



**MLS # 71165089 - Active
Multi Family - 4 Family - 4 Units Up/Down**

7 Dexter St List Price: **\$259,900**
North Attleboro, MA 02760
Bristol County
 Color: **White**
 Total Units: **4** Total Floors: **2**
 Total Rent: **\$2,200** Total Rooms: **12**
 Total Bedrooms: **4** Total Full/Half Baths: **4/0**
 Total Fireplaces: **0** Grade School:
 Middle School:
 Directions: **North Washington St across from Baptist Common**

Remarks

Nice, easily maintained investment property. Four 1 Bedroom Units, fully rented. Separate Utilities. Off Street Parking. Located on a quiet side street across from the Baptist Common, just a short drive to RT 95, 495 and RT 1.

Property Information

Approx. Living Area: **2176 sq. ft.** Approx. Acres: **0.16 (6890 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **6** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 11/10

Heating: \$ Repair & Maintenance: \$ Management: \$ Gross Income: **\$26400**
 Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$
 Electricity: \$ Sewer: \$ Ann. Prop. Oper. Data: **Yes** Net Income: **\$26400**
 Water: \$ Insurance: \$ Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **550** Lease: **No**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **550** Lease: **No**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **550** Lease: **No**

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **550** Lease: **No**

Common Areas

Rooms: **Other (See Remarks)**
 Appliances: **Range, Refrigerator**
 Heating: **Gas, Wall Unit**

Features

Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Vinyl**
 Foundation Size: **40x22**
 Foundation Description: **Fieldstone**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **Water in Basement during flood in Spring 2010**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1850** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$291,700**
 Tax: **\$3560** Tax Year: **2010**
 Book: **5515** Page: **13**
 Cert:
 Zoning Code: **R10**
 Map: Block: Lot:



MLS # 71135862 - Active
Multi Family - 5-9 Family

44 Somerset Ave
Taunton, MA 02780
Bristol County

List Price: **\$279,900**

Total Units: **5**
 Total Rent: **\$3,590**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Weir to Somerset**

Total Floors: **3**
 Total Rooms: **15**
 Total Full/Half Baths: **5/0**
 Grade School:
 High School:

Remarks

Fantastic 5-family property, almost like having a license to print your own money! Check the price! All units dealeded, plenty of off street parking, all separate utilities. Up and running income property, currently rented. Fifth unit is 2 rooms \$650/month. \$43,080/YEAR GROSS INCOME!! At this price this property is a huge money-maker, won't last!! 2 New furnaces approx. 2 years old, roof redone approx. 2004

Property Information

Approx. Living Area: **3267 sq. ft.** Approx. Acres: **0.28 (12632 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **5** Off-Street, Paved Driveway
 Living Area Source: **Public Record** Heat/Cool Units: **5/** Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$43080
Gas: \$	Trash Removal: \$871	Miscellaneous: \$	Gross Expenses: \$7336
Electricity: \$769	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$35744
Water: \$1796	Insurance: \$3900	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **695** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Lead Certification Available**
 Heating: **Central Heat, Hot Water Radiators, Gas, Individual**
 Rent Includes: **Water**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Lead Certification Available**
 Heating: **Central Heat, Hot Water Radiators, Gas, Individual**
 Rent Includes: **Water**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **695** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Lead Certification Available**
 Heating: **Central Heat, Hot Water Baseboard, Oil, Individual**
 Rent Includes: **Water**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **3** Rent: **900** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Cathedral/Vaulted Ceilings, Lead Certification Available**
 Heating: **Central Heat, Hot Water Radiators, Oil, Individual**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Park, Laundromat, Highway Access, Public School**
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Electric: **Common, Individually Metered**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Gutters**
 Foundation Size: **IRR**
 Foundation Description: **Fieldstone**
 Hot Water: **Varies Per Unit**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **Tenants own their refrigerators, water expense includes sewer**
 Exclusions:
 Lead Paint: **Yes, Certified Treated**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$329,600**
 Tax: **\$3421** Tax Year: **2010**
 Book: **12389** Page: **337**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:



MLS # 71181805 - Active Multi Family - 4 Family

12-14 Granite.

List Price: **\$299,000**

Taunton, MA 02780

Bristol County

Color: **Brown**

Total Units: **4**

Total Floors: **2**

Total Rent: **\$2,650**

Total Rooms: **12**

Total Bedrooms: **3**

Total Full/Half Baths: **4/0**

Total Fireplaces: **0**

Grade School: **Walk**

Middle School: **Bus**

High School: **Bus**

Directions: **Off Tremont St. Route 140**

Remarks

All units have Heat and Hot Water included W/ Rent also each unit has Fridge and Elect Range This is a first time home buyer special , It can be used as a three family unit,a duplex with out any major work and could quilify for 3% Down Payment.

Property Information

Approx. Living Area: **4180 sq. ft.**

Approx. Acres: **0.14 (6000 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **4/0**

Parking Spaces: **7 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units: **1/0**

Approx. Street Frontage: **60 ft**

Living Area Disclosures: **4 - 3 Rm. Units**

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$26500
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$26500
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **500** Lease: **Yes**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **725** Lease: **Yes**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease:

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **725** Lease:

Common Areas

Heating: **Central Heat, Hot Water Baseboard, Oil**

Features

Basement: **Yes Full, Bulkhead**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Energy Features: **Insulated Windows, Storm Doors**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Flooring: **Wall to Wall Carpet**
 Foundation Size: **27x46**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas, Leased Heater**
 Lot Description: **Paved Drive, Level**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Lender Approval Required**
 Utility Connections: **for Electric Range, for Electric Dryer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **Agent is Owner**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$238,500**
 Tax: **\$2792.84** Tax Year: **2011**
 Book: **16465** Page: **211**
 Cert: **09/09/84**
 Zoning Code: **3.46**
 Map: **54/188** Block: **3976** Lot: **3**



MLS # 71185544 - Active
Multi Family - 4 Family

7 Bow St
Taunton, MA 02780-4225

Bristol County

Total Units: **4**
 Total Rent: **\$2,250**
 Total Bedrooms: **7**
 Total Fireplaces: **0**
 Middle School: **Parker**

List Price: **\$310,000**

Total Floors: **3**
 Total Rooms: **16**
 Total Full/Half Baths: **4/0**
 Grade School: **Elizabeth Pole**
 High School: **Taunton**

Directions: **From the Taunton common go south on Rt 138, Left on to Bow**

Remarks

Plenty of light flows through this conveniently located 4 family just off Rt 138 & south of the Taunton green. Owner's unit is spacious, could be rented for about \$1400/mo. All units are well maintained, move in ready. Bedrooms are all large - hold queen or king bed plus dressers & nightstands comfortably. Plenty of closet space in each unit plus additional storage in basement. Be a live-in landlord with no or tiny mortgage or rent all 4 units for a profit. Storage shed to store snowblower

Property Information

Approx. Living Area: **2590 sq. ft.** Approx. Acres: **0.09 (3920 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **4 --**
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$27000
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$27000
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Water**

Unit #2
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Water**

Unit #3
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Water**

Unit #4
 Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen, Laundry**
 Appliances: **Range, Refrigerator**
 Interior Features: **Pantry**
 Heating: **Electric Baseboard, None**
 Cooling: **None**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility, Laundromat**
 Basement: **Yes Full, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Energy Features: **Insulated Windows, Storm Windows**
 Exterior: **Vinyl**
 Exterior Features: **Balcony, Gutters, Storage Shed**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Foundation Size: **00**
 Foundation Description: **Granite**
 Lot Description: **Paved Drive, Level**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Call List Agent.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$323,100**
 Tax: **\$3353.78** Tax Year: **2010**
 Book: **10858** Page: **198**
 Cert:
 Zoning Code: **MULTI**
 Map: Block: Lot:



**MLS # 71181540 - Active
Multi Family - 4 Family**

270 Bay
Taunton, MA : Whittenton 02780
Bristol County
 Color: **Blue**
 Total Units: **4**
 Total Rent: **\$2,200**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School: **Bus**
 Directions: **Off Route 138**

List Price: **\$310,000**

 Total Floors: **3**
 Total Rooms: **16**
 Total Full/Half Baths: **5/0**
 Grade School: **Walk**
 High School: **Bus**

Remarks

Exelent for 1st time home Buyer (WHY PAY RENT) You might be able to get loan with only 3% Down Payment.

Property Information

Approx. Living Area: 5839 sq. ft.	Approx. Acres: 0.28 (12000 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: 3/0	Parking Spaces: 4 --
Living Area Source: Public Record	Heat/Cool Units: 2/0	Approx. Street Frontage:
Living Area Disclosures: 5-5-3-3-		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$25500
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$14405
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$11105
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 2/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 400	Lease: Yes
Unit #2							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 400	Lease: Yes
Unit #3							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 600	Lease:
Unit #4							
Rooms: 3	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 2	Floor:	Rent: 725	Lease:

Common Areas

Appliances: **None**
 Interior Features: **Storage**

Features

Basement: **Yes**
 Beach: **No**
 Foundation Size: **24x56**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas**
 Lot Description: **Cleared, Level**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Agent is owner. All units have elect ranges and fridge. and are supplied with hot water..**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **2938/003/002/0112/**
 Assessed: **\$227,500**
 Tax: **\$2475.68** Tax Year: **2011**
 Book: **004555** Page: **196**
 Cert: **3/18/1985**
 Zoning Code: **3.33**
 Map: **47/6** Block: **0** Lot: **1**



MLS # 71166500 - Active
Multi Family - 5+ Family - 5+ Units Up/Down
79 Washington St
Taunton, MA 02780-2429
Bristol County
 Total Units: **6**
 Total Rent: **\$0**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Broadway to Washington**

List Price: **\$319,000**

Total Floors: **3**
 Total Rooms: **15**
 Total Full/Half Baths: **6/0**
 Grade School:
 High School:

Remarks

This six unit multi family is priced to sell. All units with stove and refrigerator replaced in 2005. Renovated baths, sinks, and floors in 2005. Driveway and parking area repaved in 2007. Gutters replaced in 2009. All hardwired smoke alarms. Vinyl sided. Second and third floors with separate utilities. Some windows replaced. Off street parking. Fantastic investment property. Act now before it's sold.

Property Information

Approx. Living Area: 3282 sq. ft.	Approx. Acres: 0.3 (13068 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 6 Off-Street
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$29520
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$29520
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **825** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator, Vent Hood**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Heat, Electric, Hot Water**

Unit #2

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **500** Lease: **Yes**
 Rooms: **Kitchen**
 Appliances: **Range, Refrigerator, Vent Hood**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Heat, Electric, Hot Water**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **550** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator, Vent Hood**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **None**

Unit #4

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **585** Lease: **Yes**
 Rooms: **Kitchen**
 Appliances: **Range, Refrigerator, Vent Hood**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **None**

Features

Basement: **Yes Full, Bulkhead**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Gutters**
 Flooring: **Vinyl, Wall to Wall Carpet**
 Foundation Size: **000**
 Foundation Description: **Poured Concrete, Concrete Block**
 Hot Water: **Natural Gas, Electric, Leased Heater**
 Lot Description: **Paved Drive**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **M:55 L:167 U:**
 Assessed: **\$315,100**
 Tax: **\$3270.74** Tax Year: **2010**
 Book: **14892** Page: **216**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:



MLS # 71099215 - Active
Multi Family - 4 Family
47-49 Eddy Street
North Attleboro, MA 02760
Bristol County
 Color: **White**
 Total Units: **4**
 Total Rent: **\$0**
 Total Bedrooms: **10**
 Total Fireplaces: **0**
 Middle School: **N A Middle**
 Directions: **South Washington Street to Eddy Street**

List Price: **\$319,900**

Total Floors: **4**
 Total Rooms: **21**
 Total Full/Half Baths: **4/0**
 Grade School: **Roosevelt**
 High School: **N A High**

Remarks

All floors just renovated. Vacant, ready for immediate occupancy. Assessors list as 4 family, but it needs a second egress on the fourth floor to make it a legal four family. 3 bedrooms, bath, kitchen and large living and dining rooms on each of the three floors. Layout is exactly the same. The fourth floor is 3 rooms and bath. Real nice yard. with plenty of parking.. Located near downtown on a street with mixed multi and single family. Come and take a look, it offers great potential.

Property Information

Approx. Living Area: **3628 sq. ft.** Approx. Acres: **0.39 (16988 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **4/0** Parking Spaces: **8 Off-Street**
 Living Area Source: **Public Record** Heat/Cool Units: **3/0** Approx. Street Frontage: **89 ft**
 Living Area Disclosures: **4th Floor Finished - Legal 3 Family**

Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1
 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available**
 Heating: **Steam, Gas**
 Cooling: **None**

Unit #2
 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available**
 Heating: **Steam, Gas**
 Cooling: **None**

Unit #3
 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available**
 Heating: **Gas**
 Cooling: **None**

Unit #4
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Electric**

Common Areas

Cooling: **None**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Laundromat, Highway Access, House of Worship, Public School**
 Basement: **Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps, Individually Metered**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Gutters**
 Flooring: **Wood, Vinyl**
 Foundation Size: **45X25**
 Foundation Description: **Fieldstone, Brick**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Paved Drive, Level**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Electric Range**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **Sump Pump**
 Exclusions:
 Lead Paint: **Yes**
 UFFI: **Unknown** Warranty Available:
No
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **1-171**
 Assessed: **\$430,800**
 Tax: **\$4497.55** Tax Year: **2010**
 Book: **17066** Page: **21**
 Cert:
 Zoning Code: **R10**
 Map: **1** Block: Lot: **171**



MLS # 71125803 - Active
Multi Family - 4 Family
33 Mulberry St
Attleboro, MA 02703-4151
Bristol County
 Color: **white**
 Total Units: **4**
 Total Rent: **\$2,550**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Cebter of town take South Main St. to Mulberry Street. #33on right corner of Parker St. & Mulberry.**

List Price: **\$324,900**

Total Floors: **2**
 Total Rooms: **12**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Nice 4 unit building with good rent schedule and cash flow. Each unit shows well and features coin-op washwer and dryer in basement. New electrical system with each unit having elec. heat & separate hot water heaters for each unit. Building is fully rented with excellent tenants that pay on time. Good location, separate utilities, overall condition is very good. Many new updates such as windows, elec. service for each unit makes this building a sound investmeit in this market.

Property Information

Approx. Living Area: **2187 sq. ft.** Approx. Acres: **0.11 (5000 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **4/0** Parking Spaces: **6** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: **4/0** Approx. Street Frontage: **50 ft**
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 08/10

Heating: \$0	Repair & Maintenance: \$	Management: \$0	Gross Income: \$23700
Gas: \$0	Trash Removal: \$0	Miscellaneous: \$378	Gross Expenses: \$5032
Electricity: \$0	Sewer: \$0	Ann. Prop. Oper. Data: Yes	Net Income: \$23700
Water: \$2482	Insurance: \$2172	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **625** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Hardwood Floors**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **725** Lease: **No**
 Rooms: **Living Room, Kitchen, Other (See Remarks)**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Pantry**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **625** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **675** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Laundromat, Highway Access, House of Worship, Private School, Public School, T-Station**
 Basement: **Yes Full, Walk Out, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Gutters**
 Flooring: **Wood, Vinyl, Wall to Wall Carpet, Hardwood**
 Foundation Size: **24x38**
 Foundation Description: **Poured Concrete, Fieldstone, Brick**
 Hot Water: **Electric, Tank**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public, Publicly Maint., Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures: **May have lead paint.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **Yes**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **M:0045 L:0015**
 Assessed: **\$276,100**
 Tax: **\$3092** Tax Year: **2010**
 Book: **13774** Page: **52**
 Cert: **44013**
 Zoning Code: **GRA**
 Map: **45** Block: **0015** Lot: **15**



MLS # 71168600 - Extended Multi Family - 4 Family
86 Richards Ave
North Attleboro, MA 02760-1612
Bristol County
 Color: **yellow**
 Total Units: **4**
 Total Rent: **\$3,225**
 Total Bedrooms: **7**
 Total Fireplaces: **0**
 Middle School:
 Directions: **South Washington Street at center. west onto Richards Ave.**

List Price: **\$339,900**

Total Floors: **3**
 Total Rooms: **15**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Well maintained four family home situated within walking distance to North Attleboro center. First floor unit is a 3 bedroom, features a very large living & dining rm w/hardwood fls. - ideal owner occupied. Second floor has 2 one bedroom units. Third level has a 2 bedroom unit. Fully occupied. Very convenient washer/dryer units in basement. Basement has plenty of space for storage and a future coin-op laundry area. 2 car garage currently used for storage, great covered parking or rental income

Property Information

Approx. Living Area: **3344 sq. ft.** Approx. Acres: **0.15 (6570 sq. ft.)** Garage Spaces: **2**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **6** Off-Street, Tandem, Paved Driveway
 Living Area Source: **Public Record** Heat/Cool Units: **3/** Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/10

Heating: \$1354	Repair & Maintenance: \$	Management: \$	Gross Income: \$38700
Gas: \$0	Trash Removal: \$920	Miscellaneous: \$	Gross Expenses: \$6150
Electricity: \$481	Sewer: \$705	Ann. Prop. Oper. Data: No	Net Income: \$32550
Water: \$705	Insurance: \$1985	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Washer, Dryer, Refrigerator - ENERGY STAR**
 Interior Features: **Ceiling Fans, Cable TV Available, Hardwood Floors**
 Heating: **Hot Water Baseboard, Oil**
 Cooling: **None**
 Rent Includes: **Water, None**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **675** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Ceiling Fans, Cable TV Available, Wood Flooring**
 Heating: **Hot Water Radiators, Oil, Unit Control**
 Cooling: **None**
 Rent Includes: **Heat, Water, Hot Water**

Unit #3

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **600** Lease: **No**
 Rooms: **Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available, Hardwood Floors**
 Heating: **Hot Water Radiators, Oil, Common**
 Rent Includes: **Heat, Water, Hot Water**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available, Hardwood Floors**
 Heating: **Forced Air, Gas**
 Cooling: **None**
 Rent Includes: **Water, Hot Water**

Common Areas

Interior Features: **Storage**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Medical Facility, Laundromat**
 Basement: **Yes Full, Walk Out**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, Individually Metered**
 Energy Features: **Insulated Doors, Storm Doors**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Flooring: **Wood, Vinyl, Wall to Wall Carpet**
 Foundation Size: **x0x**
 Foundation Description: **Fieldstone, Brick**
 Hot Water: **Oil, Tank**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, for Electric Range, for Electric Dryer, Washer Hookup, Varies per Unit**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Seller is related to agent.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **M:0002 B:0033 L:0000**
 Assessed: **\$411,300**
 Tax: **\$4222** Tax Year: **2010**
 Book: **9739** Page: **54**
 Cert:
 Zoning Code: **RES10**
 Map: Block: Lot:



