

# FRANKLIN WOODS

**36**  
UNITS



**1980**  
YEAR BUILT



## Unit Mix

1 BD - 12 UNITS - 750 SF AVG.  
2 BD - 24 UNITS - 1,000 SF AVG.



**92%**  
OCCUPANCY



**3.5**  
ACRES



## Section-8 Project Based Community



**Franklin, NH**

11 PLAINS COURT FRANKLIN, NH 03235



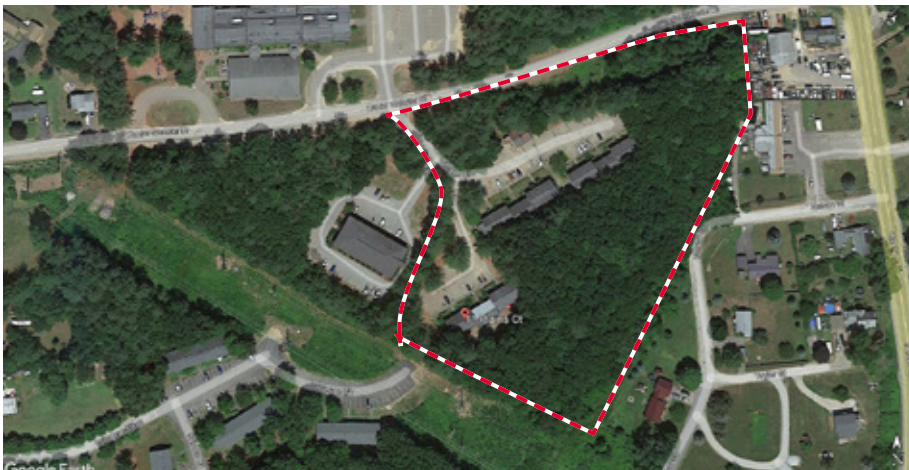


# OFFERING

Cushman & Wakefield's Multifamily Advisory Group, in collaboration with Ten-X, is pleased to present the opportunity to acquire the Franklin Woods Apartments, a 36-unit, garden style, project-based section-8 apartment community located at 11 Plains Court in Franklin, New Hampshire.

Situated along Daniel Webster Drive, just off Route 11, the property encompasses 3.5 acres and features three, twelve-unit apartment buildings. Currently 92% + leased, the residences include a mix of one and two-bedroom units. Additionally, the property offers ample parking as well as a management office and maintenance repair workshop.

Franklin Woods is available on an "as-is, where-is" basis and is being offered without a formal asking price. Property due diligence materials are available to qualified buyers upon execution of a confidentiality agreement. Tour dates will be made known to registered buyers prior to the auction deadline. Please visit [www.Ten-X.com](http://www.Ten-X.com) to sign the confidentiality agreement, download the due diligence materials and register for the auction.



## HIGHLIGHTS

1

**PROJECT-BASED SECTION 8 ASSET  
TOTALING 36 UNITS LOCATED IN  
FRANKLIN, NEW HAMPSHIRE**

2

**PROXIMATE TO MULTIPLE MAJOR  
THROUGHFARES INCLUDING ROUTE I-93**

3

**RECENT SIGNIFICANT CAPITAL  
IMPROVEMENTS, INCLUDING SELECT  
ROOFS AND BUILDING SYSTEMS**

4

**STRONG IN-PLACE CASH FLOW WITH  
VALUE-ADD POTENTIAL**

5

**EXCEPTIONAL HISTORICAL OCCUPANCY**





# FRANKLIN WOODS







## CONTACT US

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