



MLS # 71093682 - Active

Multi Family - 4 Family

6 Holman Street

Attleboro, MA 02703

Bristol County

Total Units: 4

Total Rent: \$2,300

Total Bedrooms: 9

Total Fireplaces: 0

Middle School:

Directions: **Down town Attleboro across the street from town common. Third building on left.**

List Price: **\$210,000**

Total Floors: 3

Total Rooms: 20

Total Full/Half Baths: 3/1

Grade School:

High School:

**Remarks**

Unique piece of property consisting two buildings. Lots of possibilities and great income potential. Front building consist of victorian home presently used as rooming house that can be used as two or three family. The back house consist of two 5 bed room apatments. Great down town location convenient to T- Station, shopping, Capron Park, YMCA and much more just a short walk away. Needs some work but well worth the investment. Many uses in GB zoning.

**Property Information**

Approx. Living Area: 3828 sq. ft.

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: 0.13 (6000 sq. ft.)

Heat/Cool Zones: 5/

Heat/Cool Units: 2/0

Garage Spaces: 0

Parking Spaces: 6 Off-Street

Approx. Street Frontage: 60 ft

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: \$1488

Gas: \$0

Electricity: \$1648

Water: \$1081

Repair & Maintenance: \$566

Trash Removal: \$0

Sewer: \$0

Insurance: \$3832

Management: \$0

Miscellaneous: \$0

Ann. Prop. Oper. Data: **Yes**

Annual Expense Source: **Estimated**

Gross Income: \$27600

Gross Expenses: \$11730

Net Income: \$15870

**Unit Descriptions**

**Unit #1**

Rooms: 5 Bedrooms: 4

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 1

Floor: 1

Rent: 1655

Lease: No

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Oil**

Cooling: **None**

Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #2**

Rooms: 6 Bedrooms: 3

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 2

Floor: 2

Rent: 645

Lease: No

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Hot Water Baseboard, Oil**

Cooling: **None**

Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #3**

Rooms: 4 Bedrooms: 2

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 1

Floor: 1

Rent: 0

Lease: No

Rooms: **Living Room, Kitchen**

Appliances: **Refrigerator - Wine Storage**

Interior Features: **Cable TV Available**

Heating: **Electric**

Cooling: **None**

Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #4**

Rooms: 5 Bedrooms: 3

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 1

Floor: 2

Rent: 0

Lease: No

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Electric**

Cooling: **None**

**Common Areas**

Cooling: **None**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, Highway Access, House of Worship, Private School, Public**

School, T-Station

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Porch**

Flooring: **Wood, Vinyl**

Foundation Size: **43x27 22x32**

Foundation Description: **Concrete Block, Fieldstone, Brick**

Hot Water: **Oil, Electric**

Lot Description: **Paved Drive, Easements**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer, Inspection Required for Sale, Individual Meter, Other (See Remarks)**

Sewage District: **Attle**

Terms: **Seller W/Participate**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**

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: **191** Source: **Public**

**Record**

Year Built Description: **Approximate**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$273,900**

Tax: **\$3112** Tax Year: **2010**

Book: **1573** Page: **270**

Cert:

Zoning Code: **GB**

Map: **28** Block: Lot: **270**


**MLS # 71123479 - Active  
Multi Family - 4 Family**
**52 Tremont Street  
Taunton, MA 02780  
Bristol County**
List Price: **\$250,000**Total Units: **4**Total Floors: **2**Total Rent: **\$0**Total Rooms: **17**Total Bedrooms: **7**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **From Tauton Center, route 140 North.****Remarks**

**4 Family with an in-law. 24 Hours Notice No Exceptions, weekend showings ONLY! Offers are contingent upon receipt of lender's final approval, including all addendum and /or conditions. HOUSE TO BE SOLD "AS IS", SHORT SALE, NO WARRANTIES OR REPRESENTATIONS FROM SELLER OR SELLERS AGENT. Acceptance of escrow money without executed P&S does not bind seller.**

**Property Information**Approx. Living Area: **3293 sq. ft.**Approx. Acres: **0.21 (9583 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **8 --**Living Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$14700**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$14700**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: **0**Lease: **No****Unit #2**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **650**Lease: **No****Unit #3**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/**

Fireplaces:

Levels: **2**

Floor:

Rent: **0**Lease: **No****Unit #4**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/**

Fireplaces:

Levels: **2**

Floor:

Rent: **0**Lease: **No****Features**Basement: **Yes Full**Beach: **No**Exterior: **Aluminum**Foundation Size: **99999**Foundation Description: **Fieldstone**Lot Description: **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: **Short Sale!!! Sold as is! Sale and Commission are subject to lender approval.**Exclusions: **Tenants belongings**Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1900** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$333,100**Tax: **\$3025** Tax Year: **2009**Book: **15233** Page: **250**

Cert:

Zoning Code: **9999**

Map: Block: Lot:

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**MLS # 71130404 - Active  
Multi Family - 4 Family**

**21 Emory Street  
Attleboro, MA 02703  
Bristol County**

List Price: **\$263,500**

Total Units: **4**  
Total Rent: **\$0**  
Total Bedrooms: **8**  
Total Fireplaces: **0**  
Middle School:

Total Floors: **2**  
Total Rooms: **16**  
Total Full/Half Baths: **4/0**  
Grade School:  
High School:

Directions: **Emory St is 1 way, take-Park St (Rt 118S)left on Sturdy,left on Emory OR Holman to Brook to Emory**

**Remarks**

**Subject to lender's approval - 4 unit located close to center of city within walking distance to MBTA & GATRA bus route. Front and rear interior stair cases. Full basement.**

**Property Information**

Approx. Living Area: **4408 sq. ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures:

Approx. Acres: **0.13 (5878 sq. ft.)**  
Heat/Cool Zones: **4/0**  
Heat/Cool Units: **4/0**

Garage Spaces: **0**  
Parking Spaces: **8** Off-Street, Stone/Gravel  
Approx. Street Frontage:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$20700</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$20700</b>
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: **875** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **850** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: Lease:  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: Lease:  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, T-Station**  
Basement: **Yes Full, Interior Access, Dirt Floor**  
Beach: **No**  
Construction: **Frame**  
Exterior: **Vinyl**  
Exterior Features: **Porch**  
Foundation Size: **38X58**  
Foundation Description: **Brick**  
Lot Description: **Other (See Remarks)**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **Subject to lender's approval**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1910** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$328,200**  
Tax: **\$3675.84** Tax Year: **2011**  
Book: **15207** Page: **45**  
Cert:  
Zoning Code: **R4 MDL**  
Map: **28** Block: Lot: **321**

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**MLS # 71130405 - Active  
Multi Family - 4 Family**

**27 Emory Street  
Attleboro, MA 02703  
Bristol County**

List Price: **\$263,500**

Total Units: **4**  
Total Rent: **\$0**  
Total Bedrooms: **8**  
Total Fireplaces: **0**  
Middle School:

Total Floors: **2**  
Total Rooms: **16**  
Total Full/Half Baths: **4/0**  
Grade School:  
High School:

Directions: **Emory St is 1 way, take-Park St (Rt 118S)left on Sturdy,left on Emory OR Holman to Brook to Emory**

**Remarks**

**Sale subject to lender's approval - 4 unit located close to center of city within walking distance to MBTA & GATRA bus route. Front and rear interior stair cases. Full basement room for storage for tenants.**

**Property Information**

Approx. Living Area: **4408 sq. ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures:

Approx. Acres: **0.14 (6237 sq. ft.)**  
Heat/Cool Zones: **4/0**  
Heat/Cool Units: **4/0**

Garage Spaces: **0**  
Parking Spaces: **8** Off-Street, Stone/Gravel  
Approx. Street Frontage:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$9300</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$9300</b>
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, Kitchen**  
Rent Includes: **Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **775** Lease: **Yes**  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: Lease:  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: Lease:  
Rooms: **Living Room, Kitchen**  
Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, T-Station**  
Basement: **Yes Full, Interior Access, Dirt Floor**  
Beach: **No**  
Construction: **Frame**  
Exterior: **Vinyl**  
Exterior Features: **Porch**  
Foundation Size: **38X58**  
Foundation Description: **Brick**  
Lot Description: **Other (See Remarks)**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Rubber**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **Sale subject to lender's approval-**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1910** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$335,200**  
Tax: **\$3754.24** Tax Year: **2011**  
Book: **15207** Page: **67**  
Cert:  
Zoning Code: **MDL**  
Map: **28** Block: Lot: **319**

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

**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:

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MLS # 70963044 - Active  
**Multi Family - 4 Family**  
 132 winthrop st  
 Rehoboth, MA 02769  
 Bristol County  
 Color: **gray**  
 Total Units: **4**  
 Total Rent: **\$3,085**  
 Total Bedrooms: **4**  
 Total Fireplaces: **1**  
 Middle School: **5-8**  
 Directions: **route 44,**

List Price: **\$289,900**

Total Floors: **2**  
 Total Rooms: **10**  
 Total Full/Half Baths: **4/0**  
 Grade School: **1-4**  
 High School: **dighton-rehobot**

**Remarks**

**RARE FIND -GREAT INVESTMENT - FOUR UNITS, 3 one bedroom apartments--1 studio, EXCELLENT CONDITION.,All rented. Appliances included. 2 new furnaces,new windows, new septic.,new well pump( 6/10) Beautiful backyard for enjoyment, WELL MAINTAINED.. MANY OPTIONS . Business zoned for lawyer,accountant,Real Estate etc. Live in one apartment while OTHERS pay your morgage. LOOKS ARE DECEIVING--LOOKS SMALLER THAN IT IS.Property owned by broker owner. Owner moving out of state.!**

**Property Information**

Approx. Living Area: **2100 sq. ft.** Approx. Acres: **0.6 (26136 sq. ft.)** Garage Spaces: **1**  
 Living Area Includes: **Finished Basement** Heat/Cool Zones: **2/0** Parking Spaces: **10** Off-Street  
 Living Area Source: **Public Record** Heat/Cool Units: **2/0** Approx. Street Frontage: **206 ft**  
 Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$800</b>	Repair & Maintenance: <b>\$5000</b>	Management: <b>\$240</b>	Gross Income: <b>\$37000</b>
Gas: <b>\$0</b>	Trash Removal: <b>\$840</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$5000</b>
Electricity: <b>\$3400</b>	Sewer: <b>\$0</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$32000</b>
Water: <b>\$0</b>	Insurance: <b>\$2232</b>	Annual Expense Source: <b>Estimated</b>	

**Unit Descriptions**

**Unit #1**  
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **795** Lease: **Yes**  
 Rooms: **Living Room, Kitchen, Other (See Remarks)**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Forced Air, Oil, Electric**  
 Cooling: **Individual**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #2**  
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **895** Lease: **No**  
 Rooms: **Living Room**  
 Appliances: **Range, Microwave, Countertop Range, Refrigerator**  
 Interior Features: **Walk-Up Attic, Pantry, Storage**  
 Heating: **Forced Air, Oil, Individual**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #3**  
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **820** Lease: **Yes**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Refrigerator, Water Treatment**  
 Interior Features: **Cable TV Available**  
 Heating: **Forced Air, Oil, Electric, Individual**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #4**  
 Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: Rent: **600** Lease: **No**  
 Rooms: **Living Room**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Oil, Electric, Wall Unit**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Common Areas**Interior Features: **Studio****Features**

Area Amenities: **Stables, Golf Course, Medical Facility**  
 Basement: **Yes Full, Finished, Walk Out, Sump Pump, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 200 Amps**  
 Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**  
 Exterior: **Clapboard, Shingles**  
 Exterior Features: **Porch, Covered Patio/Deck, Gutters, Prof. Landscape, Decor. Lighting**  
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**  
 Foundation Size: **45x28**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Electric**  
 Lot Description: **Paved Drive, Shared Drive**  
 Road Type: **Public, Paved, Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **Private Water, Private Sewerage**  
 Utility Connections: **for Electric Range, for Electric Dryer**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **sump pump**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **No** Warranty Available: **No**  
 Year Built: **1955** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$301,000**  
 Tax: **\$2680** Tax Year: **2009**  
 Book: **1715** Page: **879**  
 Cert:  
 Zoning Code: **mixed**  
 Map: **46** Block: Lot: **90**



**MLS # 71113634 - Active**  
**Multi Family - 4 Family**

**91 Weir St**  
**Taunton, MA 02780-3917**  
**Bristol County**

List Price: **\$299,900**

Total Units: **4**  
 Total Rent: **\$2,100**  
 Total Bedrooms: **3**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **mapquest.com close to downtown Taunton**

Total Floors: **2**  
 Total Rooms: **15**  
 Total Full/Half Baths: **3/1**  
 Grade School:  
 High School:

**Remarks**

**Tremendous business opportunity. Have you ever wanted to own your own take out restaurant? The Portuguese Fire Pit, an established restaurant located steps from historical downtown Taunton known for its Portuguese style BBQ chicken. This building is completely renovated with good quality craftsmanship and materials. It includes the business, all equipment, and all real estate with 3 brand new and updated apartments bringing in \$2,100/M not including the restaurant. Make an offer**

**Property Information**

Approx. Living Area: <b>2864 sq. ft.</b>	Approx. Acres: <b>0.02 (871 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>4/4</b>	Parking Spaces: <b>4</b> Off-Street, Paved Driveway
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>4/4</b>	Approx. Street Frontage: <b>50 ft</b>
Living Area Disclosures: <b>includes business and residential apartments</b>		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$4100</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$103344</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$25200</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **0** Full/Half Baths: **0/1** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Interior Features: **Studio, Tile Floor**  
 Heating: **Forced Air, Gas, Individual, Unit Control, Propane**  
 Cooling: **Central Air**  
 Rent Includes: **Heat, Gas, Hot Water**

**Unit #2**

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **No**  
 Heating: **Forced Air, Gas, Individual, Unit Control, Propane**  
 Cooling: **Central Air, Individual, Unit Control**  
 Rent Includes: **Heat, Gas, Hot Water**

**Unit #3**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**  
 Heating: **Forced Air, Gas, Individual, Unit Control, Propane**  
 Cooling: **Central Air, Individual, Unit Control**  
 Rent Includes: **Heat, Gas, Hot Water**

**Unit #4**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**  
 Heating: **Gas, Individual, Unit Control, Propane**  
 Cooling: **Central Air, Individual, Unit Control**  
 Rent Includes: **Heat, Gas, Hot Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, House of Worship, Private School, Public School**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Brick**  
 Energy Features: **Insulated Windows**  
 Exterior: **Brick, Stucco**  
 Flooring: **Tile, Wall to Wall Carpet**  
 Foundation Size: **irr**  
 Foundation Description: **Brick**  
 Hot Water: **Propane Gas**  
 Lot Description: **Other (See Remarks)**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built: **1890** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #: **M:66 L:541 U:**  
 Assessed: **\$246,200**  
 Tax: **\$2235** Tax Year: **2009**  
 Book: **17723** Page: **177**  
 Cert: **00040588**  
 Zoning Code: **com**  
 Map: Block: Lot:

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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: <b>No</b>	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**

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

**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**  
 Sewage District: **Attle**  
 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 # 71078698 - Active  
Multi Family - 4 Family**
**48 Bank St.**List Price: **\$365,000****Attleboro, MA 02703****Bristol County**Color: **white**Total Units: **4**Total Floors: **2**Total Rent: **\$3,795**Total Rooms: **12**Total Bedrooms: **5**Total Full/Half Baths: **3/1**Total Fireplaces: **1**

Grade School:

Middle School:

High School:

Directions: **Holden to Bank****Remarks**

**Need a place to live?Work?Store equipment?Spacious apartments, office, and 2 car garage along with ample parking offer opportunities for every home owner or investor. Big ticket upgrades include burner, oil tank, electrical, water main just to name a few. Units offer ample space, unique character, high ceilings and very open floor plans...and strong rental history! Partially finished attic facilitates expansion possibilities. Full, dry basement for extra storage. Walk to downtown or the train!**

**Property Information**Approx. Living Area: **3488 sq. ft.**Approx. Acres: **0.19 (8683 sq. ft.)**Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **12 --**Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$47340**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$47340**

Water: \$

Insurance: \$

Annual Expense Source: --

**Unit Descriptions****Unit #1**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **1300** Lease: **Yes****Unit #2**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **995** Lease: **Yes****Unit #3**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: Rent: **900** Lease: **No****Unit #4**Rooms: **2** Bedrooms: **0** Full/Half Baths: **0/1** Fireplaces: Levels: **1** Floor: Rent: **600** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Exterior: **Vinyl**Exterior Features: **Porch, Enclosed Porch**Foundation Size: **9999**Foundation Description: **Poured Concrete**Hot Water: **Oil**Lot Description: **Paved Drive, Level**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles, Tar & Gravel**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **Unit 4 rent projected, Unit 1 includes 1/2 garage; rent includes utilities**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1900** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$371,600**Tax: **\$4161.92** Tax Year: **2010**Book: **13944** Page: **314**

Cert:

Zoning Code: **mixed use**

Map: Block: Lot:

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MLS # 71124088 - Active  
**Multi Family - 4 Family**  
**86 Richards Ave**  
**North Attleboro, MA 02760-1612**  
**Bristol County**  
 Color: **yellow**  
 Total Units: **4**  
 Total Rent: **\$3,050**  
 Total Bedrooms: **7**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **N. Washington Street to Richards Ave. (TD Bank North is located at corner of Richards Ave.)**

List Price: **\$369,000**

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 3 bedroom unit features a very large living and dining room with hardwood floors - perfect for owner occupied. Third floor unit has two bedrooms. Second floor has two one bedroom units. Very convenient washer and dryer in the basement. This is as nice a four family as you will see.**

**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, 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: <b>\$1354</b>	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$36600</b>
Gas: \$	Trash Removal: <b>\$920</b>	Miscellaneous: \$	Gross Expenses: <b>\$6150</b>
Electricity: <b>\$481</b>	Sewer: <b>\$705</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$30450</b>
Water: <b>\$705</b>	Insurance: <b>\$1985</b>	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Refrigerator - ENERGY STAR**  
 Interior Features: **Ceiling Fans, Cable TV Available, Hardwood Floors**  
 Heating: **Hot Water Baseboard, Oil**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **700** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Ceiling Fans, Hardwood Floors**  
 Heating: **Steam, Oil**  
 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: **Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans, Hardwood Floors**  
 Heating: **Steam, Oil**  
 Cooling: **None**  
 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, Hardwood Floors**  
 Heating: **Central Heat, Gas**  
 Cooling: **None**  
 Rent Includes: **Water, Hot Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Laundromat, House of Worship, Private School, Public School**  
 Basement: **Yes Full, Walk Out**  
 Beach: **Yes Lake/Pond**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 1 to 2 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, Individually Metered**  
 Energy Features: **Storm Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Covered Patio/Deck, Fenced Yard**  
 Flooring: **Vinyl, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **x0x**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Oil, Natural Gas, Tank**  
 Lot Description: **Paved Drive, Level**  
 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 Electric Range, for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1920** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #: **M:0002 B:0033 L:0000**  
 Assessed: **\$411,300**  
 Tax: **\$4222** Tax Year: **2010**  
 Book: **9739** Page: **54**  
 Cert:  
 Zoning Code: **R10**  
 Map: Block: Lot:



**MLS # 71129358 - Active**  
**Multi Family - 4 Family - 4 Units Up/Down**

**575-577 N Main St**

List Price: **\$375,000**

**Attleboro, MA 02703-1702**

**Bristol County**

Total Units: **4**

Total Floors: **2**

Total Rent: **\$2,800**

Total Rooms: **12**

Total Bedrooms: **4**

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

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **577 North Main Street, Attleboro**

**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: <b>\$17400</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$17400</b>
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**

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**MLS # 71138970 - Active  
Multi Family - 5+ Family - 5+ Units Up/Down**

**542 Bay Street  
Taunton, MA 02780  
Bristol County**

List Price: **\$389,900**

Total Units: **5**  
Total Rent: **\$4,876**  
Total Bedrooms: **11**  
Total Fireplaces: **0**  
Middle School:  
Directions: **Bay Street**

Total Floors: **3**  
Total Rooms: **24**  
Total Full/Half Baths: **5/0**  
Grade School:  
High School:

**Remarks**

**For the savvy investor. A monster 5 family with most units Cert. Se.c 8. and dealed (see Agent). Gross income of \$4,876 per month. All units have newer kitchens and all on separate electric panels.Possible Coin option Laundry in bsmnt. 4 units on gas stove one on electric. 2 units on forced hot and 3 on eletric heat.In a great neighborhood in Taunton,each unit has one deeded parking space, Motivated to sell , Must see , Solid Property! (water \$ is water +sewer)**

**Property Information**

Approx. Living Area: <b>4350 sq. ft.</b>	Approx. Acres: <b>0 (0.12 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>5</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 01/10**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$</b>	Management: <b>\$</b>	Gross Income: <b>\$4876</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$5055</b>
Electricity: <b>\$480</b>	Sewer: <b>\$</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$50472</b>
Water: <b>\$2655</b>	Insurance: <b>\$1920</b>	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1280** Lease: **Yes**  
Interior Features: **Wood Flooring**  
Heating: **Electric Baseboard**

**Unit #2**

Rooms: **5** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **Yes**  
Interior Features: **Hardwood Floors**

**Unit #3**

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: Levels: **1** Floor: **2** Rent: **1376** Lease: **Yes**  
Interior Features: **Hardwood Floors**

**Unit #4**

Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: Levels: **1** Floor: **3** Rent: **900** Lease: **Yes**  
Interior Features: **Hardwood Floors**

**Common Areas**

Interior Features: **Hardwood Floors**

**Features**

Basement: **Yes**  
Beach: **No**  
Construction: **Frame**  
Exterior: **Vinyl**  
Exterior Features: **Porch**  
Flooring: **Wood**  
Foundation Size: **999999**  
Foundation Description: **Fieldstone**  
Lot Description: **Paved Drive**  
Road Type: **Public**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Disclosures: **One bed unit - not dealed**  
Exclusions:  
Lead Paint: **Certified Treated**  
UFFI: Warranty Available:  
Year Built: **1924** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$402,700**  
Tax: **\$3656.52** Tax Year: **2009**  
Book: **13287** Page: **145**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

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**MLS # 71036615 - Active**  
**Multi Family - 5+ Family - 5+ Units Up/Down**
**6 Webster Street**  
**Taunton, MA 02780**
List Price: **\$399,900****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-StreetLiving 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 # 70980644 - Active**

**Multi Family - 4 Family**

**164a Winthrop Street**

**Rehoboth, MA 02769**

**Bristol County**

Color: **White**

Total Units: **4**

Total Rent: **\$2,950**

Total Bedrooms: **5**

Total Fireplaces: **1**

Middle School:

Directions: **Located approximately 3/4 mile form intersection of Rte. 44 & Rte. 118**

List Price: **\$419,900**

Total Floors: **2**

Total Rooms: **14**

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

Grade School:

High School:

**Remarks**

**4 Unit rental apartment complex with rental garage, basement and out building. Great income potential. A must see.**

**Property Information**

Approx. Living Area: **3216 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **2.35 (102689 sq. ft.)**

Heat/Cool Zones: **4/**

Heat/Cool Units: **4/0**

Garage Spaces: **0**

Parking Spaces: **7** Off-Street

Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 09/09**

Heating: **\$**

Repair & Maintenance: **\$**

Management: **\$**

Gross Income: **\$36000**

Gas: **\$**

Trash Removal: **\$**

Miscellaneous: **\$**

Gross Expenses: **\$6000**

Electricity: **\$**

Sewer: **\$**

Ann. Prop. Oper. Data: **No**

Net Income: **\$30000**

Water: **\$**

Insurance: **\$**

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **5**

Bedrooms: **2**

Full/Half Baths: **1/0**

Fireplaces: **1**

Levels: **1**

Floor: **0**

Rent: **775**

Lease: **No**

Rooms: **Living Room, Dining Room**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Electric Baseboard**

Cooling: **None**

Rent Includes: **None**

**Unit #2**

Rooms: **3**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **0**

Rent: **600**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Electric Baseboard**

Cooling: **None**

Rent Includes: **None**

**Unit #3**

Rooms: **3**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **0**

Rent: **600**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Electric Baseboard**

Cooling: **None**

Rent Includes: **None**

**Unit #4**

Rooms: **4**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **0**

Rent: **675**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Electric Baseboard**

Cooling: **None**

Rent Includes: **None**

**Features**

Area Amenities: **Stables, Golf Course**

Basement: **Yes Walk Out**

Beach: **No**

Construction: **Frame**

Electric: **220 Volts**

Exterior: **Vinyl**

Exterior Features: **Storage Shed**

Flooring: **Varies Per Unit**

Foundation Size: **Irregular**

Foundation Description: **Poured Concrete**

Hot Water: **Electric**

Lot Description: **Paved Drive, Shared Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **Private Water, Private Sewerage**

Terms: **Seller W/Participate**

Waterfront: **No**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available: **No**

Year Built: **1978** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$419,700**

Tax: **\$3457** Tax Year: **2009**

Book: **0** Page: **0**

Cert:

Zoning Code: **Res/Comm**

Map: **46** Block: **60A** Lot:



**MLS # 71034548 - Active**  
**Multi Family - 5-9 Family**  
**2544 County Street**  
**Somerset, MA 02726-5503**  
**Bristol County**  
 Color: **Yellow**  
 Total Units: **5**  
 Total Rent: **\$3,550**  
 Total Bedrooms: **9**  
 Total Fireplaces: **1**  
 Middle School: **Somerset**  
 Directions: **County St is Route 138**

List Price: **\$424,900**

Total Floors: **3**  
 Total Rooms: **19**  
 Total Full/Half Baths: **5/0**  
 Grade School: **North**  
 High School: **Somerset**

**Remarks**

**Unique 5 Family in Somerset!!! Built in 1860, this colonial has tons of character and income. Features include farmers porch, full basement, coin-op laundry, garage, all units remodeled, new windows, baths & kitchens. This home sits on a 20,473 sq.ft. lot. Additional land also available, view mls #'s 71034559 & 71034566.**

**Property Information**

Approx. Living Area: <b>4376 sq. ft.</b>	Approx. Acres: <b>0.46 (20473 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>5/0</b>	Parking Spaces: <b>5</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$32400</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$32400</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Interior Features: **Ceiling Fans, Security System, Cable TV Available, Balcony/Deck, Crown Molding, Hardwood Floors**  
 Heating: **Electric Baseboard, Hot Water Radiators**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **950** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Refrigerator - ENERGY STAR, Rangetop - ENERGY STAR**  
 Interior Features: **Cable TV Available, Balcony/Deck, Tile Floor, Hardwood Floors**  
 Heating: **Hot Water Baseboard, Hot Water Radiators**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1100** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Refrigerator - ENERGY STAR, Cooktop - ENERGY STAR**  
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors**  
 Heating: **Hot Water Baseboard**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #4**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **650** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Refrigerator - ENERGY STAR, Range - ENERGY STAR**  
 Interior Features: **Ceiling Fans, Cable TV Available, Tile Floor, Wood Flooring**  
 Heating: **Hot Water Baseboard**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Features**

Basement: **Yes Full**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, 200 Amps, Individually Metered**  
 Energy Features: **Insulated Windows, Prog. Thermostat**  
 Exterior: **Wood, Aluminum**  
 Exterior Features: **Porch, Deck, Balcony, Composite Deck**  
 Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **0x0**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Natural Gas, Leased Heater**  
 Lot Description: **Paved Drive, Easements, Additional Land Avail., Shared Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range, for Electric Range, for Electric Dryer**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **Owner is a licenced real estate agent. Driveway has an easement.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1860** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$388,400**  
 Tax: **\$4074.32** Tax Year: **2009**  
 Book: **4802** Page: **327**  
 Cert:  
 Zoning Code: **R4**  
 Map: **D1** Block: Lot: **104**

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**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: <b>\$38400</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$38400</b>
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:

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

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$35760</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$35760</b>
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:

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**MLS # 71105870 - Active  
Multi Family - 4 Family**
**94 Bayview Ave  
Somerset, MA 02725-2007  
Bristol County**
List Price: **\$474,500**
 Total Units: **4**  
 Total Rent: **\$2,845**  
 Total Bedrooms: **8**  
 Total Fireplaces: **2**  
 Middle School:  
 Directions: **RT.103 to Bayview Ave, Corner Location**

 Total Floors: **2**  
 Total Rooms: **11**  
 Total Full/Half Baths: **4/0**  
 Grade School:  
 High School:

**Remarks**

**Rare Opportunity! 4 Family homes in Somerset are a rare find. Good income generated investment opportunity and EXCELLENT Opportunity for owner occupied. Tenants pay own utilities. Off Street Parking on an oversized lot. Excellent location. Easy access to route 195 (approx. 1/2 mile) and route 24. Each apartment has two bedrooms, off street parking, large 3/4 acre corner lot in a quiet area. Owner is looking for offers.**

**Property Information**

Approx. Living Area: <b>3821 sq. ft.</b>	Approx. Acres: <b>0.7 (30492 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>10</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$33840</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$33840</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**
**Unit #1**

 Rooms: **7** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **2** Floor: **1** Rent: **725** Lease: **No**
**Unit #2**

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **2** Floor: **1** Rent: **700** Lease: **Yes**
**Unit #3**

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **2** Floor: **2** Rent: **700** Lease: **Yes**
**Unit #4**

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **3** Rent: **695** Lease: **Yes**
**Features**

 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, 60 Amps/Less, Individually Metered**  
 Energy Features: **Insulated Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch**  
 Flooring: **Wood, Plywood, Wall to Wall Carpet**  
 Foundation Size: **0x0**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas**  
 Lot Description: **Corner, Wooded, Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**
**Other Property Info**

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

**Tax Information**

 Pin #: **M:0A5 L:0078**  
 Assessed: **\$369,300**  
 Tax: **\$3874** Tax Year: **2009**  
 Book: **2240** Page: **45**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

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**MLS # 70830842 - Active  
Multi Family - 5-9 Family**
**43-45 Winthrop St.**

 List Price: **\$650,000**
**Taunton, MA 02780**
**Bristol County**

 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: <b>\$103140</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$103140</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Owner Provided</b>	

**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:

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**MLS # 71103425 - Active  
Multi Family - 5+ Family - 5+ Units Up/Down**
**93 Pleasant St**

 List Price: **\$724,900**
**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: <b>\$82740</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$15672</b>
Electricity: <b>\$324</b>	Sewer: <b>\$3600</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$67068</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Owner Provided</b>	

**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:

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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 &amp; 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:

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**MLS # 71117554 - Active  
Commercial/Industrial - 5+ Residential**

**350 Main Street**

List Price: **\$359,900**

**Fairhaven, MA 02719**

**Bristol County**

Directions: **Route 6,East,take left on Main Street**

**Remarks**

**Former Bijou Theater property. Many possibilities for affordable housing conversion. 15 residential units and 3 storefronts. Property includes 2 additional lots on Dean Street which would be ideal for expansion or parking. Top floor features gorgeous waterviews of the Acushnet River. Theater would make an ideal Community Room, Conference Center, or possibility of reopening the Cinema. Buyers are in need of imagination and check book.**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>15</b>	<b>5140</b>	Land: <b>\$714,700</b>	Space Available For: <b>For Sale</b>
Office:	<b>1</b>	<b>0</b>	Bldg: <b>\$585,400</b>	Lease Type: --
Retail:	<b>3</b>	<b>8200</b>	Total: <b>\$714,700</b>	Lease Price Includes: --
Warehouse:	<b>0</b>	<b>8200</b>		Lease: <b>No</b> Exchange: <b>Yes</b>
Manufacturing:	<b>0</b>	<b>8200</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>2</b>	21E on File: <b>No</b>
<b>Total:</b>	<b>19</b>	<b>16400</b>	# Units: <b>19</b>	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc:
# Restrooms:	Sprinklers: <b>No</b>	Special Financing: <b>No</b>
Hndcp Accessibl: <b>No</b>	Railroad Siding:	Assc: <b>No</b> Assoc Fee: <b>\$</b>

Lot Size: <b>17145</b>	Frontage:	Traffic Count:
Acres: <b>0.39</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>30</b>	Easements:

**Features**

Utilities: **Public Water, Public Sewer, Natural Gas, 110 Volts**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Year Built: **1922**  
 Year Built Source: **Public Record**

**Tax Information**

Pin #:  
 Assessed: **\$714,700**  
 Tax: **\$5022** Tax Year: **2009**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **mix use**  
 Zone Desc: **Legal Non-Conforming**  
 Map: Block: Lot:

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**MLS # 71105663 - Price Changed  
Commercial/Industrial - 5+ Residential**
**40-42 Weir St - Unit 14**

 List Price: **\$799,900**
**Taunton, MA 02780-3916**
**Bristol County**

 Directions: **Church Green to Weir Street or [www.mapquest.com](http://www.mapquest.com)**
**Remarks**

**This well kept, beautifully maintained 12 family/w 1 retail unit and 1 office is a must see .10 one bedrooms ;1 Studio; and 1 two bedroom with one bathroom per unit upgraded 60 amp electrical service in all 12 units . .Printing company on first flr has 125 amp service office space in rear also has 125 amp service 100amp house service. all have own meters.Roof is 3 years new Heating system 5.Security system to go with sale. Expenses and NOI are available for qualified buyers upon request.**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>12</b>	<b>9999999</b>	Land: <b>\$100,000</b>	Space Available For: <b>For Sale</b>
Office:	<b>1</b>	<b>9999999</b>	Bldg: <b>\$511,600</b>	Lease Type: --
Retail:	<b>1</b>	<b>9999999</b>	Total: <b>\$611,600</b>	Lease Price Includes: <b>Not Applicable</b>
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Total:			# Stories: <b>3</b>	21E on File: <b>No</b>
			# Units:	

Drive in Doors: <b>0</b>	Expandable:	Gross Annual Inc:
Loading Docks: <b>0</b>	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc:
# Restrooms: <b>14</b>	Sprinklers: <b>No</b>	Special Financing: <b>No</b>
Hndcp Accessibl:	Railroad Siding: <b>No</b>	Assc: <b>No</b> Assoc Fee: \$

Lot Size: <b>3485</b>	Frontage:	Traffic Count:
Acres: <b>0.08</b>	Depth:	Lien & Encumb:
Survey: <b>No</b>	Subdivide:	Undrgrnd Tank: <b>Unknown</b>
Plat Plan: <b>Yes</b>	Parking Spaces: <b>5</b>	Easements: <b>Unknown</b>

**Features**

Construction : **Brick, Frame**  
 Location: **Downtown, Urban, Park, Shopping Mall, Strip, Historic, Public Transportation**  
 Parking Features: **Open**  
 Roof Material: **Asphalt/Composition Shingles**  
 Utilities: **Public Water, Public Sewer, Natural Gas, Other (See Remarks)**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Owner has never had to exercise the use of the backup heating sys.**  
 Exclusions:  
 Year Built: **1950**  
 Year Built Source: **Public Record**

**Tax Information**

Pin #: **M:66 L:354 U:**  
 Assessed: **\$611,600**  
 Tax: **\$5553.32** Tax Year: **2009**  
 Book: **0** Page: **0**  
 Cert: **81717**  
 Zoning Code: **mixed use**  
 Zone Desc: **Legal Conforming**  
 Map: Block: Lot:

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**MLS # 71055038 - Active**  
**Commercial/Industrial - 5+ Residential**

List Price: **\$850,000**

**58 St. John Street**  
**Dartmouth, MA : South Dartmouth 02748**  
**Bristol County**

Directions: **Rogers Street to St. John Street**

**Remarks**

**As is building. Ocean Views from all units. 8 Unit Condominium Building ready to be finished. Building consists of 3 Flat Style units at 1590 square feet each, 2 Townhouse style units at 2000 square feet each, 1 Townhouse style unit at 2800 square feet; 1 Penthouse style unit at 2100 square feet, 1 Flat style unit at 1520 square feet. These measurements are approximate. All permits are current.**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>8</b>	<b>15000</b>	Land: <b>\$619,800</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$241,100</b>	Lease Type: --
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$860,900</b>	Lease Price Includes: --
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Total:			# Stories: <b>3</b>	21E on File: <b>No</b>
			# Units:	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad Siding:	Assc: Assoc Fee: \$

Lot Size: <b>23522</b>	Frontage:	Traffic Count:
Acres: <b>0.54</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>10</b>	Easements:

**Features**

Construction : **Frame**  
 Location: **Suburban**  
 Parking Features: **1+ Space, Attached, Garage, Under**  
 Roof Material: **Asphalt/Composition Shingles**  
 Utilities: **Public Water, Public Sewer**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Year Built: **2007**  
 Year Built Source: **Public Record**

**Tax Information**

Pin #:  
 Assessed: **\$860,900**  
 Tax: **\$9497** Tax Year: **2009**  
 Book: **7596** Page: **63**  
 Cert:  
 Zoning Code: **Res**  
 Zone Desc: **Legal Conforming**  
 Map: **134** Block: Lot: **33**

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