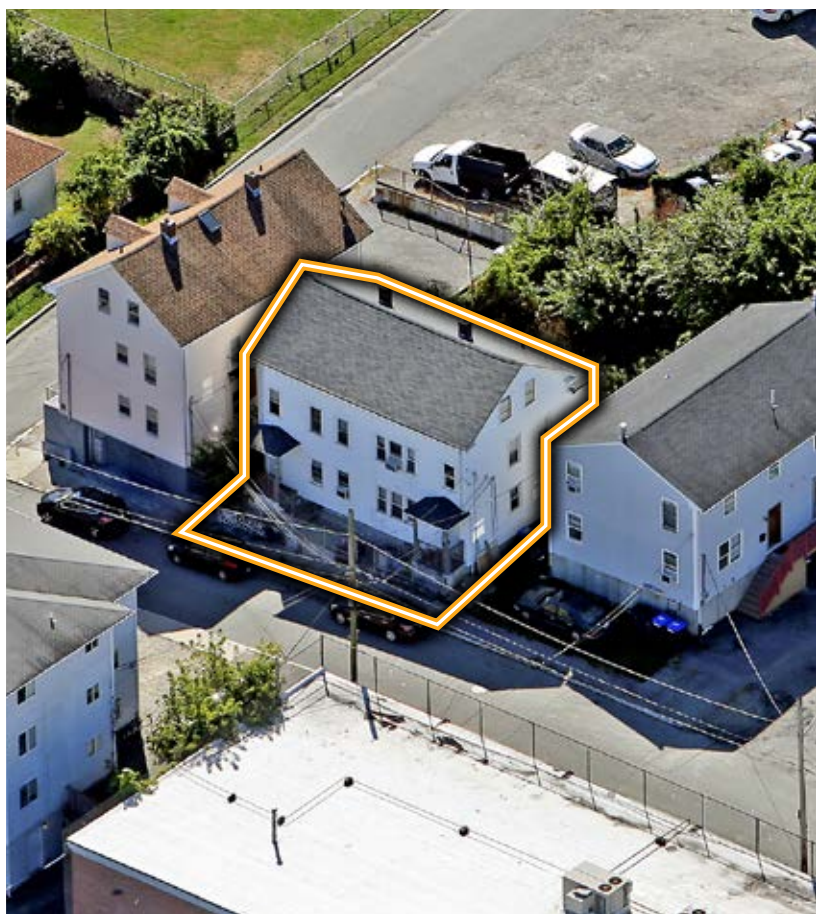




PROVIDENCE PORTFOLIO

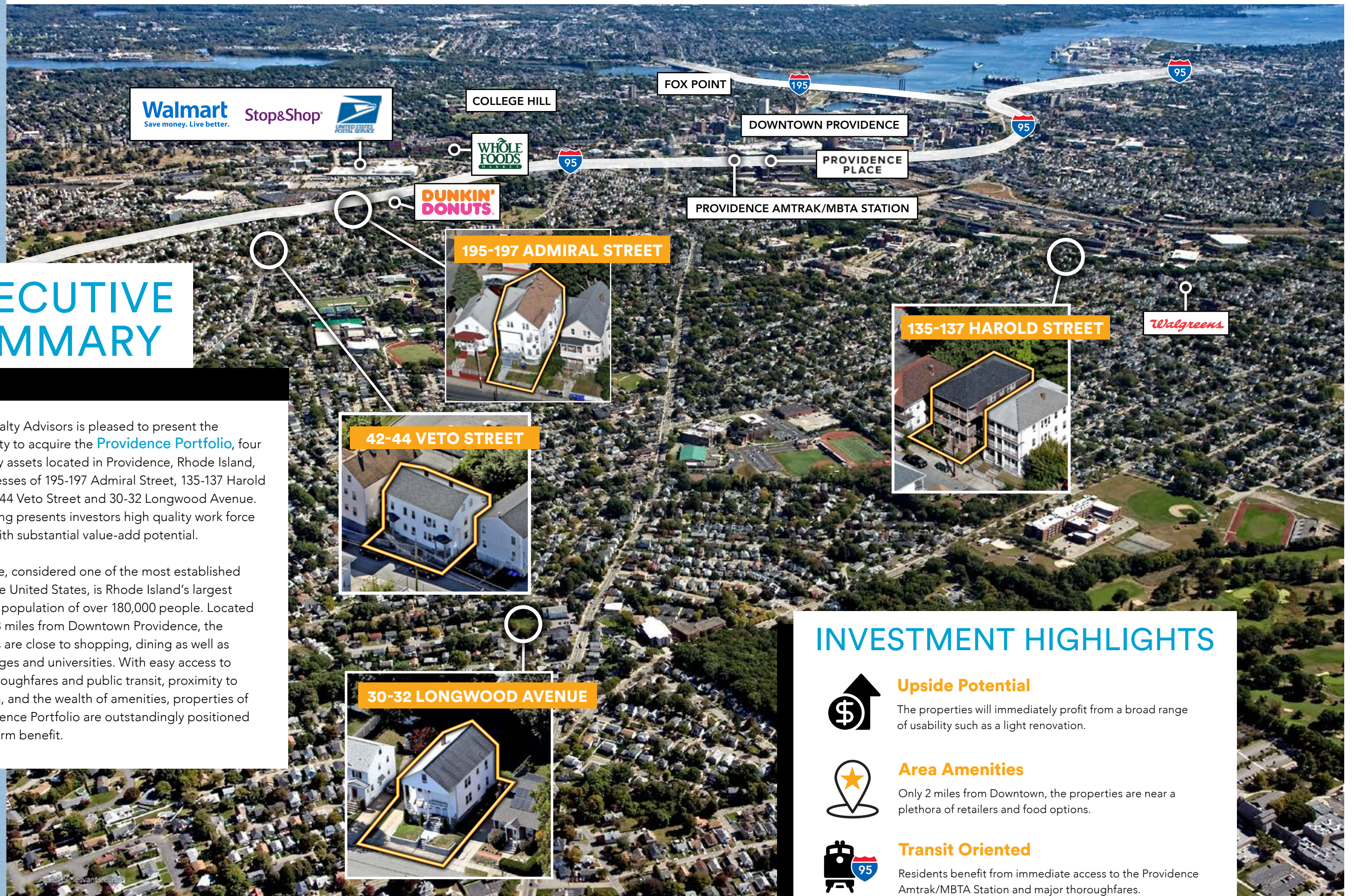
10-UNIT MULTIFAMILY OFFERING



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the opportunity to acquire the **Providence Portfolio**, four multifamily assets located in Providence, Rhode Island, with addresses of 195-197 Admiral Street, 135-137 Harold Street, 42-44 Veto Street and 30-32 Longwood Avenue. This offering presents investors high quality work force housing with substantial value-add potential.

Providence, considered one of the most established cities in the United States, is Rhode Island's largest city with a population of over 180,000 people. Located less than 3 miles from Downtown Providence, the properties are close to shopping, dining as well as local colleges and universities. With easy access to major thoroughfares and public transit, proximity to downtown, and the wealth of amenities, properties of the Providence Portfolio are outstandingly positioned for long term benefit.



INVESTMENT HIGHLIGHTS



