

#### 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 In		<b>A</b>	A	<b>G</b> .)	Gaugar	<u></u>	
Living Area Includes:			Approx. Acres: <b>0.16 (6890 sq. ft.)</b> Heat/Cool Zones: / Heat/Cool Units: /		Garage Spaces: <b>0</b> Parking Spaces: <b>6</b> Off-Street Approx. Street Frontage:		
Annual Exp	enses for Fiscal	Year Ending 11/10					
Heating: <b>\$</b> Gas: <b>\$</b> Electricity: <b>\$</b> Water: <b>\$</b>	Repair & Mai Trash Remov Sewer: <b>\$</b> Insurance: <b>\$</b>	val: \$	Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>Yes</b> Annual Expense Source:		Gross Income: <b>\$26400</b> Gross Expenses: <b>\$</b> Net Income: <b>\$26400</b>		
Unit Descri	ptions						
Unit #1 Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>550</b>	Lease: No
Unit #2 Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>550</b>	Lease: No
Unit #3 Rooms: 3	Bedrooms: 1	Full/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>550</b>	Lease: No
Unit #4 Rooms: 3	Bedrooms: 1	Full/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>550</b>	Lease: No
	r (See Remarks) ange, Refrigerator						
Features			Other Prop	erty Info			

reatures	Other Property into
Basement: Yes Full	Disclosure Declaration: Yes
Beach: No	Disclosures: Water in Basement during flood in Spring 2010
Construction: Frame	Exclusions:
Exterior: Vinyl	Lead Paint: Unknown
Foundation Size: 40x22	UFFI: Warranty Available:
Foundation Description: Fieldstone	Year Built: 1850 Source: Public Record
Lot Description: Paved Drive	Year Built Description: Approximate
Road Type: Public, Paved, Publicly Maint.	Year Round:
Roof Material: Asphalt/Fiberglass Shingles	
Roor Material. Asphalt/ Fiberglass Singles	Tax Information
Sewer and Water: City/Town Water, City/Town Sewer	Tax Information
	Pin #:
Sewer and Water: City/Town Water, City/Town Sewer	Pin #: Assessed: <b>\$291,700</b>
Sewer and Water: City/Town Water, City/Town Sewer	Pin #: Assessed: <b>\$291,700</b> Tax: <b>\$3560</b> Tax Year: <b>2010</b>
Sewer and Water: City/Town Water, City/Town Sewer	Pin #: Assessed: <b>\$291,700</b> Tax: <b>\$3560</b> Tax Year: <b>2010</b> Book: <b>5515</b> Page: <b>13</b>
Sewer and Water: City/Town Water, City/Town Sewer	Pin #: Assessed: <b>\$291,700</b> Tax: <b>\$3560</b> Tax Year: <b>2010</b> Book: <b>5515</b> Page: <b>13</b> Cert:
Sewer and Water: City/Town Water, City/Town Sewer	Pin #: Assessed: <b>\$291,700</b> Tax: <b>\$3560</b> Tax Year: <b>2010</b> Book: <b>5515</b> Page: <b>13</b>



MLS # 71135862 - Active Multi Family - 5-9 Family 44 Somerset Ave Taunton, MA 02780 Bristol County Total Units: 5 Total Rent: \$3,590 Total Bedrooms: 6 Total Fireplaces: 0 Middle School: Directions: Weir to Somerset

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

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 deleaded, 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: <b>3267 sq. ft.</b> Living Area Includes: Living Area Source: <b>Public Record</b> Living Area Disclosures:	Heat/Cool Zones:	pprox. Acres: <b>0.28 (12632 sq. ft.)</b> eat/Cool Zones: <b>/</b> eat/Cool Units: <b>5/</b>		Garage Spaces: <b>0</b> Parking Spaces: <b>5</b> Off-Street, Paved Driveway Approx. Street Frontage:		
Annual Expenses for Fiscal Year E	nding 12/09					
Heating:         Repair & Mair           Gas:         \$         Trash Remov           Electricity:         \$769         Sewer: \$           Water:         \$1796         Insurance: \$:	ntenance: \$ N al: \$ <b>871</b> N A	Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>Yes</b> Annual Expense Source: <b>Owner</b> I	Provided		Gross Income: <b>\$</b> Gross Expenses Net Income: <b>\$3</b>	\$7336
Unit Descriptions						
Unit #1 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range Interior Features: Cable TV Available, Lea Heating: Central Heat, Hot Water Radia Rent Includes: Water		Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>695</b>	Lease: <b>No</b>
Unit #2 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range Interior Features: Cable TV Available, Lea Heating: Central Heat, Hot Water Radia Rent Includes: Water		Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>650</b>	Lease: No
Unit #3 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range Interior Features: Cable TV Available, Lea Heating: Central Heat, Hot Water Based Rent Includes: Water		Fireplaces:	Levels: 1	Floor: 2	Rent: <b>695</b>	Lease: <b>No</b>
Unit #4 Rooms: 4 Bedrooms: 2 Rooms: Living Room, Kitchen Appliances: Range Interior Features: Cable TV Available, Ca Heating: Central Heat, Hot Water Radia Rent Includes: Water		Fireplaces: ad Certification Available	Levels: 1	Floor: 3	Rent: <b>900</b>	Lease: <b>No</b>
Features Area Amenities: Public Transportation, S 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 Main Roof Material: Asphalt/Fiberglass Shing Sewer and Water: City/Town Water, City Waterfront: No	it. les	, Highway Access, Public	Other Property Disclosure Declarat Disclosures: Tenar sewer Exclusions: Lead Paint: Yes, C UFFI: Unknown M Year Built: 1900 S Year Built Descripti Year Round: Tax Information Pin #: Assessed: \$329,60 Tax: \$3421 Tax Y Book: 12389 Page Cert: Zoning Code: R Map: Block: Lot:	ion: Yes Ints own their re ertified Treated Warranty Availabl Source: Public R on: Approximat M M M M M M M M M M M M M M M M M M M	d le: ecord	r expense includes



MLS # 71181805 - Active Multi Family - 4 Family 12-14 Granite. Taunton, MA 02780 Bristol County Color: Brown Total Units: 4 Total Rent: \$2,650 Total Bedrooms: 3 Total Fireplaces: 0 Middle School: Bus Directions: Off Tremont St. Route 140

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

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

### 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: <b>4180 sq. ft.</b>			Approx. Acres: <b>0.14 (6000 sq. ft.)</b>		Garage Spaces: 0			
Living Area In			Heat/Cool Zones: 4/0		Parking Spaces: <b>7</b> Off-Street			
-	ource: Public Reco	•	Cool Units: 1/0		Approx.	Street Frontage	: 60 ft	
Living Area Di	sclosures: 4 - 3 Rn	n. Units						
Annual Exp	enses							
Heating: \$	Repair & M	aintenance: \$	Management: \$		Gro	ss Income: <b>\$26</b>	500	
Gas: <b>\$</b>	Trash Remo	oval: <b>\$</b>	Miscellaneous: \$		Gross Expenses: \$			
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Da	ta: <b>No</b>	Net	Income: <b>\$265</b>	00	
Water: \$	Insurance:	\$	Annual Expense Sou	irce:				
Unit Descri	ptions							
Unit #1								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>500</b>	Lease: Yes	
Unit #2								
Rooms: 3	Bedrooms: <b>1</b>	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>725</b>	Lease: Yes	
KUUIIIS. <b>3</b>	Deuroonis. 1	ruii/ridii Dduiis. <b>1/0</b>		Levels. 1	F1001. Z	Refit. 723	Lease. Tes	
Unit #3								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>700</b>	Lease:	
Unit #4								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>725</b>	Lease:	
<b>.</b> .								

### **Common Areas**

Heating: Central Heat, Hot Water Baseboard, Oil

Features	Other Property Info
Basement: Yes Full, Bulkhead	Adult Community: <b>No</b>
Beach: No	Disclosure Declaration: Yes
Construction: Frame	Disclosures: Agent is Owner
Electric: Circuit Breakers, 100 Amps	Exclusions:
Energy Features: Insulated Windows, Storm Doors	Lead Paint: Unknown
Exterior: Vinyl	UFFI: Unknown Warranty Available: No
Exterior Features: Porch	Year Built: 1900 Source: Public Record
Flooring: Wall to Wall Carpet	Year Built Description: Approximate
Foundation Size: 27x46	Year Round: <b>Yes</b>
Foundation Description: Fieldstone	Tax Information
Hot Water: Natural Gas, Leased Heater	Pin #:
Lot Description: Paved Drive, Level	Assessed: <b>\$238,500</b>
Road Type: Public	Tax: <b>\$2792.84</b> Tax Year: <b>2011</b>
Sewer and Water: City/Town Water, City/Town Sewer	Book: 16465 Page: 211
Terms: Lender Approval Required	Cert: 09/09/84
Utility Connections: for Electric Range, for Electric Dryer	Zoning Code: <b>3.46</b>
Waterfront: No	Map: <b>54/188</b> Block: <b>3976</b> Lot: <b>3</b>
	Map. 34/100 Diock. 39/0 LOL. 3



MLS # 71185544 - Active Multi Family - 4 Family 7 Bow St Taunton, MA 02780-4225

#### 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: 259 Living Area Includes: Living Area Source: Publ Living Area Disclosures:	0 sq. ft.	Н	pprox. Acres: <b>0.09 (3920 sq. ft.)</b> eat/Cool Zones: / eat/Cool Units: /		Pa	rage Spaces: <b>0</b> -king Spaces: <b>4</b> prox. Street Frontag	e:
Annual Expenses Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Mainter Trash Removal: : Sewer: <b>\$</b> Insurance: <b>\$</b>		Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>No</b> Annual Expense Source:		Gross	Income: <b>\$27000</b> Expenses: <b>\$</b> ncome: <b>\$27000</b>	
Unit Descriptions							
Unit #1 Rooms: 3 Bedr Rooms: Living Room, K Appliances: Range, Refr Heating: Gas Cooling: None Rent Includes: Water		Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>750</b>	Lease: No
Unit #2 Rooms: 3 Bedr Rooms: Living Room, K Appliances: Range, Ref Heating: Gas Cooling: None Rent Includes: Water		Full/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: <b>1</b>	Rent: <b>750</b>	Lease: No
Unit #3 Rooms: 3 Bedr Rooms: Living Room, K Appliances: Range, Ref Heating: Gas Cooling: None Rent Includes: Water		Full/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>750</b>	Lease: No
Unit #4 Rooms: 7 Bedr Rooms: Living Room, D Appliances: Range, Refi Interior Features: Pantry Heating: Electric Baseb Cooling: None Rent Includes: Water	igerator /	Full/Half Baths: <b>1/0</b> hen, Laundry	Fireplaces: 0	Levels: 2	Floor: 2	Rent:	Lease: No
Features Area Amenities: Public T Basement: Yes Full, In Beach: No Construction: Frame Energy Features: Insula Exterior: Vinyl Exterior Features: Balco Flooring: Wood, Tile, W Foundation Description: O Lot Description: Paved I Roof Material: Asphalt/I Sewer and Water: City/T Waterfront: No	terior Access, Co ted Windows, Sto ny, Gutters, Stora all to Wall Carpet Granite Prive, Level Fiberglass Shingle	ncrete Floor orm Windows ge Shed :	e, Medical Facility, Laundromat		Disclos Disclos Exclusis Lead Pa UFFI: Year Bu Year Bu Year Ro Tax In Pin #: Assesss Tax: \$ Book: 1 Cert: Zoning	Property Info ure Declaration: No ures: Call List Agen ons: aint: Unknown Warranty Available: uilt: 1900 Source: I uilt Description: Actro ound: Yes formation add: \$323,100 3353.78 Tax Year: L0858 Page: 198 Code: MULTI Block: Lot:	Public Record Ial



### 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: <b>5839 sq. f</b>	t. Appro	Approx. Acres: 0.28 (12000 sq. ft.) Heat/Cool Zones: 3/0 Heat/Cool Units: 2/0			Garage Spaces: <b>2</b> Parking Spaces: <b>4</b>		
Living Area In	cludes:	Heat/						
Living Area So	ource: Public Reco	ord Heat/				Approx. Street Frontage:		
Living Area Dis	sclosures: 5-5-3-3	3-						
Annual Exp	enses							
Heating: \$		aintenance: \$	Management: \$		Gross	Income: <b>\$255</b>	00	
Gas: \$	Trash Remo	oval: \$	Miscellaneous: \$		Gross	Expenses: <b>\$14</b>	405	
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Data	a: <b>No</b>	Net Income: <b>\$11105</b>			
Water: <b>\$</b>	Insurance:	\$	Annual Expense Source:					
Unit Descri	ptions							
Unit #1								
Rooms: 5	Bedrooms: 3	Full/Half Baths: 2/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>400</b>	Lease: Yes	
Unit #2								
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>400</b>	Lease: Yes	
				2010.01 2			200001 1 00	
Unit #3								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: <b>600</b>	Lease:	
Unit #4								
Rooms: 3	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 2	Floor:	Rent: <b>725</b>	Lease:	
					1001.	Nenti <b>723</b>	LCu3C.	

# 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 supplyed 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.         Living Area Includes:         Living Area Source: Public Record         Living Area Disclosures:         Annual Expenses         Heating: \$       Repair & Maintena         Gas: \$       Trash Removal: \$         Electricity: \$       Sewer: \$		Approx. Acres: <b>0.3 (13068 sq. ft.)</b> Heat/Cool Zones: / Heat/Cool Units: / Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>No</b>		Parking S Approx. Gross Gross	Spaces: 0 Spaces: 6 Off-Stre Street Frontage: s Income: <b>\$29520</b> s Expenses: <b>\$</b> Income: <b>\$29520</b>	
Water: \$ Insurance: \$		Annual Expense Source:				
Unit Descriptions						
Unit #1 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator, Vent Hoo Heating: Gas Cooling: None Rent Includes: Heat, Electric, Hot Water	Full/Half Baths: <b>1/0</b> od	Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>825</b>	Lease: <b>Yes</b>
Unit #2 Rooms: 2 Bedrooms: 1 Rooms: Kitchen Appliances: Range, Refrigerator, Vent Hoo Heating: Gas Cooling: None Rent Includes: Heat, Electric, Hot Water	Full/Half Baths: <b>1/0</b> od	Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>500</b>	Lease: Yes
Unit #3 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator, Vent Hoo Heating: Gas Cooling: None Rent Includes: None	Full/Half Baths: <b>1/0</b> od	Fireplaces: 0	Levels: 1	Floor: 3	Rent: <b>550</b>	Lease: <b>Yes</b>
Unit #4 Rooms: 2 Bedrooms: 1 Rooms: Kitchen Appliances: Range, Refrigerator, Vent Hoo Heating: Gas Cooling: None Rent Includes: None	Full/Half Baths: <b>1/0</b> od	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>585</b>	Lease: <b>Yes</b>
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, C         Hot Water: Natural Gas, Electric, Leased H         Lot Description: Paved Drive         Rood Type: Public, Publicly Maint.         Roof Material: Asphalt/Fiberglass Shingles         Sewer and Water: City/Town Water, City/T         Terms: Contract for Deed         Utility Connections: for Electric Range, for H         Waterfront: No	leater S Town Sewer	ner Hookup		Other Property           Disclosure Declaral           Disclosures:           Exclusions:           Lead Paint: Unkne           UFFI: Warranty A           Year Built: 1900 S           Year Built Descript           Year Round:           Tax Information           Pin #: M:55 L:16           Assessed: \$315,1           Tax: \$3270.74 T           Book: 14892 Pag           Cert:           Zoning Code: Res           Map: Block: Lot	tion: No own ivailable: Source: Public Rev ion: Actual n 7 U: 00 iax Year: 2010 le: 216	cord



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 famiily, 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 Informa	ation						
Approx. Living Area: Living Area Includes Living Area Source: Living Area Disclosur	:	He	orox. Acres: <b>0.39 (16988 sq. ft.)</b> at/Cool Zones: <b>4/0</b> at/Cool Units: <b>3/0</b>			s: <b>0</b> s: <b>8</b> Off-Street t Frontage: <b>89 ft</b>	
	s for Fiscal Year Endin						
Heating: <b>\$</b> Gas: <b>\$</b> Electricity: <b>\$</b> Water: <b>\$</b>	Repair & Maintena Trash Removal: \$ Sewer: \$ Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Da Annual Expense Sou			Gross Income: <b>\$</b> Gross Expenses: <b>\$</b> Net Income: <b>\$</b>	
Unit Description	S						
Appliances: Range,	eiling Fans, Cable TV Avai	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Appliances: Range,	eiling Fans, Cable TV Avai	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>0</b>	Lease: No
Unit #3 Rooms: 6 Rooms: Living Roo Appliances: Range, Interior Features: Co Heating: Gas Cooling: None		Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: <b>0</b>	Lease: <b>No</b>
Unit #4 Rooms: 3 Rooms: Living Roo Appliances: Range, Interior Features: Ci Heating: Electric	Refrigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 4	Rent: <b>0</b>	Lease: No
Common Areas Cooling: None							

Area Amenities: Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Laundromat, Highway Access, House of Worship, Public Adult Community: School	
School Disclosure Declara	
	ration: <b>Yes</b>
Basement: Yes Full, Interior Access, Bulkhead, Sump Pump, Concrete Floor Disclosures: Sum	1p Pump
Beach: No Exclusions:	
Construction: Frame Lead Paint: Yes	
Electric: Circuit Breakers, 100 Amps, Individually Metered UFFI: Unknown	Warranty Available:
Exterior: Vinyl No	
Exterior Features: Porch, Gutters Year Built: 1900	Source: Public
Flooring: Wood, Vinyl Record	
Foundation Size: 45X25 Year Built Descript	otion: Approximate
Foundation Description: Fieldstone, Brick Year Round: Yes	6
Hot Water: Natural Gas, Tank Tax Informatio	on
Lot Description: Paved Drive, Level Pin #: 1-171	
Road Type: Public, Paved, Publicly Maint., Sidewalk Assessed: \$430,8	800
Roof Material: Asphalt/Fiberglass Shingles Tax: \$4497.55	
Sewer and Water: City/Town Water, City/Town Sewer Book: 17066 Pac	
Utility Connections: for Electric Range	ige. <b>21</b>
Waterfront: No Zoning Code: R10	0
Map: 1 Block: L	

