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Stoughton, MA 8 Units

\$1,000,000.00

742 WASHINGTON STREET

Partners Investment Properties

INVESTMENT SUMMARY

Price	\$1,000,000.00		
Down Payment	\$250,000.00		
Price per Unit	\$125,000.00	Number of Units	8
Year Built	1920	Living Area	8,625 SF
Lot Size	5.046 SF		

PROPERTY DESCRIPTION



Located on Route 138, which is Washington Street, this fully occupied, eight unit, multi-use property, consists of 2-two bedrooms, 4-one bedroom and 2-retail units.

Newer roof (7 years old), vinyl siding (7 years old), brick front, and windows.

All units have delead certificates.

OPERATING INFORMATION

<u>INCOME</u>	CURRENT
Gross Rents	\$104,640.00 AS PER OWNER
Laundry Income	\$4,800.00 AS PER OWNER
Vacancy (5% Credit/Loss)	\$5,232.00 ESTIMATE AS PER LENDER
Effective Gross Annual Income	\$104,208.00

<u>OPERATING EXPENSES</u>	
Real Estate Taxes *See Note	\$6,421.00 AS PER OWNER
Insurance	\$3,000.00 AS PER OWNER
Water & Sewer	\$7,519.00 AS PER OWNER
Utilities	\$2,200.00 AS PER OWNER
Trash/Snow Removal	\$2,090.00 AS PER OWNER
Management (5%)	\$5,210.40 ESTIMATE AS PER LENDER
Maintenance (5%)	\$5,210.40 ESTIMATE AS PER LENDER
Effective Operating Expenses	\$31,650.80

<u>NET OPERATING INCOME</u>	
Effective Gross Annual Income	\$104,208.00
Effective Operating Expenses	\$31,650.80
Total Net Operating Income	\$72,557.20

Capitalization Rate: 7.26%

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PARTNERS INVESTMENT PROPERTIES, LLC



STOUGHTON, MA 8 UNITS

742 WASHINGTON STREET

UNIT #	TYPE OF UNIT	CURRENT RENT	UTILITIES INCLUDED IN RENT	TYPE OF TENANT (LEASE/TAW)	LEASE EXPIRATION DATE
1	2 BEDROOM	\$1,570.00	N	LEASE	3/3/2013
2	1 BEDROOM	\$800.00	N	TAW	N/A
3	1 BEDROOM	\$800.00	N	TAW	N/A
4	1 BEDROOM	\$950.00	N	TAW	N/A
5	1 BEDROOM	\$950.00	N	TAW	N/A
6	2 BEDROOM	\$1,200.00	Y	TAW	N/A
7	RETAIL	\$1,700.00	N	TAW	N/A
8	RETAIL	\$750.00	N	TAW	N/A
TOTAL		\$8,720.00			

CURRENT GROSS ANNUAL RENT ROLL: \$104,640.00