Upside Potential

The properties will immediately profit from a broad range of usability such as a light renovation.



Area Amenities

Only 2 miles from Downtown, the properties are near a plethora of retailers and food options.



Transit Oriented

Residents benefit from immediate access to the Providence Amtrak/MBTA Station and major thoroughfares.

PROPERTY DETAILS



195-197 ADMIRAL STREET - 3 FAMILY

YEAR BUILT	1930
LOT SIZE	3,920
GROSS BUILDING SIZE	4,617
STORIES	2.5
LIVING AREA	2,979
TOTAL	Beds 8, Full Baths 3



135-137 HAROLD STREET - 3 FAMILY

YEAR BUILT	1910
LOT SIZE	3,484
GROSS BUILDING SIZE	5,044
LIVING AREA	3,471
STORIES	3
TOTAL	Beds 6, Full Baths 3



42-44 VETO STREET - 2 FAMILY

YEAR BUILT	1925
LOT SIZE	3,484
GROSS BUILDING SIZE	4,122
LIVING AREA	2,390
STORIES	2.25
TOTAL	Beds 5, Full Baths 3



30-32 LONGWOOD AVENUE - 2 FAMILY

YEAR BUILT	1930
LOT SIZE	4,791
GROSS BUILDING SIZE	4,504
LIVING AREA	2,799
STORIES	2.5
TOTAL	Beds 4, Full Baths 2

CAPITAL MARKETS

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