Remarks	with good rent eshedula		Family 703-4151	דו דו G א Perry Street. #33on		s: <b>4/0</b> Parker St. &	
naving elec. heat & s	eparate hot water heate v updates such as windov on 87 sq. ft.	rs for each unit. Bui ws, elec. service for Ap He	Iding is fully rented with excellent t each unit makes this building a sou prox. Acres: <b>0.11 (5000 sq. ft.)</b> at/Cool Zones: <b>4/0</b> eat/Cool Units: <b>4/0</b>	enants that pay on t	time. Good locat s market. Garage Spa Parking Spa	tion, separat	te utilities, overall condition i
-	or Fiscal Year Ending Repair & Maintenance: Trash Removal: \$0 Sewer: \$0 Insurance: \$2172		Management: <b>\$0</b> Miscellaneous: <b>\$378</b> Ann. Prop. Oper. Data: <b>Yes</b> Annual Expense Source: <b>Owner Prov</b>	vided		Gross Exp	come: <b>\$23700</b> oenses: <b>\$5032</b> ne: <b>\$23700</b>
Rooms: Living Room, Appliances: Range, Re	Kitchen	III/Half Baths: 1/0	Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>62</b>	25 Lease: No
ooms: Living Room, ppliances: Range, Re	Kitchen, Other (See Rem	ıll/Half Baths: <b>1/0</b> Iarks)	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 72	25 Lease: No
nit #3 ooms: 3 Be ooms: Living Room, ppliances: Range, Re nterior Features: Cable eating: Electric ooling: None ent Includes: Water	Kitchen frigerator	ıll/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 2	Floor: 2	Rent: <b>62</b>	25 Lease: No
Init #4 coms: 3 Be coms: Living Room, ppliances: Range, Re iterior Features: Cable leating: Electric cooling: None ent Includes: Water	Kitchen frigerator	III/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 2	Floor: 2	Rent: <b>67</b>	75 Lease: No
ichool, Public School assement: Yes Full, V leach: No construction: Frame dectric: 110 Volts, 22 inergy Features: Insul: xterior: Vinyl ixterior Features: Porci looring: Wood, Vinyl, oundation Size: 24x35 ioundation Size: 24x35 ioundation Description: lot Water: Electric, Ta ot Description: Corner load Type: Public, Public, Public, oof Material: Asphalt, ewer and Water: City/	, T-Station Valk Out, Concrete Floor D Volts, Circuit Breakers, ated Windows, Insulated Mall to Wall Carpet, Han Wall to Wall Carpet, Han Oured Concrete, Fields nk , Paved Drive Jlicly Maint., Sidewalk (Fiberglass Shingles Town Water, City/Town	100 Amps I Doors dwood tone, Brick Sewer	Park, Medical Facility, Laundromat, yer, for Electric Dryer, Washer Hook		use of Worship,	Private	Other Property Info Adult Community: No Disclosure Declaration: Yes Disclosures: May have lead pain 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: <b>3344</b> Living Area Includes: Living Area Source: <b>Publi</b> Living Area Disclosures:	-	Approx. Acres: 0.1 Heat/Cool Zones: / Heat/Cool Units: 3/		Garage Spaces: <b>2</b> Parking Spaces: <b>6</b> Approx. Street Fro	Off-Street, Tan	dem, Paved Driveway	
Annual Expenses for	Fiscal Year Ending	12/10					
Heating: <b>\$1354</b> Gas: <b>\$0</b> Electricity: <b>\$481</b> Water: <b>\$705</b>	Repair & Maintena Trash Removal: \$ Sewer: \$705 Insurance: \$1985	nce: \$ 920	Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>No</b> Annual Expense Source: <b>Owner</b>	Provided		Gross Income: Gross Expense Net Income: \$	s: \$6150
Unit Descriptions							
Unit #1 Rooms: 6 Bedr Rooms: Living Room, Di Appliances: Range, Wasl Interior Features: Ceiling Heating: Hot Water Base Cooling: None Rent Includes: Water, No	ning Room, Kitchen ner, Dryer, Refrigerato Fans, Cable TV Availa aboard, Oil		Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>1200</b>	Lease: No
Unit #2 Rooms: 3 Bedr Rooms: Living Room, Ki Appliances: Range Interior Features: Ceiling Heating: Hot Water Rad Cooling: None Rent Includes: Heat, Wal	tchen Fans, Cable TV Availa ators, Oil, Unit Contro		Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>675</b>	Lease: <b>Yes</b>
Unit #3 Rooms: 2 Bedr Rooms: Kitchen Appliances: Range, Refri Interior Features: Ceiling Heating: Hot Water Rad Rent Includes: Heat, Wat	gerator Fans, Cable TV Availa ators, Oil, Common	ull/Half Baths: 1/0 ble, Hardwood Floors	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>600</b>	Lease: No
Unit #4 Rooms: 4 Bedr Rooms: Living Room, Ki Appliances: Range, Refri Interior Features: Ceiling Heating: Forced Air, Gas Cooling: None Rent Includes: Water, Ho	tchen gerator Fans, Cable TV Availa	ull/Half Baths: 1/0 ble, Hardwood Floors	Fireplaces: <b>0</b>	Levels: 1	Floor: 3	Rent: <b>750</b>	Lease: No
Common Areas Interior Features: Storag	3						
Features						Other Property Info	)
	lk Out 5, Individually Metere 2d Doors, Storm Doors	d	lical Facility, Laundromat			Disclosure Declaration: Disclosures: Seller is r Exclusions: Lead Paint: Unknown UFFI: Unknown Warr Year Built: 1900 Sourd Year Built Description: A Year Round: Yes	No elated to agent. anty Available: No ce: Public Record
Foundation Size: x0x						Tax Information	

Flooring: Wood, Vinyl, Wall to Wall Carpet	Tax Information
Foundation Size: x0x	Pin #: M:0002 B:0033 L:0000
Foundation Description: Fieldstone, Brick	
Hot Water: Oil, Tank	Assessed: <b>\$411,300</b>
Lot Description: Paved Drive	Tax: <b>\$4222</b> Tax Year: <b>2010</b>
Road Type: Public, Paved, Publicly Maint., Sidewalk	Book: 9739 Page: 54
Roof Material: Asphalt/Fiberglass Shingles, Rubber	Cert:
Sewer and Water: City/Town Water, City/Town Sewer	Zoning Code: RES10
Terms: Contract for Deed	Map: Block: Lot:
Utility Connections: for Gas Range, for Electric Range, for Electric Dryer, Washer Hookup, Varies per Unit	
Waterfront: No	



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 In	formation							
Approx. Living	Area: 2785 sq. ft.	••	rox. Acres: <b>0.62 (27405 sq.</b>	Garage Spaces: 2				
Living Area In			Heat/Cool Zones: 4/0			Parking Spaces: 6 Off-Street		
-	urce: Public Record	<b>H</b> ea	t/Cool Units: 4/0		Approx.	Street Frontage	:	
Living Area Di								
Annual Exp Heating: \$	Repair & Mai	intonanco: ¢	Management: \$		Groco	Income: <b>\$174</b>	00	
Gas: \$	Trash Remov	•	Miscellaneous: \$			Expenses: \$	00	
Electricity: \$	Sewer: \$	vai. ψ	Ann. Prop. Oper. Data	a: <b>No</b>		ncome: <b>\$17400</b>		
Water: \$	Insurance: \$	5	Annual Expense Sour					
Unit Descri	ptions							
Unit #1								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>750</b>	Lease: No	
Unit #2								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>700</b>	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						Other Pr	operty Info	
	s: Public Transport	ation, Shopping, Me	dical Facility, Laundromat,	, Bike Path, Hig	hway Access		munity: No	
	• *	ool, Public School, T	Station, University			Disclosure	Declaration: No	
	s Full, Garage Aco	cess				Disclosure		
Beach: No	-					Exclusions	-	
Construction: Electric: 220							t: Unknown	
	es: Insulated Wind	lowe				OFFI: Unk Available:	<b>known</b> Warranty	
Exterior: Red		10113					<b>1900</b> Source:	
Exterior Featu						Public Re		
Flooring: Woo	od						Description:	
Foundation Siz	ze: <b>00 x 00</b>					Approxin		
Foundation De	escription: Fieldston	e				Year Roun	id: Yes	
	l, Natural Gas					Tax Info	rmation	
-	n: City View(s), Cle	eared				Pin #:		
Road Type: P		- Chinalaa					\$312,500	
	Asphalt/Fiberglas	-					00 Tax Year: 2010	
Terms: <b>Contr</b>	ater: City/Town Wa						51 Page: 135	
	tions: for Gas Range	e				Cert:		
Waterfront: N	-	-				Zoning Co		
						Map. <b>93</b>	Block: Lot: <b>36</b>	

		MLS # 71164930 Multi Family - 4 595 Main Street Acushnet, MA 02 Bristol County Color: Tan Total Units: 4 Total Rent: \$2,775 Total Bedrooms: 5 Total Fireplaces: 0 Middle School: For Directions: North of	Family 743 5	List Price: Total Floor Total Roor Total Full/I Grade Schu High Schor <b>fore Perry Hil Roo</b>	oke		
Remarks Calling All Inv	vestors-good monthl	y cash flow (33,300 per year).	Building well maintain	ed. Call for Detai	ls. \$389,000 (	R315)	
Property Info	ormation						
Living Area Inclu Living Area Sour Living Area Disc	rce: Public Record closures: Common are	Approx. Acree Heat/Cool Zo Heat/Cool Un <b>a in basement-coin laundry</b>		) Garage Spaces: 0 Parking Spaces: 0 Off-Street Approx. Street Frontage: 144 ft			
Annual Expe Heating: \$	enses Repair & Maintena	nce: <b>\$</b> Management	+· ¢			Gross Income	\$33300
Gas: \$	Trash Removal: \$		Miscellaneous: \$			Gross Expense	•
Electricity: <b>\$</b>	Sewer: \$		)per. Data: <b>Yes</b>			Net Income: \$	33300
Water: <b>\$</b>	Insurance: \$	Annual Expe	nse Source: Pro. Forma	Available			
Unit Descript	tions						
	Bedrooms: <b>1</b> nge, Refrigerator ric Baseboard, Gas, W None	Full/Half Baths: <b>2/0</b> <b>/all Unit</b>	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>600</b>	Lease: No
••	Bedrooms: 2 nge, Refrigerator ric Baseboard, Gas, V None	Full/Half Baths: <b>1/0</b> <b>/all Unit</b>	Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>775</b>	Lease: No
	Bedrooms: 1 nge, Refrigerator ric Baseboard, Gas, V None	Full/Half Baths: 1/0 /all Unit	Fireplaces: <b>0</b>	Levels: 1	Floor: 1	Rent: <b>700</b>	Lease: No
	Bedrooms: 1 nge, Refrigerator ric Baseboard, Gas, V None	Full/Half Baths: 1/0 /all Unit	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>700</b>	Lease: No
Common Area Rooms: Other (	as (See Remarks)						
				Proporty Info			

Features	Other Property Info
Area Amenities: Golf Course	Adult Community: No
Basement: Yes	Disclosure Declaration: Yes
Beach: No	Disclosures:
Construction: Frame	Exclusions:
Electric: Circuit Breakers	Lead Paint: Unknown
Exterior: Vinyl	UFFI: Unknown Warranty Available: No
Exterior Features: Patio	Year Built: 1900 Source: Public Record
Flooring: Wood, Vinyl, Wall to Wall Carpet	Year Built Description: Approximate, Renovated Since
Foundation Size: Irregular	Year Round:
Foundation Description: Fieldstone	Tax Information
Hot Water: Electric	Pin #:
Lot Description: Corner	Assessed: \$327,100
Road Type: Public Roof Material: Asphalt/Fiberglass Shingles	Tax: \$3771.08 Tax Year: 2011
Sewer and Water: City/Town Water, Private Sewerage	Book: 6874 Page: 229
Waterfront: No	Cert:
waterront: NO	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 Total Units: 6 Total Rent: **\$4,675** Total Bedrooms: **11** Total Fireplaces: **0** Middle School: Directions: **Use Map Options** 

### List Price: \$399,000

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.)

<b>Property Inform</b>	nation								
Approx. Living Area: <b>3887 sq. ft.</b> Living Area Includes: Living Area Source: <b>Public Record</b> Living Area Disclosures:			Approx. Acres: <b>0.57 (24829 sq. ft.)</b> Heat/Cool Zones: / Heat/Cool Units: /			Par	Garage Spaces: <b>0</b> Parking Spaces: <b>12</b> Off-Street Approx. Street Frontage:		
Annual Expens	es for Fiscal	Year Endi	ng 12/10						
Heating:Repair & Maintenance:Gas:\$5000Trash Removal:Electricity:\$4383Sewer:Water:\$2100Insurance:\$2500\$2500		l: \$					ailable	Gross E	ncome: <b>\$56100</b> xpenses: <b>\$20298</b> ome: <b>\$35802</b>
Unit Descriptio	ns								
Unit #1 Rooms: 4 Bec	irooms: 2	Full/Half Ba	aths: 1/0	Fireplaces: 0	Levels: 1	Floor:	1 Rent	:: <b>1100</b>	Lease: No
Unit #2 Rooms: 4 Bec	lrooms: <b>2</b>	Full/Half Ba	aths: 1/0	Fireplaces: <b>0</b>	Levels: 1	Floor:	2 Rent	:: <b>1100</b>	Lease: No
Unit #3 Rooms: 4 Bec	drooms: 2	Full/Half Ba	aths: 1/0	Fireplaces: 0	Levels: 1	Floor:	1 Rent	:: 850	Lease: No
Unit #4 Rooms: 4 Bec	drooms: 2	Full/Half Ba	aths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: 1	Floor:	2 Rent	:: 850	Lease: No
Features Area Amenities: Pu School Basement: Yes F Beach: No Construction: Fran Exterior: Vinyl Foundation Size: 9 Foundation Descrip Hot Water: Natura Lot Description: Pa Road Type: Public Roof Material: Asp Sewer and Water: Waterfront: No	ull ne 99999 otion: Concrete al Gas aved Drive, Cle c, Paved, Public halt/Fiberglas	Block, Fiel ared cly Maint. s Shingles	dstone	edical Facility, Lau	ndromat, Publi		Record	Declaration <b>Unknow</b> rranty Ava <b>1910</b> Sou Description d: <b>mation</b> <b>4 L:190 U</b> <b>\$415,500</b> <b>2</b> Tax Yea <b>8</b> Page: <b>2</b> de: <b>112</b>	n: No ilable: urce: Public I: Renovated J: ar: 2010



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

 6 Webster Street
 List Price: \$399,900

 Total County
 Total Floors: 3

 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:

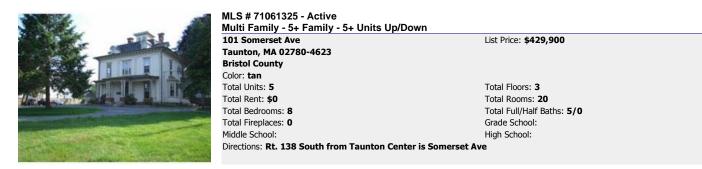
 Middle School:
 High School:

 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 Info	ormation							
			Acres: <b>0.26 (11326 sq. ft.)</b> ol Zones: <b>/</b>		5	Spaces: 0 Spaces: 8 Off-Str	eet	
-	rce: Public Record		ol Units: /		Approx. Street Frontage:			
Living Area Disc	losures:							
Annual Expe	nses							
Heating: \$	Repair & Main	•	Management: \$			s Income: <b>\$16800</b>	)	
Gas: <b>\$</b> Electricity: <b>\$</b>	Trash Remova	l: \$	Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>No</b>			s Expenses: <b>\$</b> income: <b>\$16800</b>		
Water: \$	Sewer: <b>\$</b> Insurance: <b>\$</b>		Annual Expense Source:		INEL 1	income. <b>\$10800</b>		
Unit Descrip	tions							
Unit #1								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 650	Lease: No	
-	Room, Kitchen 1ge, Refrigerator							
Heating: Steam								
	., •							
Unit #2 Rooms: 3	Bedrooms: 1	Full/Half Dather 1/0		Levels: 1	Floor: 1	Rent: <b>700</b>	Lease: No	
	Room, Kitchen	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1		Refit: 700	Lease: NO	
-	nge, Refrigerator							
Heating: Force								
Unit #3								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>700</b>	Lease: No	
	Room, Kitchen	,						
Appliances: Rai	nge, Refrigerator							
Heating: Force	d Air, Gas							
Unit #4								
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>900</b>	Lease: No	
-	Room, Kitchen							
	nge, Refrigerator							
Heating: Force	d Air, Gas							
Features				Other Prop	ertv Info			
	Public Transportatio	n		Adult Commu				
Basement: Yes	•			Disclosure De	, claration: <b>Yes</b>			
Beach: <b>No</b>				Disclosures:				
Construction: F	rame			Exclusions:				
Exterior: Vinyl				Lead Paint: U				
Foundation Size	-	-1-			wn Warranty A			
Lot Description:	cription: Concrete Blo	СК			00 Source: Pu scription: Appro			
	sphalt/Fiberglass Sh	ningles		Year Round:		Annate		
	er: City/Town Water,	-			ation			
Waterfront: No				Tax Informa	ation			
				Assessed: \$3	43.900			
					<b>51</b> Tax Year: <b>2</b>	009		
				Book: 13156				
				Cert:	-			
				Zoning Code:	res			
				Map: Block:	Lot:			



#### 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 Informatio	'n						
Living Area Includes: Heat/C			Acres: <b>0.49 (21344 sq. ft.)</b> ol Zones: <b>5/0</b> ol Units: <b>5/0</b>	Garage Spaces: <b>0</b> Parking Spaces: <b>10</b> Off-Street Approx. Street Frontage:			
Annual Expenses							
Heating: <b>\$</b> Gas: <b>\$</b> Electricity: <b>\$</b> Water: <b>\$</b>	Repair & Maintena Trash Removal: \$ Sewer: \$ Insurance: \$	ance: \$	Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>No</b> Annual Expense Source:		Gross	s Income: <b>\$38400</b> s Expenses: <b>\$</b> ncome: <b>\$38400</b>	
Unit Descriptions							
Unit #1 Rooms: 3 Bedr Rooms: Kitchen, Living Appliances: Range, Dis Heating: Gas Rent Includes: Nore	g RM/Dining RM C		Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>800</b>	Lease: <b>No</b>
Unit #2 Rooms: 4 Bedr Rooms: Living Room, Appliances: Range, Dis Heating: Gas Rent Includes: None	Dining Room, Kitch		Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>900</b>	Lease: <b>No</b>
Unit #3 Rooms: 3 Bedr Rooms: Kitchen, Livin Appliances: Range, Dis Heating: Gas Rent Includes: None	g RM/Dining RM C		Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>750</b>	Lease: No
Unit #4 Rooms: 4 Bedr Rooms: Living Room, Appliances: Range, Rei Heating: Electric Basel Rent Includes: None	Kitchen frigerator	Full/Half Baths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: <b>2</b>	Rent: <b>850</b>	Lease: <b>No</b>
Basement: Yes Full Beach: No Construction: Frame Electric: 100 Amps Exterior: Wood Exterior Features: Porci Flooring: Wood, Tile Foundation Discription: Hot Water: Natural Ga Lot Description: Clearer Road Type: Public, Pan Roof Material: Asphalt/ Sewer and Water: City/	h Other (See Remar s d red, Publicly Maint 'Fiberglass Shingle 'Town Water, City/	ks) 25 /Town Sewer	icility, Laundromat, Highway Ad	ccess, House o	f Worship		No ion: No Warranty Available: No Source: Public Record on: Approximate 5 5 0 6 6 2 6 6 2 6 6



MLS # 71096101 - Active Multi Family - 4 Family 69 County Rd Berkley, MA 02779-1717 **Bristol County** Total Units: 4 Total Rent: \$3,100 Total Bedrooms: 5 Total Fireplaces: 0 Middle School: Directions: Corner Location, Across the Street for D&D

List Price: \$449,900

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 In	formation								
Living Area Includes: He			Heat/Cool	Approx. Acres: <b>0.8 (34848 sq. ft.)</b> Heat/Cool Zones: <b>/</b> Heat/Cool Units: <b>/</b>			Garage Spaces: <b>0</b> Parking Spaces: <b>10</b> Off-Street Approx. Street Frontage:		
Annual Exp	oenses								
Heating: <b>\$</b> Gas: <b>\$</b> Electricity: <b>\$</b> Water: <b>\$</b>	Repair & Maintenance: \$ Trash Removal: \$ Sewer: \$ Insurance: \$			Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Dat Annual Expense Sour		Gross Income: <b>\$35760</b> Gross Expenses: <b>\$</b> Net Income: <b>\$35760</b>			
Unit Descri	ptions								
Unit #1 Rooms: 5	Bedrooms: 2	Full/Half Baths	: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>850</b>	Lease: No	
Unit #2 Rooms: 5	Bedrooms: 2	Full/Half Baths	: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>850</b>	Lease: No	
Unit #3 Rooms: 4	Bedrooms: 1	Full/Half Baths	: 1/0	Fireplaces: 0	Levels: <b>1</b>	Floor: 3	Rent: <b>600</b>	Lease:	
Unit #4 Rooms: 4	Bedrooms: 1	Full/Half Baths	1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: <b>680</b>	Lease:	
Rooms: 4       Bedrooms: 1       Full/Hair Baths: 1/0         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			lindows		Other Prop Disclosure De Disclosures: Exclusions: Lead Paint: U UFFI: Warra Year Built: 1 Year Built De Year Round: Tax Inform Pin #: M:02 Assessed: \$4 Tax: \$3420 Book: 11128 Cert: Zoning Code Map: Block:	Antion: Ye anty Available 780 Source: scription: Ap ation 3.0 B:0013 108,600 Tax Year: 20 3 Page: 264 : COMM	e: Public Record proximate L:0000.0	1	



### MLS # 70830842 - Active Multi Family - 5-9 Family 43-45 Winthrop St. Taunton, MA 02780 Bristol County Total Units: 10 Total Rent: \$8,595 Total Bedrooms: 12 Total Fireplaces: 0 Middle School: Directions: Rt. 44 is Winthrop St.

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

Total Floors: **3** Total Rooms: **28** Total Full/Half Baths: **10/0** Grade School: High School:

### 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 Inf	ormation								
Approx. Living Area: <b>7249 sq. ft.</b> Living Area Includes: Living Area Source: <b>Public Record</b> Living Area Disclosures:			Approx. Acres: <b>0.25 (10890 sq. ft.)</b> Heat/Cool Zones: <b>2/0</b> Heat/Cool Units: <b>2/0</b>			Garage Spaces: <b>2</b> Parking Spaces: <b>14</b> Approx. Street Frontage:			
Annual Exp	enses								
Heating:Repair & Maintenance:Gas:Trash Removal:Electricity:Sewer:Water:Insurance:			Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>Yes</b> Annual Expense Source: <b>Owner Provided</b>				Gross Income: <b>\$103140</b> Gross Expenses: <b>\$0</b> Net Income: <b>\$103140</b>		
Unit Descrip	otions								
<b>Unit #1</b> Rooms: <b>12</b>	Bedrooms: 6	Full/Half Baths	:: <b>4/0</b>	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>3865</b>	Lease: No	
<b>Unit #2</b> Rooms: <b>16</b>	Bedrooms: 6	Full/Half Baths	: 6/0	Fireplaces: <b>0</b>	Levels: 1	Floor: 2	Rent: <b>4730</b>	Lease: No	
Features					Other Property Info				
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					Adult Community: <b>No</b> Disclosure Declaration: <b>Yes</b> Disclosures: Exclusions: Lead Paint: <b>Unknown</b> UFFI: <b>No</b> Warranty Available: <b>No</b> Year Built: <b>1900</b> Source: <b>Public Record</b> Year Built Description: <b>Approximate</b> Year Round: <b>Yes</b>				
					Tax Inform Pin #: Assessed: \$ Tax: \$5881 Book: 1751 Cert: Zoning Code Map: Block	6 <b>715,500</b> L Tax Year: L <b>5</b> Page: <b>17</b> e: <b>Res.</b>			



#### MLS # 71103425 - Active Multi Family - 5+ Family - 5+ Units Up/Down 93 Pleasant St List Price: \$674,900

Attleboro, MA 02703-2360 **Bristol County** Total Units: 9 Total Floors: 3 Total Rent: \$0 Total Rooms: 15 Total Bedrooms: 12 Total Fireplaces: 3 Grade School: Middle School: High School:

Total Full/Half Baths: 11/0

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 In	formati	on							
Living Area Includes:		Heat/Cool Zones: /		Garage Spaces: <b>0</b> Parking Spaces: <b>20</b> Off-Street, Other (See Remarks), Paved Driveway Approx. Street Frontage:					
Annual Exp	enses	or Fiscal	Year Ending 12/09						
Heating:Repair & Maintenance:Gas:Trash Removal:Electricity:Sewer:\$ Uater:Insurance:		oval: \$ 600	Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Data: <b>Yes</b> Annual Expense Source: <b>Owner Provided</b>				Gross Income: <b>\$82740</b> Gross Expenses: <b>\$15672</b> Net Income: <b>\$67068</b>		
Unit Descri	otions		•						
Unit #1 Rooms: 6	Bedroc	ms: <b>4</b>	Full/Half Baths: 1/0	Fireplace	es: <b>1</b>	Levels: 1	Floor: 3	Rent: <b>1000</b>	Lease: Yes
Unit #2 Rooms: 3	Bedroc	ms: <b>1</b>	Full/Half Baths: 1/0	Fireplace	es: <b>1</b>	Levels: 1	Floor: <b>1</b>	Rent: <b>695</b>	Lease: Yes
Unit #3 Rooms: 3	Bedroc	ms: <b>1</b>	Full/Half Baths: 1/0	Fireplace	es: <b>1</b>	Levels: 1	Floor: 1	Rent: 675	Lease: Yes
<b>Unit #4</b> Rooms: <b>6</b>	Bedroc	ms: <b>4</b>	Full/Half Baths: 1/0	Fireplace	es: <b>1</b>	Levels: 1	Floor: 2	Rent: <b>725</b>	Lease: <b>Yes</b>

Features	Other Property Info
Area Amenities: Public Transportation, Shopping, Park, Other (See	Disclosure Declaration: <b>Yes</b>
Remarks), House of Worship	Disclosures: All new systems, roof, windows, blacktop+ Listed under
Basement: Yes Full, Walk Out, Interior Access	multi-family & commercial. Prof. Ofc/Res?
Beach: No	Exclusions: All appliances on site stay with the property!
Construction: Frame, Stone/Concrete	Lead Paint: Unknown
Electric: 200 Amps, Other (See Remarks)	UFFI: Warranty Available:
Energy Features: Storm Windows	Year Built: 1900 Source: Public Record
Exterior: Clapboard	Year Built Description: Actual
Exterior Features: Porch, Balcony, Prof. Landscape, Decor. Lighting,	Year Round: Yes
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	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:
Waterfront: No	



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

List Price: \$1,200,000

Total Floors: 0 Total Rooms: 0 Total Full/Half Baths: 22/0 Grade School: High School:

#### 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: <b>0 sq. ft.</b> Living Area Includes: Living Area Source: <b>Other</b> Living Area Disclosures:	Approx. Ao Heat/Cool Heat/Cool			Garage Spaces Parking Spaces Approx. Street	: 18 Assigned	ł
Annual Expenses for Fis	cal Year Ending 12/09					
Heating:RepairGas:\$TrashElectricity:\$Sewer	r & Maintenance: <b>\$</b> Removal: <b>\$</b>	Management: <b>\$</b> Miscellaneous: <b>\$</b> Ann. Prop. Oper. Dat Annual Expense Sour		(	Gross Income: Gross Expense Net Income: <b>\$</b>	s: <b>\$</b>
Unit Descriptions						
Unit #1 Rooms: 4 Bedrooms: 2 Rooms: Living Room, Dining Appliances: Range Interior Features: Cable TV A Heating: Oil	g Room, Kitchen	Fireplaces: 0	Levels: 1 net Hookup	Floor: <b>1</b>	Rent: <b>0</b>	Lease: No
Unit #2 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Dining Appliances: Range Interior Features: Cable TV A Heating: Oil	g Room, Kitchen	Fireplaces: 0 ood Floors, High Speed Inter	Levels: 1 net Hookup	Floor: <b>2</b>	Rent: <b>0</b>	Lease: No
<b>Common Areas</b> Rooms: <b>Laundry</b> Appliances: <b>Washer, Dryer</b>						
Factures				Other Bren	orty Info	
Features Area Amenities: Shopping, M Basement: Yes Full, Interio Beach: No Construction: Brick, Stone/C Exterior: Brick Flooring: Wood, Tile, Lamina Foundation Size: 9999 Foundation Description: Pourd Hot Water: Natural Gas	or Access Concrete ate	t, Highway Access, Public Sc	hool	Disclosures: Exclusions: Lead Paint: <b>U</b> UFFI: <b>Unkno</b> Year Built: <b>19</b>	nity: No claration: No Inknown Inwn Warranty 200 Source: I scription: Ren	Available: Public Record ovated Since
Lot Description: <b>Paved Drive</b> Sewer and Water: <b>City/Town</b> Terms: <b>Contract for Deed</b> Utility Connections: <b>for Gas R</b> Waterfront: <b>No</b>	n Water, City/Town Sewer			Tax Inform Pin #: Assessed: \$1 Tax: \$11254 Book: 18467 Cert: Zoning Code: Map: Block:	, <b>145,200</b> <b>I.58</b> Tax Year Y Page: <b>74</b> R	:: <b>2009</b>



### MLS # 71044929 - Active Multi Family - 5+ Family - 5+ Units Up/Down

List Price: **\$1,499,000** 842 State Road Westport, MA 02790 **Bristol County** Total Floors: 2 Total Units: 22 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 seperate 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 aprt/mixed use retail space on Rt 6.

<b>Property Inf</b>	ormation								
Approx. Living Area: <b>20133 sq. ft.</b> Living Area Includes:			Approx. Acres: <b>2.13 (93105 sq. ft.)</b> Heat/Cool Zones: <b>/</b>			Garage Spaces: <b>0</b> Parking Spaces: <b>0</b>			
									Living Area Source: Owner
Living Area Dis	closures:								
Annual Exp	enses								
Heating: <b>\$</b>	eating: \$ Repair & Maintenance: \$			Management: <b>\$</b>			Gross Income: \$170040		
Gas: <b>\$</b>	Trash Removal: <b>\$</b>		Miscellaneous: \$			Gross Expenses: \$43967			
Electricity: <b>\$</b> Sewer: <b>\$</b>		Ann. Prop. Oper. Data: Yes			Net Income: <b>\$117571</b>				
Nater: \$ Insurance: \$		Annual Expense Source:							
Unit Descrip	otions								
Unit #1									
Rooms: 5	Bedrooms: 2	Full/Half Ba	iths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: 1	Rent: <b>700</b>	Lease: Yes	
Unit #2									
Rooms: 4	Bedrooms: 2	Full/Half Ba	iths: <b>1/0</b>	Fireplaces: 0	Levels: 1	Floor: 2	Rent: <b>600</b>	Lease: Yes	
Features			Other Property Info						
Basement: Yes Crawl, Sump Pump			Disclosure Declaration: Yes						
Beach: No			Disclosures: Unit Descriptions is a sample representation. Listing broker is owner.						
Foundation Size: varies per bldg			Exclusions:						
	scription: Poure		Lead Paint: Unknown						
•	: Wooded, Pav		UFFI: Warranty Available:						
	ter: <b>Private Wa</b>	ter	Year Built: 1940 Source: Owner						
Waterfront: No	D		Year Built Description: Actual						
			Year Round:						
			Tax Information						
			Pin #:						
			Assessed: <b>\$1,488,700</b>						
			Tax: <b>\$9332</b> Tax Year: <b>2009</b>						
			Book: 7403 Page: 335						
			Cert:	-					
				-					

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Zoning Code: **0** Map: Block: Lot: