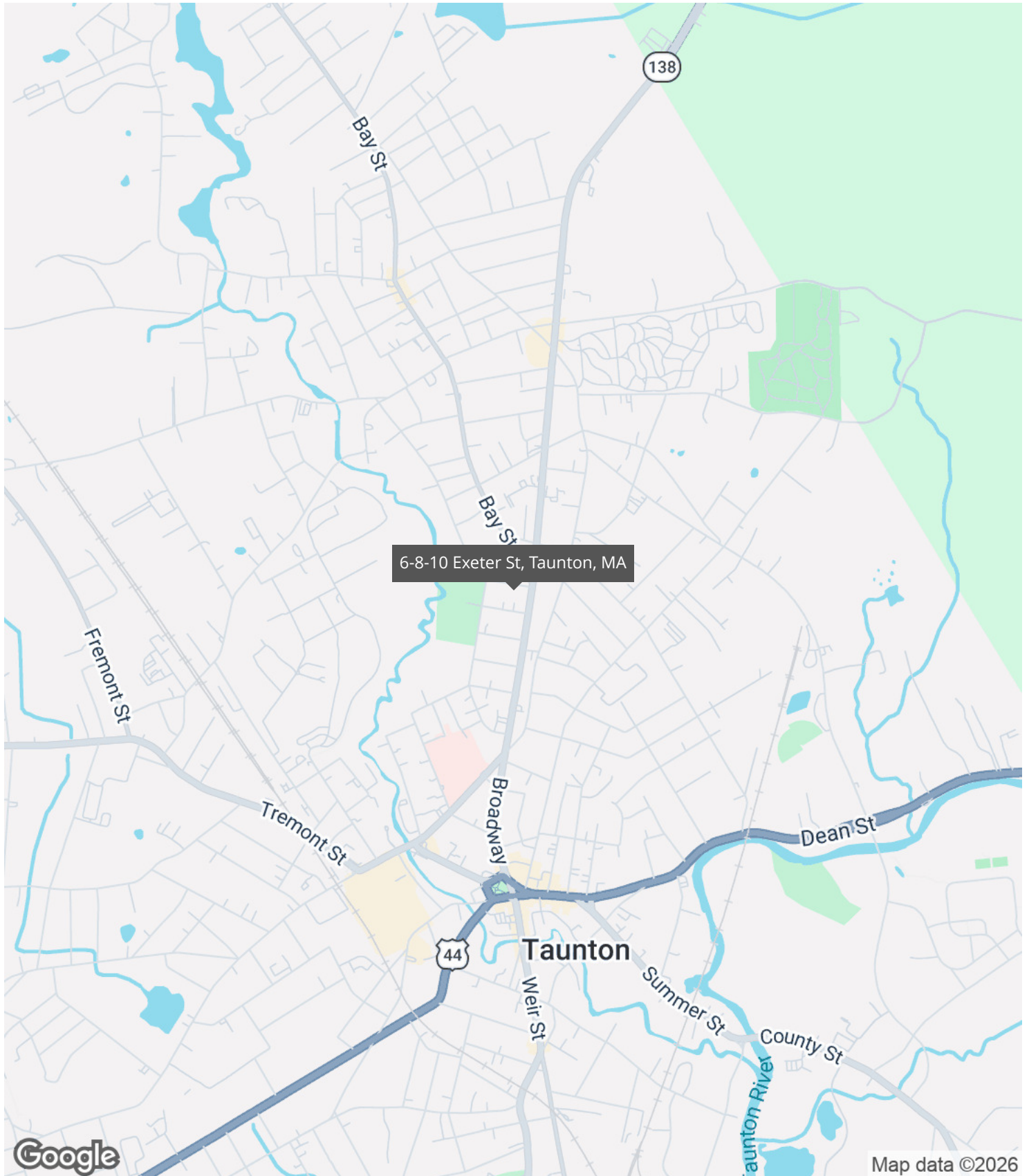
The surrounding neighborhood is characterized by a mix of single-family homes, multifamily properties, and neighborhood-serving businesses, creating a stable residential environment with broad tenant appeal. Taunton’s relatively affordable housing market, combined with its strong commuter accessibility and growing economic base, continues to support consistent rental demand and occupancy levels.

Overall, 6, 8 & 10 Exeter Street presents an opportunity for investors seeking a multifamily asset in a well-established market with diverse demand drivers, regional connectivity, and potential for long-term income growth and value appreciation within Southeastern Massachusetts.

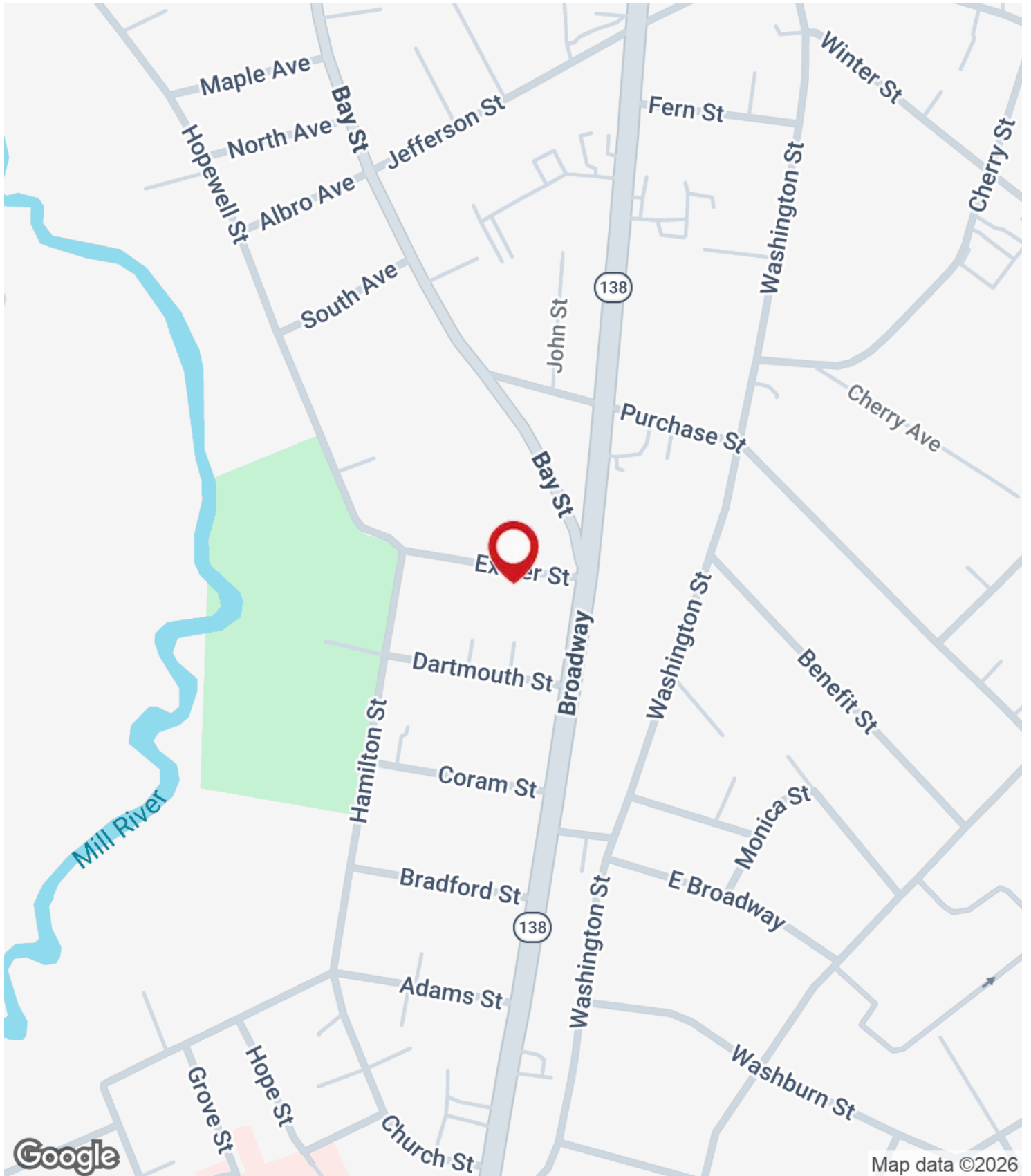


PROPERTY HIGHLIGHTS

- **4,440 SF Multifamily Property / 6 Units:** Includes 3 two-bedroom units and 3 one-bedroom units.
- **9,583 SF Site:** Ample lot size with off-street parking for 6 vehicles.
- **Three-Bay Garage:** Provides additional income potential beyond apartment rents.
- **Well-Maintained Asset:** Units have undergone various renovations over the past 10 years.
- **Recent Capital Improvements:** New asphalt driveway installed within the last year.
- **Built in 1900:** Three-story vinyl-sided residential building.
- **Taunton Location:** Convenient access to downtown amenities, employment centers, and regional transportation routes.
- **Multifamily Investment Opportunity:** Established rental property with supplemental garage income and ongoing residential demand.

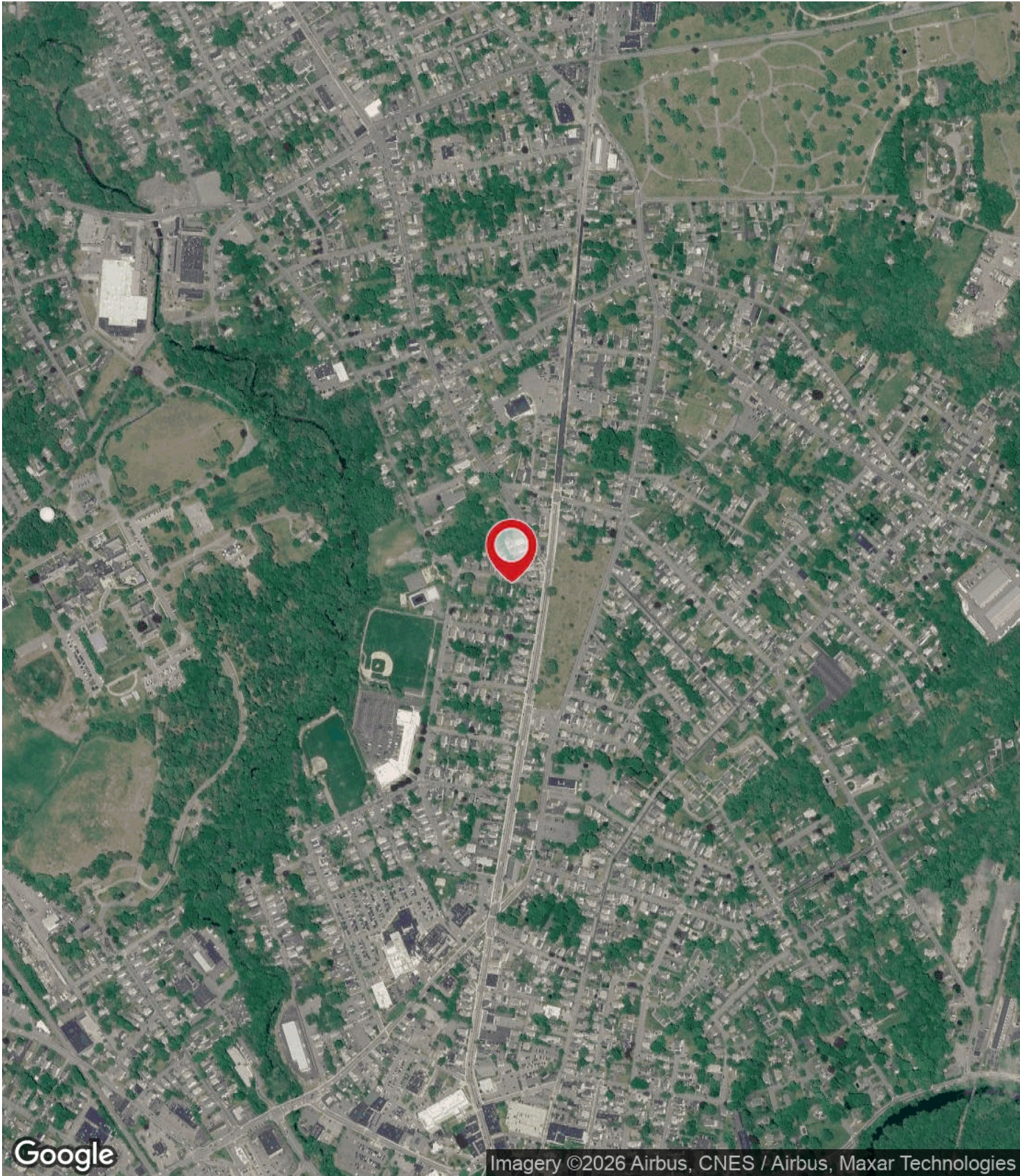


LOCATION MAP



Google

Map data ©2026



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies





OPERATING INCOME	Current	Per Unit	Potential	Per Unit
Gross Market Rent	106,200	17,700	118,800	19,800
Vacancy Loss	(3,186)	(531)	(3,564)	(594)
Total Lease Rent	103,014	17,169	115,236	19,206
Parking	3,600	600	3,600	600
Laundry	1200	200	1200	200
Total Other Income	4,800	800	4,800	800
Effective Gross Income	107,814	17,969	120,036	20,006
OPERATING EXPENSES				
	Current	Per Unit	Potential	Per Unit
Real Estate Taxes	8,768	1,461	8,768	1,461
Insurance	6,462	1,077	6,462	1,077
Heat / Hot Water	6,618	1,103	6,618	1,103
Electric	1,821	304	1,821	304
Water & Sewer	3,158	526	3,158	526
Trash Collection	2,640	440	2,640	440
Maintenance / Repairs	5,391	898	6,002	1,000
Total Controllable	34,858	5,810	35,469	5,911
Total Operating Expenses	34,858	5,810	35,469	5,911
Net Operating Income	72,956	12,159	84,567	14,095



SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1st Floor - 1Bed	1	1	\$1,250	\$1,500
1st Floor - 2Bed	2	1	\$1,600	\$1,800
2nd Floor - 1Bed	1	1	\$1,400	\$1,500
2nd Floor - 2Bed	2	1	\$1,700	\$1,800
3rd Floor - 1Bed	1	1	\$1,200	\$1,500
3rd Floor - 2Bed	2	1	\$1,700	\$1,800
TOTALS			\$8,850	\$9,900
AVERAGES			\$1,475	\$1,650

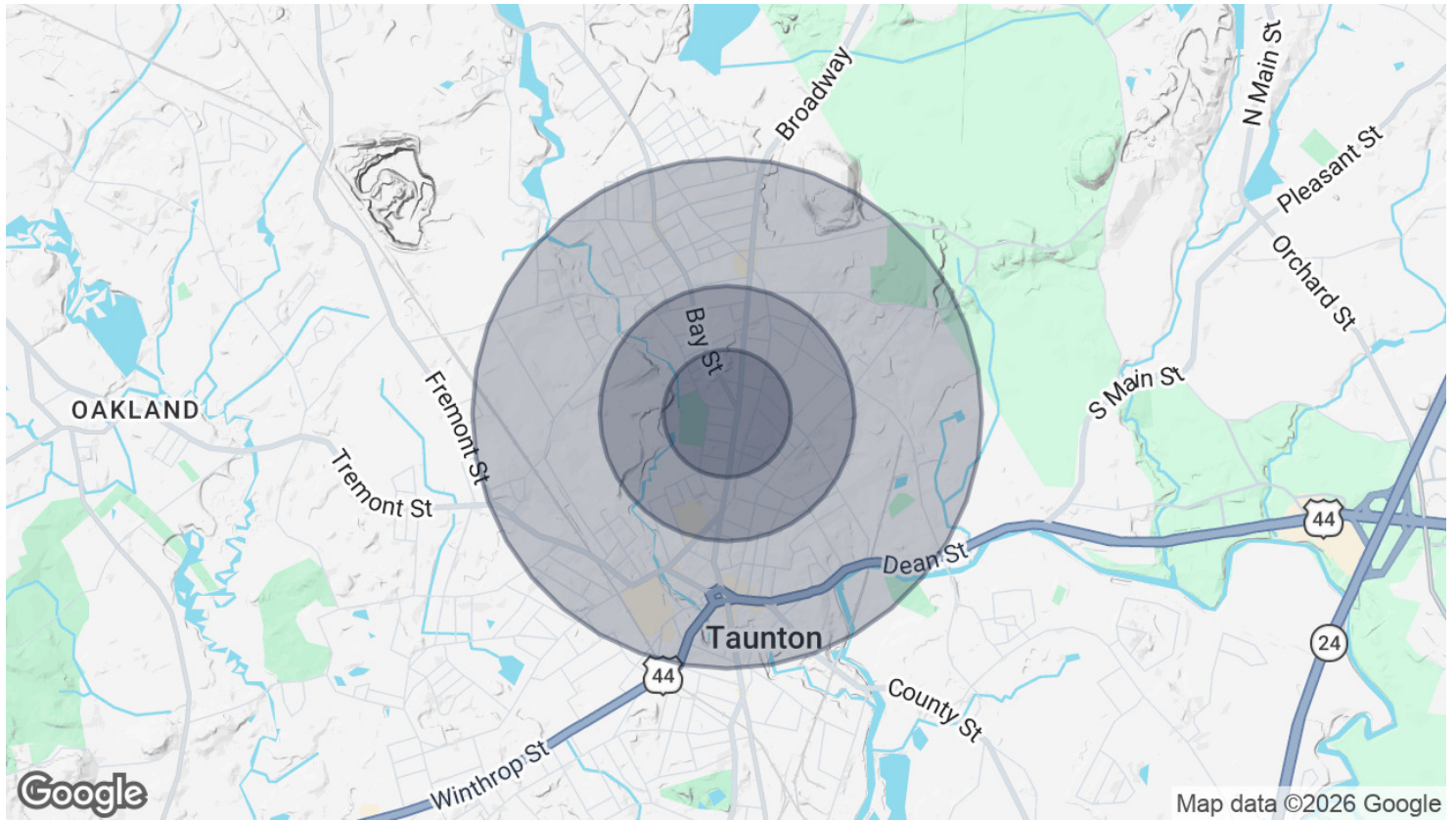
UNIT MIX SUMMARY



UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MIN RENT	MAX RENT	MARKET RENT
1 Bedroom	1	1	3	50%	\$1,283	\$1,200	\$1,400	\$1,500
2 Bedroom	2	1	3	50%	\$1,666	\$1,600	\$1,700	\$1,800
TOTALS/AVERAGES			6	100%	\$1,475	\$1,400	\$1,550	\$1,650







POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,020	3,640	13,636
Average Age	43.4	41.7	40.0
Average Age (Male)	42.0	40.2	37.8
Average Age (Female)	43.2	42.1	41.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	424	1,514	5,811
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$75,580	\$79,123	\$79,521
Average House Value	\$409,794	\$394,084	\$384,004

2023 American Community Survey (ACS)



RICH CAWLEY

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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