MLS # 71129358 - Active
Multi Family - 4 Family - 4 Units Up/Down
575-577 N Main St
Attleboro, MA 02703-1702
Bristol County
 Total Units: **4**
 Total Rent: **\$2,800**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **577 North Main Street, Attleboro**

List Price: **\$345,000**

Total Floors: **2**
 Total Rooms: **12**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Great location, close to 95, 495, commuter rail, shopping, and great schools, Great investment opportunity! Four, one bedroom units, most all the work has been done and it is priced accordingly. You can live in one unit and have rent from 3 others units; with the current low interest rates if you keep units rented it should pay your whole mortgage live for free. This is a must see, call for all the details!

Property Information

Approx. Living Area: 2785 sq. ft.	Approx. Acres: 0.62 (27405 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: 4/0	Parking Spaces: 6 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 4/0	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$17400
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$17400
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 750	Lease: No
Unit #2							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 700	Lease: No
Unit #3							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/	Fireplaces:	Levels:	Floor:	Rent:	Lease: No
Unit #4							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/	Fireplaces:	Levels:	Floor:	Rent:	Lease: No

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station, University**
 Basement: **Yes Full, Garage Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **220 Volts**
 Energy Features: **Insulated Windows**
 Exterior: **Redwood**
 Exterior Features: **Porch**
 Flooring: **Wood**
 Foundation Size: **00 x 00**
 Foundation Description: **Fieldstone**
 Hot Water: **Oil, Natural Gas**
 Lot Description: **City View(s), Cleared**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$312,500**
 Tax: **\$3500** Tax Year: **2010**
 Book: **6561** Page: **135**
 Cert:
 Zoning Code: **RES**
 Map: **93** Block: Lot: **36**



**MLS # 71164930 - Active
Multi Family - 4 Family**

**595 Main Street
Acushnet, MA 02743
Bristol County**

List Price: **\$389,000**

Color: **Tan**

Total Units: **4**

Total Floors: **2**

Total Rent: **\$2,775**

Total Rooms: **16**

Total Bedrooms: **5**

Total Full/Half Baths: **4/0**

Total Fireplaces: **0**

Grade School: **Ford**

Middle School: **Ford**

High School: **Fhvn/NB/Voke**

Directions: **North on Main Street, just before Perry Hill Road**

Remarks

Calling All Investors-good monthly cash flow (33,300 per year). Building well maintained. Call for Details. \$389,000 (R315)

Property Information

Approx. Living Area: **2896 sq. ft.**

Approx. Acres: **0.85 (37158 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**

Parking Spaces: **0 Off-Street**

Living Area Source: **Public Record**

Heat/Cool Units: **/**

Approx. Street Frontage: **144 ft**

Living Area Disclosures: **Common area in basement-coin laundry**

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$33300
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$33300
Water: \$	Insurance: \$	Annual Expense Source: Pro. Forma Available	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard, Gas, Wall Unit**
 Rent Includes: **None**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **775** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard, Gas, Wall Unit**
 Rent Includes: **None**

Unit #3

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard, Gas, Wall Unit**
 Rent Includes: **None**

Unit #4

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **700** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard, Gas, Wall Unit**
 Rent Includes: **None**

Common Areas

Rooms: **Other (See Remarks)**

Features

Area Amenities: **Golf Course**
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Exterior: **Vinyl**
 Exterior Features: **Patio**
 Flooring: **Wood, Vinyl, Wall to Wall Carpet**
 Foundation Size: **Irregular**
 Foundation Description: **Fieldstone**
 Hot Water: **Electric**
 Lot Description: **Corner**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, Private Sewerage**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate, Renovated Since**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$327,100**
 Tax: **\$3771.08** Tax Year: **2011**
 Book: **6874** Page: **229**
 Cert:
 Zoning Code: **Res**
 Map: **21** Block: Lot: **18**



**MLS # 71186773 - Active
Multi Family - 5-9 Family**

**11 Granite St
Taunton, MA 02780-3008
Bristol County**

List Price: **\$399,000**

Total Units: **6**
Total Rent: **\$4,675**
Total Bedrooms: **11**
Total Fireplaces: **0**
Middle School:
Directions: **Use Map Options**

Total Floors: **3**
Total Rooms: **23**
Total Full/Half Baths: **6/0**
Grade School:
High School:

Remarks

Seller's are Motivated! Great price, location and opportunity. Investors and Owner Occupants, this is a money maker. This six unit consists of 5-two bedrooms and 1-one bedroom units. The location offers plenty of off-street parking. Located near the Taunton Green and Taunton Center. Make your move today and invest in a property that makes sense. (Proforma of \$66,300.00 per year.)

Property Information

Approx. Living Area: 3887 sq. ft.	Approx. Acres: 0.57 (24829 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 12 Off-Street
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses for Fiscal Year Ending 12/10

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$56100
Gas: \$5000	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$20298
Electricity: \$4383	Sewer: \$2002	Ann. Prop. Oper. Data: Yes	Net Income: \$35802
Water: \$2100	Insurance: \$2500	Annual Expense Source: Owner Provided, Pro. Forma Available	

Unit Descriptions

Unit #1							
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1100	Lease: No
Unit #2							
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1100	Lease: No
Unit #3							
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 850	Lease: No
Unit #4							
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 850	Lease: No

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, Public School**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Vinyl**
 Foundation Size: **999999**
 Foundation Description: **Concrete Block, Fieldstone**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive, Cleared**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1910** Source: **Public Record**
 Year Built Description: **Renovated Since**
 Year Round:

Tax Information

Pin #: **M:54 L:190 U:**
 Assessed: **\$415,500**
 Tax: **\$4312** Tax Year: **2010**
 Book: **4378** Page: **22**
 Cert:
 Zoning Code: **112**
 Map: Block: Lot:



MLS # 71036615 - Active
Multi Family - 5+ Family - 5+ Units Up/Down

6 Webster Street List Price: **\$399,900**
Taunton, MA 02780
Bristol County
 Total Units: **5** Total Floors: **3**
 Total Rent: **\$0** Total Rooms: **19**
 Total Bedrooms: **6** Total Full/Half Baths: **5/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Rte. 138 S, right on Somerset Ave., 1st right on Webster**

Remarks

Great Multi Family has Solid Investment Opportunity. Modern kitchen, baths, and updates, newer carpet, vinyl siding. All separate utilities. Close to major highways and shopping.

Property Information

Approx. Living Area: **4060 sq. ft.** Approx. Acres: **0.26 (11326 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **8** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$16800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$16800
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Steam, Oil**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Forced Air, Gas**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **700** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Forced Air, Gas**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Forced Air, Gas**

Features

Area Amenities: **Public Transportation**
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Vinyl**
 Foundation Size: **irregular**
 Foundation Description: **Concrete Block**
 Lot Description: **Paved Drive**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$343,900**
 Tax: **\$3122.61** Tax Year: **2009**
 Book: **13156** Page: **52**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:



MLS # 71061325 - Active
Multi Family - 5+ Family - 5+ Units Up/Down
101 Somerset Ave
Taunton, MA 02780-4623
Bristol County
 Color: **tan**
 Total Units: **5**
 Total Rent: **\$0**
 Total Bedrooms: **8**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Rt. 138 South from Taunton Center is Somerset Ave**

List Price: **\$429,900**

Total Floors: **3**
 Total Rooms: **20**
 Total Full/Half Baths: **5/0**
 Grade School:
 High School:

Remarks

The 5th apartment is a 2 bedrm one bath on the third level and has electric heat rented for \$750. Hardwood and tile floors and additional lofted space ideal for office space . Beautifully refurbished Victorian with original woodwork and hardwood floors. Condo docs are complete and ready to be recorded so units can be sold separately. Some units have been totally rehabed others refurbished. Great location w/a large lot and plenty of parking. All apts have Sep. Heat and elec.A great investment

Property Information

Approx. Living Area: **4634 sq. ft.** Approx. Acres: **0.49 (21344 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **5/0** Parking Spaces: **10** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: **5/0** Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$38400
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$38400
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**
 Rooms: **Kitchen, Living RM/Dining RM Combo**
 Appliances: **Range, Dishwasher, Refrigerator**
 Heating: **Gas**
 Rent Includes: **None**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **900** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Dishwasher, Refrigerator**
 Heating: **Gas**
 Rent Includes: **None**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**
 Rooms: **Kitchen, Living RM/Dining RM Combo**
 Appliances: **Range, Dishwasher, Refrigerator**
 Heating: **Gas**
 Rent Includes: **None**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard**
 Rent Includes: **None**

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, Highway Access, House of Worship**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **100 Amps**
 Exterior: **Wood**
 Exterior Features: **Porch**
 Flooring: **Wood, Tile**
 Foundation Size: **irregular**
 Foundation Description: **Other (See Remarks)**
 Hot Water: **Natural Gas**
 Lot Description: **Cleared**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #: **M:78 L:345 U:**
 Assessed: **\$403,500**
 Tax: **\$3664** Tax Year: **2009**
 Book: **8872** Page: **266**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:



**MLS # 71096101 - Active
Multi Family - 4 Family**

**69 County Rd
Berkley, MA 02779-1717
Bristol County**

List Price: **\$449,900**

Total Units: **4**
Total Rent: **\$3,100**
Total Bedrooms: **5**
Total Fireplaces: **0**
Middle School:
Directions: **Corner Location, Across the Street for D&D**

Total Floors: **2**
Total Rooms: **10**
Total Full/Half Baths: **4/0**
Grade School:
High School:

Remarks

ZONED Commerical. Excellent Investment opportunity. THINK LONG TERM INVESTMENT. This site could be developed into something big now or one day down the line. This could be the opportunity you have been waiting for. You don't really see many investment property for sale in this town. Corner Location, right across the street from Dunkin Donuts. Owner is motivated and looking for offers. Make an offer!

Property Information

Approx. Living Area: 2664 sq. ft.	Approx. Acres: 0.8 (34848 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 10 Off-Street
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$35760
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$35760
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **850** Lease: **No**

Unit #2

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**

Unit #3

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **600** Lease:

Unit #4

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **680** Lease:

Features

Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Energy Features: **Insulated Windows, Storm Windows**
Exterior Features: **Porch**
Flooring: **Plywood, Wall to Wall Carpet**
Foundation Size: **0x0**
Foundation Description: **Poured Concrete**
Lot Description: **Corner, Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1780** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:

Tax Information

Pin #: **M:023.0 B:0013 L:0000.0**
Assessed: **\$408,600**
Tax: **\$3420** Tax Year: **2009**
Book: **11128** Page: **264**
Cert:
Zoning Code: **COMM**
Map: Block: Lot:



**MLS # 70830842 - Active
Multi Family - 5-9 Family**

**43-45 Winthrop St.
Taunton, MA 02780
Bristol County**

List Price: **\$650,000**

Total Units: **10** Total Floors: **3**
 Total Rent: **\$8,595** Total Rooms: **28**
 Total Bedrooms: **12** Total Full/Half Baths: **10/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Rt. 44 is Winthrop St.**

Remarks

2 buildings on one lot consisting of 10 apartments + 2 car garage these buildings have recently been done over (seller spent between \$80,000 - \$100,000) Garage plumbed for laundry facilities nothing to do here except collect rents . possibility of adding another apartment exists. Serious Inquiries only These units are money makers! SELLER WILL POSSIBLY HOLD 1ST. MORTGAGE WITH REASONABLE DOWN PAYMENT! (once zoned comm. housed an attorney & R E off. ideal with new court house comming soon!)

Property Information

Approx. Living Area: 7249 sq. ft.	Approx. Acres: 0.25 (10890 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: 2/0	Parking Spaces: 14 --
Living Area Source: Public Record	Heat/Cool Units: 2/0	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$103140
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$103140
Water: \$	Insurance: \$	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **12** Bedrooms: **6** Full/Half Baths: **4/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **3865** Lease: **No**

Unit #2

Rooms: **16** Bedrooms: **6** Full/Half Baths: **6/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **4730** Lease: **No**

Features

Basement: **Yes**
 Beach: **No**
 Foundation Size: **Irreg.**
 Foundation Description: **Fieldstone**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$715,500**
 Tax: **\$5881** Tax Year: **2008**
 Book: **17515** Page: **179**
 Cert:
 Zoning Code: **Res.**
 Map: Block: Lot:



MLS # 71103425 - Active
Multi Family - 5+ Family - 5+ Units Up/Down

93 Pleasant St List Price: **\$674,900**
Attleboro, MA 02703-2360
Bristol County

Color: **Red**
 Total Units: **9** Total Floors: **3**
 Total Rent: **\$0** Total Rooms: **15**
 Total Bedrooms: **12** Total Full/Half Baths: **11/0**
 Total Fireplaces: **3** Grade School:
 Middle School: High School:

Directions: **Near exit 5 from I 95 & Attleboro Center on Pleasant (Rte123) across from Peck St.**

Remarks

Fabulous Victorian Mixed-Use Zoning w/ Carriage House Multi-6 Apartments 3 Com on Pleasant St. near Attleboro Center, I 95, 295 & 495. The magnificent details have been kept & include stained-glass windows, wainscotting, big bay windows, working fireplaces, large rooms with high ceilings (crown molding & original antique tray). 8 units provide an income that carry mortgage. New roof, windows, boilers, water heaters, decks - tastefully maintained with absolutely no deferred maintenance. P for 20

Property Information

Approx. Living Area: **6000 sq. ft.** Approx. Acres: **0.58 (25264 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **20** Off-Street, Other (See Remarks), Paved Driveway
 Living Area Source: **Owner** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$82740
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$15672
Electricity: \$324	Sewer: \$3600	Ann. Prop. Oper. Data: Yes	Net Income: \$67068
Water: \$	Insurance: \$	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1							
Rooms: 6	Bedrooms: 4	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 3	Rent: 1000	Lease: Yes
Unit #2							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 695	Lease: Yes
Unit #3							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 675	Lease: Yes
Unit #4							
Rooms: 6	Bedrooms: 4	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 2	Rent: 725	Lease: Yes

Features

Area Amenities: **Public Transportation, Shopping, Park, Other (See Remarks), House of Worship**
 Basement: **Yes Full, Walk Out, Interior Access**
 Beach: **No**
 Construction: **Frame, Stone/Concrete**
 Electric: **200 Amps, Other (See Remarks)**
 Energy Features: **Storm Windows**
 Exterior: **Clapboard**
 Exterior Features: **Porch, Balcony, Prof. Landscape, Decor. Lighting, Varies per Unit**
 Flooring: **Wood, Tile, Varies Per Unit, Other (See Remarks)**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete, Other (See Remarks)**
 Hot Water: **Oil**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Lease Option, Contract for Deed, Other (See Remarks)**
 Utility Connections: **for Electric Range, for Electric Oven, Varies per Unit**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **All new systems, roof, windows, blacktop+ Listed under multi-family & commercial. Prof. Ofc/Res?**
 Exclusions: **All appliances on site stay with the property!**
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #: **M:0028 L:0209**
 Assessed: **\$657,800**
 Tax: **\$7367.36** Tax Year: **2010**
 Book: **14496** Page: **154**
 Cert: **7186**
 Zoning Code: **Mixed**
 Map: Block: Lot:



MLS # 71164653 - Active
Multi Family - 5+ Family - 5+ Units Up/Down

139 High St List Price: **\$1,200,000**
Taunton, MA 02780
Bristol County
 Total Units: **22** Total Floors: **0**
 Total Rent: **\$0** Total Rooms: **0**
 Total Bedrooms: **32** Total Full/Half Baths: **22/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Route 44 to High St.**

Remarks

Excellent Investment opportunity now available!!!! Twenty two unit brick apartment building located on 3/4 acre lot, updated electrical, well maintained. Most units have hardwood floors, laundry room on premises, lots of storage space and expandable space in the basement. Parking and backyard. Walking distance to Taunton center many amenities. This is must see!

Property Information

Approx. Living Area: **0 sq. ft.** Approx. Acres: **0.7 (30492 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **18** Assigned
 Living Area Source: **Other** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors, High Speed Internet Hookup**
 Heating: **Oil**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors, High Speed Internet Hookup**
 Heating: **Oil**

Common Areas

Rooms: **Laundry**
 Appliances: **Washer, Dryer**

Features

Area Amenities: **Shopping, Medical Facility, Laundromat, Highway Access, Public School**
 Basement: **Yes Full, Interior Access**
 Beach: **No**
 Construction: **Brick, Stone/Concrete**
 Exterior: **Brick**
 Flooring: **Wood, Tile, Laminate**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, Varies per Unit**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Renovated Since**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$1,145,200**
 Tax: **\$11254.58** Tax Year: **2009**
 Book: **18467** Page: **74**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:



MLS # 71044929 - Active

Multi Family - 5+ Family - 5+ Units Up/Down

842 State Road

List Price: **\$1,499,000**

Westport, MA 02790

Bristol County

Total Units: **22**

Total Floors: **2**

Total Rent: **\$0**

Total Rooms: **73**

Total Bedrooms: **31**

Total Full/Half Baths: **22/0**

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Rt 88 south to Rte 6 south (State Road) property is approx. 2 miles on the left.**

Remarks

The Subject property contains 18 apartment units, and 4 retail units. The buildings have separate addresses but are all in the same area with access off of State Road (Rt 6) in Westport, MA. Retail has prime Rt 6 frontage, the apartments have a private wooded setting. Property includes a 2 family with 2 bedroom units, an 8 unit apartment building and a 4 unit apartment building all with access off of Rte. 6 and a 4unit apt/mixed use retail space on Rt 6.

Property Information

Approx. Living Area: **20133 sq. ft.**

Approx. Acres: **2.13 (93105 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **0 --**

Living Area Source: **Owner**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$170040
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$43967
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$117571
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **Yes**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **600** Lease: **Yes**

Features

Basement: **Yes Crawl, Sump Pump**
 Beach: **No**
 Foundation Size: **varies per bldg**
 Foundation Description: **Poured Concrete**
 Lot Description: **Wooded, Paved Drive**
 Sewer and Water: **Private Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **Unit Descriptions is a sample representation. Listing broker is owner.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1940** Source: **Owner**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$1,488,700**
 Tax: **\$9332** Tax Year: **2009**
 Book: **7403** Page: **335**
 Cert:
 Zoning Code: **0**
 Map: Block: Lot: