



**MLS # 70872857 - Active
Multi Family - 3 Family**

**118 Davis Avenue
Brookline, MA 02445
Norfolk County**

List Price: **\$999,000**

Color: **Beige**
Total Units: **3**
Total Rent: **\$3,160**
Total Bedrooms: **6**
Total Fireplaces: **2**
Middle School:
Directions: **Davis**

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

Remarks

Fabulous Multi Family in Brookline Village between two parks. Brand new kitchen and fresh paint in the larger unit. House is versatile and could be brought back to a single family with a basement rental unit. Presently has a lower level rental. Upper unit has two staircases, four bedrooms, enclosed heated porch, office and the possibility of expansion into the attic. There is a three car garage and additional outdoor parking

Property Information

Approx. Living Area: 3934 sq. ft.	Approx. Acres: 0.12 (5418 sq. ft.)	Garage Spaces: 3
Living Area Includes: Finished Basement	Heat/Cool Zones: 5/0	Parking Spaces: 3 Off-Street
Living Area Source: Other	Heat/Cool Units: 1/0	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses for Fiscal Year Ending 12/08

Heating: \$6600	Repair & Maintenance: \$	Management: \$	Gross Income: \$81120
Gas: \$180	Trash Removal: \$600	Miscellaneous: \$	Gross Expenses: \$24924
Electricity: \$3300	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$56196
Water: \$2400	Insurance: \$2705	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **1185** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Heating: **Hot Water Baseboard, Oil**
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **2** Levels: **1** Floor: **1** Rent: **1975** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Heating: **Hot Water Radiators, Oil**
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water, Other (See Remarks)**

Unit #3

Rooms: **8** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **3450** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen, Family Room**
 Interior Features: **Ceiling Fans, Floored Attic, Walk-Up Attic, Cable TV Available, Pantry**
 Heating: **Hot Water Radiators, Oil**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Golf Course, Medical Facility**
 Basement: **Yes Full, Finished, Walk Out**
 Beach: **No**
 Construction: **Frame**
 Electric: **100 Amps, Varies per Unit**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Exterior Features: **Enclosed Porch, Storage Shed**
 Flooring: **Wood, Wall to Wall Carpet, Varies Per Unit**
 Foundation Size: **999999**
 Foundation Description: **Fieldstone**
 Hot Water: **Oil**
 Lot Description: **Paved Drive, Easements**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles, Slate**
 Sewer and Water: **City/Town Water**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, for Gas Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Unit 2 not currently rented, easement granted for pking. Building dept has as a 2 family**
 Exclusions: **tenants belongings**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$827,500**
 Tax: **\$8846** Tax Year: **2009**
 Book: **7539** Page: **118**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:



MLS # 70800756 - Active
Multi Family - 4 Family

1 Brook Street
Brookline, MA 02445
Norfolk County

List Price: **\$1,200,000**

Color: **red**

Total Units: **4**

Total Rent: **\$8,300**

Total Bedrooms: **8**

Total Fireplaces: **0**

Middle School:

Directions: **Kent Street to Brook Street to cul de sac**

Total Floors: **4**

Total Rooms: **19**

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

Grade School: **Lawrence/Pierce**

High School: **Brookline HS**

Remarks

Fabulous 4 family with potential for expansion into attic. Terrific for investment, always rented since it is so close to the medical area. The units have been well maintained. The second floor 3 bedroom has been gut renovated. All units have laundry. New furnace, electric, and windows. Please give notice for showings as all units are tenanted.

Property Information

Approx. Living Area: **5433 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.06 (2860 sq. ft.)**

Heat/Cool Zones: **/0**

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

Garage Spaces: **0**

Parking Spaces: **4 Off-Street, Tandem, Other (See Remarks)**

Approx. Street Frontage:

Annual Expenses for Fiscal Year Ending 11000

Heating: **\$5568**

Gas: **\$**

Electricity: **\$**

Water: **\$**

Repair & Maintenance: **\$**

Trash Removal: **\$3360**

Sewer: **\$2060**

Insurance: **\$**

Management: **\$**

Miscellaneous: **\$**

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

Annual Expense Source: **Owner Provided**

Gross Income: **\$99600**

Gross Expenses: **\$11000**

Net Income: **\$88600**

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1500** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen, Laundry**

Appliances: **Range, Countertop Range, Washer, Dryer**

Heating: **Hot Water Radiators, Gas**

Cooling: **Window AC**

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

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1350** Lease: **Yes**

Rooms: **Living Room, Kitchen, Laundry**

Appliances: **Dishwasher, Refrigerator, Washer, Dryer**

Heating: **Hot Water Baseboard, Gas**

Cooling: **Window AC**

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

Unit #3

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **3000** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen, Laundry**

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range**

Heating: **Hot Water Baseboard, Gas**

Cooling: **Wall AC**

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

Unit #4

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2300** Lease: **Yes**

Rooms: **Living Room, Dining Room, Kitchen, Laundry**

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Heating: **Hot Water Baseboard, Gas**

Common Areas

Interior Features: **Floored Attic, Walk-Up Attic, Storage**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Medical Facility**

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **100 Amps**

Energy Features: **Insulated Windows**

Exterior: **Clapboard**

Exterior Features: **Porch**

Flooring: **Wood**

Foundation Size: **999999**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas**

Lot Description: **Corner**

Road Type: **Public, Dead End, Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles, Slate**

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: **Ask listing agent about 4 parking spaces**

Exclusions: **tenants belongings**

Lead Paint: **Unknown**

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

Year Built: **1915** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$995,400**

Tax: **\$10133** Tax Year: **2008**

Book: **4834** Page: **601**

Cert:

Zoning Code: **res**

Map: Block: Lot:


**MLS # 70867796 - Active
Multi Family - 3 Family**
1798 Beacon

 List Price: **\$1,299,000**
Brookline, MA 02445
Norfolk County

 Total Units: **3**

 Total Floors: **4**

 Total Rent: **\$3,550**

 Total Rooms: **11**

 Total Bedrooms: **3**

 Total Full/Half Baths: **2/1**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **At the corner of Beacon and Warwick, on Westbound side of Beacon**
Remarks

Rarely available brick and wood three story building on desirable Beacon Street, steps to the MBTA Green (C) line at your door. Architecturally beautiful and gracious mixed-use building with first floor most recently used as a dental office awaiting updates from new user, plus two charming residential units (overzied 1+ BR on second floor, plus top floor 2 BR unit with full staircase leading up to large unfinished attic). Very rare opportunity to own a full Beacon Street building. A gem!

Property Information

 Approx. Living Area: **4000 sq. ft.**

 Approx. Acres: **0.06 (2949 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **4** Off-Street, Tandem

 Living Area Source: **Public Record**

 Heat/Cool Units: **1/**

Approx. Street Frontage:

 Living Area Disclosures: **Approx 3428 sf plus unfinished attic**
Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

 Gross Income: **\$42600**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

 Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

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

 Net Income: **\$42600**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions
Unit #1

 Rooms: **4**

 Bedrooms: **0**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **1**

 Rent: **0**

 Lease: **No**

 Rooms: **Other (See Remarks)**
Unit #2

 Rooms: **3**

 Bedrooms: **1**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **2**

 Rent: **1650**

 Lease: **Yes**

 Rooms: **Living Room, Kitchen**

 Rent Includes: **Heat, Hot Water**
Unit #3

 Rooms: **5**

 Bedrooms: **2**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **3**

 Rent: **1900**

 Lease: **Yes**

 Rooms: **Living Room, Kitchen**

 Interior Features: **Walk-Up Attic**

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

 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails**

 Basement: **Yes**

 Beach: **No**

 Exterior: **Wood, Brick**

 Flooring: **Wood, Varies Per Unit**

 Foundation Size: **0**

 Foundation Description: **Concrete Block**

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

 Road Type: **Public**

 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**

 Sewer and Water: **City/Town Water, City/Town Sewer**

 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **No**

 Disclosures: **No representations or warranties made regarding possible uses. Buyer responsible for due diligence.**

 Exclusions: **Note: Taxes based on mixed-use - part residential rate, part commercial rate, ask for details.**

 Lead Paint: **Unknown**

UFFI: Warranty Available:

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

 Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

 Assessed: **\$938,600**

 Tax: **\$12833** Tax Year: **2009**

 Book: **829** Page: **95**

Cert:

 Zoning Code: **M-1.5**

Map: Block: Lot:


**MLS # 70521080 - Active
Commercial/Industrial - Land**
**111 MARION STREET
Brookline, MA 02446
Norfolk County**
List Price: **\$425,000**Directions: **STEPS FROM BEACON STREET****Remarks**

DEVELOPERS SPECIAL! PARCEL OF LAND IN COOLIDGE CORNER WALK TO THE TRAIN AND ALL SHOPS! ZONED g1.75. CURRENT LOT HAS BUILDABLE 2800 SQUARE FEET BY RIGHT, PLAN BOARD APPEARS WILLING TO GRANT RELIEF FOR LARGER BLDNG.. SELLER WILL CONSIDER ALL OFFERS..SOLD "AS IS" ...seller financing available...call listing agent for access/appt

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$0	Space Available For: For Sale
Office:	0	0	Bldg: \$244,500	Lease Type: --
Retail:	1	600	Total: \$244,500	Lease Price Includes: --
Warehouse:	0	0		Lease: Yes Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 1	21E on File:
Total:	1	600	# Units: 1	

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: No Assoc Fee: \$

Lot Size: 1579	Frontage:	Traffic Count:
Acres: 0.03	Depth:	Lien & Encumb:
Survey: Yes	Subdivide: No	Undrgrnd Tank: Unknown
Plat Plan: Yes	Parking Spaces: 3	Easements: Unknown

Features

Construction : **Brick**
 Location: **Urban, Park, Free Standing**
 Parking Features: **Assigned, Open**
 Roof Material: **Tar & Gravel**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **0**
 Year Built Source: **Owner**

Tax Information

Pin #: **165/11-00**
 Assessed: **\$244,500**
 Tax: **\$4235** Tax Year: **2009**
 Book: **20713** Page: **9**
 Cert:
 Zoning Code: **g1.75**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:



MLS # 70627269 - Active
Commercial/Industrial - 5+ Residential

1471/673 BEACON/WASHINGTON

List Price: **\$12,000,000**

Brookline, MA 02446

Norfolk County

Directions: **IN COOLIDGE CORNER & WASHINGTON SQUARE.....1471
 BEACON.....673-675 WASH**

Remarks

SELLER HAS REQUESTED STRICTEST CONFIDENTIALITY AND MINIMAL INTRUSION ON CURRENT TENANTS...PLEASE SEE "NET INCOME" AND "DISCLOSURES" BEFORE REQUESTING APPT; SPREADSHEET DETAILING RENTS / 2007 EXPENSES AVAIL BY FAX OR EMAIL...17 LARGE UNITS IN 2 SEPARATE BUILDINGS 2B SOLD ONLY AS PACKAGE; EIGHT 5-BDS, SEVEN 4-BDS AND TWO 3-BDS...ELEVEN PKNG SPACES TOTAL...ALL UNITS LEASED THRU 8/31/09...1ST MORTGAGE SELLER FINANCING AVAILABLE UP TO 80% LTV FOR QUALIFIED BUYER, FLEX TERMS

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	17	30392	Land: \$0	Space Available For: For Sale
Office:	0	0	Bldg: \$4,551,000	Lease Type: --
Retail:	0	0	Total: \$4,551,000	Lease Price Includes: --
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 2	Sublet: No
			# Stories: 4	21E on File:
Total:	17	30392	# Units: 17	

Drive in Doors:	Expandable:	Gross Annual Inc: 599100
Loading Docks:	Dividable:	Gross Annual Exp: 151139
Ceiling Height:	Elevator: No	Net Operating Inc: 447961
# Restrooms: 30	Sprinklers:	Special Financing: Yes
Hndcp Accessibl:	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 12604	Frontage:	Traffic Count:
Acres: 0.28	Depth:	Lien & Encumb: No
Survey: No	Subdivide: No	Undrgrnd Tank: No
Plat Plan: No	Parking Spaces: 11	Easements: No

Features

Construction : **Brick**
 Location: **Urban, Park, Public Transportation**
 Parking Features: **Open**
 Roof Material: **Membrane, Tar & Gravel**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **MIN OFFER FOR CONSIDERATION 11 MILL...PLS NO SHOW IF BUYER WON'T CONSIDER...2007 EXPENSES**
 Exclusions:
 Year Built: **9999**
 Year Built Source: **Owner**

Tax Information

Pin #:
 Assessed: **\$4,551,000**
 Tax: **\$48650** Tax Year: **2009**
 Book: **1111** Page: **111**
 Cert:
 Zoning Code: **M2.5-M1.0**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot: