



MLS # 71082562 - Active
Multi Family - 4 Family - 4 Units Up/Down
18-20 Merrill St
Boston, MA : Dorchester 02121-3733
Suffolk County
 Total Units: **4**
 Total Rent: **\$3,300**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Washington St. to Erie St. to Merrill St.**

List Price: **\$259,000**

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

Remarks

****GREAT INVESTMENT!** Fully tenanted income property with immediate positive cashflow. Multi-family with 4 spacious units, each with one bedroom, one bath, eat-in kitchen and hardwood floors. Great location near Franklin Park and minutes from public transportation.**

Property Information

| | | |
|--|---|---|
| Approx. Living Area: 3036 sq. ft. | Approx. Acres: 0.09 (4272 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 0 On Street Permit |
| Living Area Source: Public Record | Heat/Cool Units: / | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

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

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Lead Certification Available, Hardwood Floors**
 Heating: **Forced Air, Oil**
 Cooling: **Window AC**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Lead Certification Available, Hardwood Floors**
 Heating: **Forced Air, Oil**
 Cooling: **Window AC**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Lead Certification Available, Hardwood Floors**
 Heating: **Forced Air, Gas**
 Cooling: **Window AC**

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Lead Certification Available, Hardwood Floors**
 Heating: **Forced Air, Gas**
 Cooling: **Window AC**

Features

Basement: **No**
 Beach: **No**
 Exterior Features: **Porch**
 Flooring: **Hardwood**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Propane Gas**
 Lot Description: **Fenced/Enclosed**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Sold "As-Is"**.
 Exclusions:
 Lead Paint: **Certified Treated**
 UFFI: Warranty Available:
 Year Built: **1915** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **W:14 P:00997 S:000**
 Assessed: **\$254,500**
 Tax: **\$3023** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

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MLS # 71070787 - Active
Multi Family - 4 Family
38-38A Browning Ave
Boston, MA : Dorchester 02124-1722
Suffolk County
 Total Units: **4**
 Total Rent: **\$0**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Harvard to Wales to Browning**

List Price: **\$262,000**

 Total Floors: **3**
 Total Rooms: **18**
 Total Full/Half Baths: **3/1**
 Grade School:
 High School:

Remarks

APPROVED SHORT SALE. This property is zoned Mixed-Use but being used as a 3 family. Needs TLC. Property being sold in "as is" condition; with 1 tenant. Please call for appointment..

Property Information

| | | |
|--|---|--|
| Approx. Living Area: 4335 sq. ft. | Approx. Acres: 0.09 (3829 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: Finished Basement | Heat/Cool Zones: / | Parking Spaces: 0 Other (See Remarks) |
| Living Area Source: Public Record | Heat/Cool Units: 3/ | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses for Fiscal Year Ending 12/09

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

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Other (See Remarks)**
 Interior Features: **Tile Floor**
 Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**
 Rent Includes: **Water**

Unit #2

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Other (See Remarks)**
 Interior Features: **Tile Floor**
 Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**
 Rent Includes: **Water**

Unit #3

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Other (See Remarks)**
 Interior Features: **Tile Floor**
 Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**
 Rent Includes: **Water**

Unit #4

Rooms: **3** Bedrooms: **0** Full/Half Baths: **0/1** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **0** Lease: **No**
 Rooms: **Other (See Remarks)**
 Appliances: **None**
 Interior Features: **Tile Floor**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Public School**
 Basement: **Yes Full, Finished, Bulkhead**
 Beach: **No**
 Construction: **Frame**
 Electric: **220 Volts, 200 Amps**
 Energy Features: **Storm Windows, Insulated Doors**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Flooring: **Tile, Vinyl**
 Foundation Size: **0000**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas**
 Lot Description: **Other (See Remarks)**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Rubber**
 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: **APPROVED SHORT SALE!!!**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1940** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **W:14 P:02164 S:000**
 Assessed: **\$298,000**
 Tax: **\$3540.24** Tax Year: **2010**
 Book: **39406** Page: **183**
 Cert: **00042452**
 Zoning Code: **Mixed-Use**
 Map: Block: Lot:

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**MLS # 71083356 - Active****Multi Family - 4 Family****412 Talbot Ave**List Price: **\$280,000****Boston, MA : Dorchester 02124****Suffolk County**Total Units: **4**Total Floors: **3**Total Rent: **\$0**Total Rooms: **15**Total Bedrooms: **6**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Washington St to Talbot Ave on the corner of Talbot Ave and Lithgow St****Remarks**

NO SHOWINGS Until Further Notice. Newly renovated 4 family features, hardwood floors, new systems, new roof, new appliances and much more! Come and see this restored home. Ideal for first time home buyers looking for a multi-family. Convenient to public transportation and area amenities. Buyer must meet HUD 80% AMI income guidelines. Call listing office for details.

Property InformationApprox. Living Area: **4596 sq. ft.**Approx. Acres: **0.04 (1830 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **4/0**Parking Spaces: **0 --**Living Area Source: **Public Record**Heat/Cool Units: **4/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$ Repair & Maintenance: \$

Management: \$

Gross Income: **\$10800**

Gas: \$ Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$ Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$10800**

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: **0** Lease: **No****Unit #3**Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No****Unit #4**Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: Lease: **No****Features**Basement: **Yes**Beach: **No**Foundation Size: **9999999**Foundation Description: **Fieldstone**Lot Description: **Corner**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **Buyer must meet HUD 80% AMI income guidelines.**

Exclusions:

Lead Paint: **None, Certified Treated**

UFFI: Warranty Available:

Year Built: **1905** Source: **Public Record**Year Built Description: **Renovated Since**

Year Round:

Tax Information

Pin #:

Assessed: **\$299,500**Tax: **\$3558.06** Tax Year: **2010**Book: **44370** Page: **106**

Cert:

Zoning Code: **res**

Map: Block: Lot:


**MLS # 71112185 - Active
Multi Family - 5-9 Family**
72 DevonList Price: **\$315,900****Boston, MA : Dorchester 02121****Suffolk County**Color: **tan/brown**Total Units: **5**Total Floors: **3**Total Rent: **\$0**Total Rooms: **0**Total Bedrooms: **6**Total Full/Half Baths: **5/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Mapquest****Remarks**

Large double bowfront with great potential to be cash cow. Property is on corner lot with good curb appeal within walking distance to stores and public transportation. Needs rehab and updates. Interior has high ceilings with period detail, plus good floor plans for large one level units. There are replacement windows thru out most of the house. Great for investor or end user.

Property InformationApprox. Living Area: **5308 sq. ft.**Approx. Acres: **0.13 (5663 sq. ft.)**Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: **5/0**Parking Spaces: **4** Off-Street, Paved DrivewayLiving Area Source: **Public Record**Heat/Cool Units: **1/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$0**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$0**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: **0**Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Medical Facility, Public School**Basement: **Yes**Beach: **No**Construction: **Frame**Electric: **110 Volts, 220 Volts**Exterior: **Vinyl**Exterior Features: **Porch**Flooring: **Wood, Vinyl, Hardwood**Foundation Size: **0000**Foundation Description: **Fieldstone**Lot Description: **Corner, Paved Drive**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**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1930** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$335,500**Tax: **\$3985** Tax Year: **2010**Book: **000** Page: **000**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

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**MLS # 71132791 - Active
Multi Family - 4 Family**
**43 Mount Pleasant Ave
Boston, MA : Roxbury 02119-3349
Suffolk County**
List Price: **\$339,000**Total Units: **4**Total Rent: **\$0**Total Bedrooms: **9**Total Fireplaces: **0**

Middle School:

Directions: **Use mapquest**Total Floors: **3**Total Rooms: **20**Total Full/Half Baths: **4/0**

Grade School:

High School:

Remarks**Great investment property! Huge, well kept, 4 family brick townhouse for sale by long time owner. This is an approved short sale.****Property Information**Approx. Living Area: **5382 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.07 (3206 sq. ft.)**Heat/Cool Zones: **4/0**Heat/Cool Units: **1/0**Garage Spaces: **0**Parking Spaces: **0 --**

Approx. Street Frontage:

Annual Expenses

Heating: \$ Repair & Maintenance: \$

Gas: \$ Trash Removal: \$

Electricity: \$ Sewer: \$

Water: \$ Insurance: \$

Management: \$

Miscellaneous: \$

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

Annual Expense Source: --

Gross Income: **\$22800**

Gross Expenses: \$

Net Income: **\$22800****Unit Descriptions****Unit #1**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **200** Lease: **No****Unit #2**Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No****Unit #3**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1000** Lease: **Yes****Unit #4**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **700** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, House of Worship, T-Station**Basement: **Yes Full, Partially Finished, Walk Out**Beach: **No**Construction: **Frame, Brick**Electric: **Individually Metered**Exterior: **Brick**Flooring: **Wood, Vinyl**Foundation Size: **000000**Foundation Description: **Brick**Lot Description: **Other (See Remarks)**Road Type: **Public, Publicly Maint., Sidewalk**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **There is one heating system.**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** WarrantyAvailable: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**Pin #: **W:08 P:02578 S:003**Assessed: **\$360,000**Tax: **\$4277** Tax Year: **2010**Book: **0** Page: **0**

Cert:

Zoning Code: **resident**

Map: Block: Lot:

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MLS # 71110950 - Active

Multi Family - 4 Family

7 Dana Ave

List Price: \$340,000

Boston, MA : Hyde Park 02136-2709

Suffolk County

Color: pink

Total Units: 4

Total Floors: 3

Total Rent: \$900

Total Rooms: 15

Total Bedrooms: 7

Total Full/Half Baths: 5/0

Total Fireplaces: 0

Grade School:

Middle School:

High School:

Directions: hyde park ave

Remarks

APPROVED SHORT SALE FOR \$340,000 APPRAISED MUCH HIGHER. CAN CLOSE QUICKLY. ONLY ONE HOT WATER HEATER WITH 4 NEWER HEATING SYSTEMS. LEGAL 4-FAMILY PLUS AN INLAW. 13,600 SQ. FT. LOT ZONED FOR 4-8 UNITS. NEEDS COSMETICS BUT CAN BE A CASH COW. NEW PLUMBING. UPDATED ELECTRICAL. JUST HARD-WIRED ALL SMOKE DETECTORS. NEW RUBBER ROOF. 3 UNITS AND INLAW VACANT. ONE TENANT AT \$900/MONTH. UNIT CAN BE SHOWN ON SECOND SHOWING ONLY. CAN BE DELIVERED VACANT. EMAIL LA FOR LOCK BOX CODE

Property Information

Approx. Living Area: 3419 sq. ft.

Approx. Acres: 0.31 (13504 sq. ft.)

Garage Spaces: 1

Living Area Includes:

Heat/Cool Zones: 4/0

Parking Spaces: 10 Off-Street, Tandem, On Street Permit, Paved Driveway

Living Area Source: Public Record

Heat/Cool Units: 4/0

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: \$10800

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: No

Net Income: \$10800

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

Rooms: Living Room, Kitchen

Appliances: Range

Unit #2

Rooms: 4

Bedrooms: 2

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 1

Floor: 1

Rent: 0

Lease: No

Rooms: Living Room, Kitchen

Appliances: Range

Unit #3

Rooms: 5

Bedrooms: 3

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 2

Floor: 2

Rent: 0

Lease: No

Rooms: Living Room, Kitchen

Appliances: Range

Unit #4

Rooms: 3

Bedrooms: 1

Full/Half Baths: 1/0

Fireplaces: 0

Levels: 1

Floor: 2

Rent: 900

Lease: No

Rooms: Living Room, Kitchen

Appliances: Range

Common Areas

Rooms: Living Room, Kitchen, Family Room

Features

Area Amenities: Public Transportation, Shopping, Laundromat, T-Station

Basement: Yes Full, Partially Finished, Walk Out

Beach: No

Construction: Brick

Energy Features: Insulated Windows, Storm Windows

Exterior: Wood

Exterior Features: Porch

Foundation Size: 99999

Foundation Description: Other (See Remarks)

Hot Water: Natural Gas

Lot Description: Paved Drive

Road Type: Public

Roof Material: Asphalt/Fiberglass Shingles, Rubber

Sewer and Water: City/Town Water

Waterfront: No

Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures: APPROVED SHORT SALE FOR \$340,000 CAN CLOSE QUICKLY. SOLD AS IS WHERE IS.

Exclusions: TENANT'S/OWNER'S PERSONALS

Lead Paint: Unknown

UFFI: Unknown Warranty Available: No

Year Built: 1920 Source: Public Record

Year Built Description: Approximate

Year Round: Yes

Tax Information

Pin #: W:18 P:09274 S:000

Assessed: \$336,500

Tax: \$3998 Tax Year: 2010

Book: 21235 Page: 326

Cert:

Zoning Code: 4-8 units

Map: Block: Lot:



MLS # 71059059 - Active
Multi Family - 4 Family - 4 Units Up/Down
65 Crescent Avenue
Chelsea, MA 02150
Suffolk County
 Total Units: **4**
 Total Rent: **\$3,300**
 Total Bedrooms: **8**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Use Mapquest**

List Price: **\$385,000**

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

Remarks

Well maintained 4 unit brick building featuring 1 one bedroom, 2 two bedroom and 1 three bedroom with modern kitchens and baths, all separate utilities, new windows, storage in basement along with washer hookups for each unit and a shared dryer. Convenient location close to public transportation.

Property Information

| | | |
|--|---|-----------------------------|
| Approx. Living Area: 4010 sq. ft. | Approx. Acres: 0.08 (3549 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: 4/0 | Parking Spaces: 0 -- |
| Living Area Source: Public Record | Heat/Cool Units: 4/0 | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$39600 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$39600 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **500** Lease: **No**
 Rooms: **Living Room, Family Room**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Storage**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Unit #2

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Family Room**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Storage**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Storage**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Storage**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Common Areas

Rooms: **Laundry**
 Appliances: **Dryer**
 Interior Features: **Storage**

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat, Highway Access, House of Worship**
 Basement: **Yes**
 Beach: **No**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Brick**
 Exterior Features: **Fenced Yard**
 Foundation Size: **9999999999999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Fenced/Enclosed**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, Washer Hookup**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions: **Tenants' personal belongings**
 Lead Paint: **Unknown**
 UFFI: Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$376,000**
 Tax: **\$4545** Tax Year: **2010**
 Book: **999999** Page: **9999**
 Cert:
 Zoning Code: **I**
 Map: Block: Lot:

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**MLS # 70993157 - Active
Multi Family - 3 Family**

**33 Pierce street
Boston, MA : Hyde Park 02136
Suffolk County**

List Price: **\$399,900**

Total Units: **4**
Total Rent: **\$2,350**
Total Bedrooms: **7**
Total Fireplaces: **0**
Middle School: **Of choice**
Directions: **Off Fairmount Between Truman parkway/River street(Cleary Square)**

Total Floors: **3**
Total Rooms: **17**
Total Full/Half Baths: **4/0**
Grade School: **Of choice**
High School: **Of choice**

Remarks

Price reduced to sell ASAP.Seller motivated.Come to see this money making machine multi located in the heart of Cleary Square closed to all major transportaion routes.Absolutely nothing to do.Move right in.Plenty of parking space and lots more. To much to list.Bring your buyers.

Property Information

| | | |
|--|---|-------------------------------------|
| Approx. Living Area: 2991 sq. ft. | Approx. Acres: 0.15 (6591 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: 4/0 | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$28200 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$28200 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen, Family Room**
 Appliances: **Range, Dishwasher**
 Interior Features: **Cable TV Available**
 Heating: **Hot Water Baseboard, Gas**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1050** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available**
 Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**

Unit #3

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **3** Rent: **600** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available**
 Heating: **Hot Water Baseboard, Individual, Unit Control**

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **3** Rent: **700** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Golf Course, Medical Facility, Laundromat, Highway Access, Public School, T-Station**
 Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 60 Amps/Less, Individually Metered**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Deck, Gutters, Storage Shed, Fenced Yard**
 Foundation Size: **15x34**
 Foundation Description: **Poured Concrete, Fieldstone**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 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: **Yes**
 Disclosure Declaration: **No**
 Disclosures: **This is a legal 3 family with 4 apartments.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1920** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **No**

Tax Information

Pin #:
 Assessed: **\$358,500**
 Tax: **\$3810.86** Tax Year: **2009**
 Book: **546** Page: **187**
 Cert:
 Zoning Code: **Res**
 Map: Block: Lot:

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MLS # 71107509 - Active
Multi Family - 4 Family - 4 Units Up/Down
69 Cottage Street
Boston, MA : East Boston 02128-2245
Suffolk County
 Total Units: **4**
 Total Rent: **\$700**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Use Map Quest**

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

Total Floors: **4**
 Total Rooms: **14**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Not a short sale, not bank owned. Brick 4 fam in heart of Jeffries Point. Walk to Blu park, water front, marina and T. Property needs work but good investment

Property Information

| | | |
|--|---|-----------------------------|
| Approx. Living Area: 2400 sq. ft. | Approx. Acres: 0.02 (1045 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: 4/0 | Parking Spaces: 0 -- |
| Living Area Source: Appraiser | Heat/Cool Units: 4/0 | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|-----------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$8400 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$8400 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

Unit #1

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Heating: **Central Heat, Electric**
 Cooling: **None**
 Rent Includes: **None**

Unit #2

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Central Heat, Hot Water Baseboard, Gas**
 Cooling: **None**
 Rent Includes: **None**

Unit #3

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Heating: **Central Heat, Hot Water Baseboard, Gas**
 Cooling: **None**
 Rent Includes: **None**

Unit #4

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **700** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Central Heat, Hot Water Baseboard, Gas**
 Cooling: **None**
 Rent Includes: **None**

Common Areas

Appliances: **Range**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Conservation Area, Marina, Private School, Public School, T-Station**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts**
 Exterior: **Brick**
 Exterior Features: **Porch, Enclosed Patio, Storage Shed**
 Flooring: **Vinyl, Wall to Wall Carpet, Varies Per Unit**
 Foundation Size: **600**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Paved Drive**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Range**
 Waterfront: **Yes Walk to**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **Sump Pump in basement. Sold "As Is"**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Warranty Available:**
 Year Built: **1920** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$230,500**
 Tax: **\$2738.34** Tax Year: **2010**
 Book: **42365** Page: **330**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

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**MLS # 70987893 - Active
Multi Family - 4 Family**
402 Meridian St
Boston, MA : East Boston 02128-1314
Suffolk County

 Total Units: **4**

 Total Rent: **\$0**

 Total Bedrooms: **7**

 Total Fireplaces: **6**

 Middle School: **Umana Barnes**

 Directions: **use mapquest/google**

 List Price: **\$445,000**

 Total Floors: **3**

 Total Rooms: **21**

 Total Full/Half Baths: **4/1**

Grade School:

 High School: **East Boston**
Remarks

Property sold AS-IS, NO REPRESENTATIONS OR WARRANTIES as to condition of property or zoning/units. BUYER TO VERIFY ALL INFO. Sale includes 2014 sq. ft. additional lot on Border St. Many original features, newer windows, newer decks/porches (w/great Boston views), newer vinyl siding, 6 fireplaces, huge yard and gardens. Free street parking (no permit needed), 1/2 mile to MBTA Blue Line, with connecting bus right in front, driveway for two cars. NOT A SHORT SALE OR BANK OWNED!

Property Information

 Approx. Living Area: **5597 sq. ft.**

Living Area Includes:

 Living Area Source: **Owner**

 Living Area Disclosures: **large basement not included in sq. footage**

 Approx. Acres: **0.19 (8213 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

 Garage Spaces: **0**

 Parking Spaces: **2** Off-Street

Approx. Street Frontage:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: \$

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

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

Net Income: \$

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions
Unit #1

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

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

 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
Unit #4

 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
Features

 Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**

 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access**

 Beach: **Yes Bay**

 Beach Ownership: **Public**

 Beach - Miles to: **Yes 1 to 2 Mile**

 Exterior Features: **Porch, Enclosed Porch, Deck**

 Flooring: **Wood, Tile, Wall to Wall Carpet, Varies Per Unit**

 Foundation Size: **9999999**

 Foundation Description: **Poured Concrete, Fieldstone**

 Lot Description: **Other (See Remarks)**

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

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

 Waterfront: **Yes Harbor, Waterview Only**
Other Property Info

 Adult Community: **No**

 Disclosure Declaration: **No**

 Disclosures: **Property sold as-is. Buyers to use due diligence when determining usage of included Border St. lot.**

Exclusions:

 Lead Paint: **Unknown**

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

 Year Built: **1910** Source: **Public Record**

 Year Built Description: **Approximate**

 Year Round: **Yes**
Tax Information

 Pin #: **W:01 P:03617 S:000**

 Assessed: **\$391,500**

 Tax: **\$4162** Tax Year: **2009**

 Book: **44044** Page: **214**

 Cert: **00091732**

 Zoning Code: **res**

Map: Block: Lot:

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**MLS # 71120317 - Active
Multi Family - 5-9 Family**

194 Cottage St List Price: **\$475,000**
Boston, MA : East Boston 02128-3154
Suffolk County
 Total Units: **5** Total Floors: **3**
 Total Rent: **\$2,500** Total Rooms: **20**
 Total Bedrooms: **6** Total Full/Half Baths: **5/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Chelsea to Porter to Cottage - corner building**

Remarks

Large, corner, brick multi-family currently being used as a 5 family on Cottage Street in Jeffries Point neighborhood. Excellent condo conversion opportunity. Building sits on a large lot and has possible area for parking. In need of extensive interior renovation. Close to new YMCA, Bremen Street park, Airport and brand new Maverick T stop. Easily accessible to I-90, I-93, Rt 1, 1A and the North Shore. EB residents pay reduced tunnel toll of .40 cents.

Property Information

Approx. Living Area: **4710 sq. ft.** Approx. Acres: **0.07 (3157 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **0 --**
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

| | | | |
|----------------------|--------------------------|----------------------------------|-------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$30000 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$8100 |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$21900 |
| Water: \$3600 | Insurance: \$4500 | Annual Expense Source: -- | |

Unit Descriptions

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|
| Unit #1 | | | | | | | |
| Rooms: 5 | Bedrooms: 2 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 1 | Rent: 1200 | Lease: No |
| Unit #2 | | | | | | | |
| Rooms: 4 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 2 | Rent: 650 | Lease: No |
| Unit #3 | | | | | | | |
| Rooms: 4 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 2 | Rent: | Lease: No |
| Unit #4 | | | | | | | |
| Rooms: 4 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 3 | Rent: 650 | Lease: No |

Features

Basement: **Yes**
 Beach: **No**
 Exterior: **Brick**
 Foundation Size: **999999**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Corner**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **No Certificate of Occupancy for property. Buyer to do all due diligence with respect to legal status**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #: **W:01 P:04040 S:000**
 Assessed: **\$535,000**
 Tax: **\$6356** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert: **118685**
 Zoning Code: **Res**
 Map: Block: Lot:

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MLS # 71050236 - Active
Multi Family - 5+ Family - 5+ Units Up/Down
551 Beach
Revere, MA : Revere Beach 02151-2616
Suffolk County
 Color: **blue**
 Total Units: **5**
 Total Rent: **\$5,200**
 Total Bedrooms: **10**
 Total Fireplaces: **0**
 Middle School: **n/a**
 Directions: **RTE 16 TO REVERE BEACH RIGHT ON BEACH STREET**

List Price: **\$524,900**
 Total Floors: **3**
 Total Rooms: **20**
 Total Full/Half Baths: **5/1**
 Grade School: **GARFIELD**
 High School: **REVERE H.S.**

Remarks

5 UNITS IN BUILDING , IN LAST YEAR \$25K IN UPDATES, 2 BLOCKS TO THE T, THREE BLOCKS TO REVERE BEACH, 4-5 SPACES FOR OFF STREET PARKING, FIRE ALARM SYSTEM TIED TO ALARM CO. NEWER HEAT AND HOT WATER UNITS, INDIVIDUAL GAS/ELECTRIC METERS, ALL UNITS DELEADED. FORMS IN HAND, SOME OUTSIDE WORK IS STILL IN PROGRESS, WEATHER PERMITTING.

Property Information

Approx. Living Area: **5088 sq. ft.** Approx. Acres: **0.12 (5484 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **5/0** Parking Spaces: **4 Off-Street**
 Living Area Source: **Public Record** Heat/Cool Units: **5/0** Approx. Street Frontage: **10 ft**
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

| | | | |
|---------------------------|--------------------------------------|--|-------------------------------|
| Heating: \$0 | Repair & Maintenance: \$15000 | Management: \$0 | Gross Income: \$63600 |
| Gas: \$0 | Trash Removal: \$0 | Miscellaneous: \$1756 | Gross Expenses: \$9966 |
| Electricity: \$561 | Sewer: \$1100 | Ann. Prop. Oper. Data: Yes | Net Income: \$27834 |
| Water: \$500 | Insurance: \$6450 | Annual Expense Source: Owner Provided | |

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1500** Lease: **Yes**
 Rooms: **Living Room, Kitchen, Laundry, Living RM/Dining RM Combo**
 Appliances: **Range, Washer, Dryer**
 Interior Features: **Cable TV Available, Pantry, Lead Certification Available, Balcony/Deck, Tile Floor, Wood Flooring**
 Heating: **Steam, Gas, Individual**
 Cooling: **None**
 Rent Includes: **Water**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Balcony/Deck, Tile Floor, Wood Flooring**
 Heating: **Steam, Gas**
 Cooling: **None**
 Rent Includes: **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: **Range**
 Interior Features: **Cable TV Available, Balcony/Deck, Tile Floor, Wood Flooring**
 Heating: **Steam, Gas, Individual**
 Cooling: **None**
 Rent Includes: **Water**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Cable TV Available, Lead Certification Available, Balcony/Deck, Tile Floor**
 Heating: **Steam, Gas, Individual**
 Cooling: **None**
 Rent Includes: **Water**

Common Areas

Heating: **Steam, Gas, Electric**
 Cooling: **None**

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station**
 Basement: **Yes Full, Walk Out, Sump Pump, Concrete Floor**
 Beach: **No Bay, Harbor**
 Beach Ownership: **Public**
 Beach - Miles to: **No 1/10 to 3/10**
 Construction: **Frame, Stone/Concrete**
 Electric: **220 Volts, 200 Amps, Individually Metered, Varies per Unit**
 Energy Features: **Insulated Windows, Storm Windows, Insulated Doors, Storm Doors, Prog. Thermostat**
 Exterior: **Shingles, Wood**
 Exterior Features: **Porch, Balcony, Gutters, Fenced Yard, Satellite Dish, Varies per Unit, Wood Deck**
 Foundation Size: **N/A**
 Foundation Description: **Fieldstone, Granite, Other (See Remarks), Irregular**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Varies per Unit**
 Waterfront: **No Harbor, Walk to, Public**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Sump pump in basement just replaced just in case of heavy stom unit on slight grade.**
 Exclusions:
 Lead Paint: **Certified Treated**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$381,600**
 Tax: **\$5101.99** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **GB**
 Map: **8** Block: **147** Lot:


**MLS # 70974243 - Active
Multi Family - 5-9 Family**
**1 & 2 Saratoga Pl
Boston, MA 02128-1631
Suffolk County**
List Price: **\$549,000**Total Units: **6**Total Floors: **3**Total Rent: **\$3,000**Total Rooms: **18**Total Bedrooms: **6**Total Full/Half Baths: **6/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Off Saratoga St, near Central Square****Remarks**

Property comprised of 2-three family brick buildings, semi-attached with three 1,000 sq ft lots (build-able if combined or used to expand existing living space) All sold as a package. Studio style, open living - kitchen dining room and separate bedrooms & full baths. All utilities are separate. Heat by gas. Newer windows and rubber roofs. Great views from potential roof deck. Large full basement to each building. Parking for 5-6 cars. Sold "as is". Not a short sale. Full showings: 48 hr notice!

Property InformationApprox. Living Area: **3850 sq. ft.**Approx. Acres: **0.02 (1000 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **6 --**Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$24000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$24000**

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: **900** Lease: **No****Unit #2**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No****Unit #3**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **No****Unit #4**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **900** Lease: **No****Features**Basement: **No Full**Beach: **No**Exterior: **Brick**Foundation Size: **1**Foundation Description: **Brick, Granite**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water,****City/Town Sewer**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **Rents shown reflect market value and NOT necessarily the current rents****All tenants on TAW**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Round:

Tax InformationPin #: **W:01 P:05995 S:000**Assessed: **\$280,700**Tax: **\$5800** Tax Year: **2008**Book: **0** Page: **0**

Cert:

Zoning Code: **res**

Map: Block: Lot:

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MLS # 71086182 - Active
Multi Family - 5-9 Family
54 Shirley Avenue
Revere, MA : Revere Beach 02151-5110
Suffolk County
 Total Units: **6**
 Total Rent: **\$5,275**
 Total Bedrooms: **12**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Route 1A to Shirley Ave.**

List Price: **\$550,000**

Total Floors: **3**
 Total Rooms: **24**
 Total Full/Half Baths: **6/0**
 Grade School:
 High School:

Remarks

EAGER SELLER!!! Here is a great investment opportunity to own a SIX unit property with newer gas heating system in all units, good rental income, and parking for 6 cars. Each unit has 4 rooms, 2 bedrooms and 1 bath. Property has vinyl siding, laundry connections in the basement to install coin-op washer and dryer. Property is close to major highways and public transportation. Revere Beach is less than one mile from property. This is a great investment for newer or experienced commercial investor

Property Information

Approx. Living Area: **4614 sq. ft.** Approx. Acres: **0.1 (4486 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **6/0** Parking Spaces: **6 Off-Street**
 Living Area Source: **Public Record** Heat/Cool Units: **6/0** Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

| | | | |
|---------------------------|--------------------------|--|-------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$63330 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$8316 |
| Electricity: \$216 | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$41100 |
| Water: \$5600 | Insurance: \$2500 | Annual Expense Source: Owner Provided | |

Unit Descriptions

| | | | | | | | |
|--|--------------------|-----------------------------|----------------------|------------------|-----------------|------------------|-------------------|
| Unit #1 | | | | | | | |
| Rooms: 4 | Bedrooms: 2 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 1 | Rent: 900 | Lease: No |
| Rooms: Living Room, Kitchen | | | | | | | |
| Appliances: Range, Refrigerator | | | | | | | |
| Heating: Gas | | | | | | | |
| Rent Includes: None | | | | | | | |
| 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 | | | | | | | |
| Appliances: Range, Refrigerator | | | | | | | |
| Heating: Gas | | | | | | | |
| Rent Includes: None | | | | | | | |
| Unit #3 | | | | | | | |
| 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: 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: Gas | | | | | | | |
| Rent Includes: None | | | | | | | |

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**
 Basement: **Yes Full, Partially Finished, Interior Access**
 Beach: **Yes Ocean**
 Beach Ownership: **Public**
 Beach - Miles to: **Yes 1/2 to 1 Mile**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps, Individually Metered**
 Exterior: **Vinyl**
 Foundation Size: **9999**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water**
 Sewage District: **Rever**
 Utility Connections: **for Gas Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

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

Tax Information

Pin #: **008 B:148 P:002**
 Assessed: **\$385,700**
 Tax: **\$5157** Tax Year: **2010**
 Book: **25598** Page: **188**
 Cert:
 Zoning Code: **GB**
 Map: Block: Lot:

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MLS # 71127513 - Active
Multi Family - 4 Family
52 BICKNELL STREET
Boston, MA : Dorchester 02121-4102
Suffolk County
 Color: **green**
 Total Units: **4**
 Total Rent: **\$0**
 Total Bedrooms: **7**
 Total Fireplaces: **2**
 Middle School:
 Directions: **Off Harvard near Bradshaw Street**

List Price: **\$550,000**

Total Floors: **3**
 Total Rooms: **18**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

Renovated 4 unit property INCLUDING EXTRA 5,000 S.F. LOT with driveway. Both lots are on one deed - B 36217 P 054. Unit #1 on the first floor and units 2 & 3 on the 2nd floor have been renovated. The 3rd floor needs to be finished. Property has new gas furnaces, newer gas H.W., and new electrical. The large first floor unit has a private entrance, 6 rooms, including 2 fireplaces, stained glass windows, large eat in kitchen, beautiful dining room, and den.

Property Information

| | | |
|--|--|-------------------------------------|
| Approx. Living Area: 4613 sq. ft. | Approx. Acres: 0.22 (10000 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 4 Off-Street |
| Living Area Source: Public Record | Heat/Cool Units: / | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$15600 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$15600 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

Unit #1
 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **2** Levels: **1** Floor: **1** Rent: **1300** Lease: **Yes**
 Rooms: **Living Room, Dining Room, Kitchen**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Unit #2
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Unit #3
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Unit #4
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
 Heating: **Hot Water Baseboard, Gas**
 Rent Includes: **Water**

Common Areas

Heating: **Hot Water Baseboard, Gas**

Features

Area Amenities: **Tennis Court, Park, Walk/Jog Trails, Golf Course**
 Basement: **Yes Full, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Clapboard, Shingles**
 Exterior Features: **Porch**
 Flooring: **Wood, Bamboo, Hardwood**
 Foundation Size: **000**
 Foundation Description: **Granite**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive, Level**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Lead paint cert for unit #2 and common area. Assessment and taxes are for BOTH lots together.**
 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 #: **W:14 P:02702 S:000**
 Assessed: **\$494,700**
 Tax: **\$5877** Tax Year: **2010**
 Book: **36217** Page: **54**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:

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MLS # 71092718 - Active
Multi Family - 5-9 Family
198-200 Congress Ave
Chelsea, MA 02150-3445
Suffolk County
 Color: **GREY**
 Total Units: **6**
 Total Rent: **\$5,800**
 Total Bedrooms: **16**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Highland Avenue to Congress Ave**

List Price: **\$559,000**

Total Floors: **3**
 Total Rooms: **28**
 Total Full/Half Baths: **6/0**
 Grade School:
 High School:

Remarks

Great investment property 6 unit building, all sept utilities, CB's some updated kitchen and baths. 2,3,3, and 2,3,3,sept basement, parking

Property Information

| | | |
|--|---|-------------------------------------|
| Approx. Living Area: 5976 sq. ft. | Approx. Acres: 0.12 (5225 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 5 Off-Street |
| Living Area Source: Public Record | Heat/Cool Units: / | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$48000 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$48000 |
| 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: 1000 | Lease: No |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|

Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Ceiling Fans**
 Heating: **Electric Baseboard**
 Cooling: **Window AC**
 Rent Includes: **Water**

Unit #2

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|
| Rooms: 5 | Bedrooms: 3 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 2 | Rent: 1000 | Lease: No |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|

Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Ceiling Fans**
 Heating: **Electric Baseboard**
 Cooling: **Window AC**
 Rent Includes: **Water**

Unit #3

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|
| Rooms: 5 | Bedrooms: 3 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 3 | Rent: 1000 | Lease: No |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|

Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Ceiling Fans**
 Heating: **Electric Baseboard**
 Cooling: **Window AC**
 Rent Includes: **Water**

Unit #4

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|
| Rooms: 5 | Bedrooms: 3 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 3 | Rent: 1000 | Lease: No |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|

Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Ceiling Fans**
 Heating: **Electric Baseboard**
 Cooling: **Window AC**
 Rent Includes: **Water**

Common Areas

Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Interior Features: **Ceiling Fans**
 Heating: **Central Heat**
 Cooling: **Central Air**

Features

Area Amenities: **Public Transportation**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Aluminum**
 Exterior Features: **Porch**
 Flooring: **Wood**
 Foundation Size: **0000000**
 Foundation Description: **Concrete Block**
 Hot Water: **Electric**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public**
 Roof Material: **Other (See Remarks)**
 Sewer and Water: **City/Town Water**
 Terms: **Seller W/Participate**
 Utility Connections: **for Electric Range**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **This property is two sep three family but on one lot.**
 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:013 P:031**
 Assessed: **\$526,800**
 Tax: **\$6369** Tax Year: **2010**
 Book: **25310** Page: **90**
 Cert:
 Zoning Code: **R2**
 Map: Block: Lot:

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**MLS # 71060408 - Active
Multi Family - 5-9 Family**
**119 Atlantic Avenue
Revere, MA : Beachmont 02151
Suffolk County**

 Total Units: **6**
 Total Rent: **\$0**
 Total Bedrooms: **14**
 Total Fireplaces: **0**
 Middle School:
 Directions: **google maps**
List Price: **\$599,000**
 Total Floors: **3**
 Total Rooms: **26**
 Total Full/Half Baths: **6/0**
 Grade School:
 High School:

Remarks

Solid Six unit Building, Fully Occupied, Heating systems are newer, separate Gas Systems, and Hot Water tanks are also gas and young. Very Convenient to Beachmont Train Station, and one block from Revere Beach! (some water views) Modern Kitchen and Bathrooms, Hardwood Floors, Newer Replacement Windows, Coin Op laundry and storage in Basement. This is the best priced Six unit on the market, Bring your Buyers.

Property Information

 Approx. Living Area: **5100 sq. ft.**
 Living Area Includes:
 Living Area Source: **Owner**
 Living Area Disclosures:

 Approx. Acres: **0.22 (9999 sq. ft.)**
 Heat/Cool Zones: /
 Heat/Cool Units: /

 Garage Spaces: **0**
 Parking Spaces: **0 --**
 Approx. Street Frontage:

Annual Expenses for Fiscal Year Ending 12/10

 Heating: \$ Repair & Maintenance: \$ Management: \$
 Gas: \$ Trash Removal: **\$1200** Miscellaneous: **\$1200**
 Electricity: **\$600** Sewer: **\$0** Ann. Prop. Oper. Data: **Yes**
 Water: **\$2880** Insurance: **\$1440** Annual Expense Source: **Owner Provided**

 Gross Income: **\$81180**
 Gross Expenses: **\$15607**
 Net Income: **\$65580**
Unit Descriptions
Unit #1

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **975** Lease: **No**
Unit #2

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1700** Lease: **No**
Unit #3

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1025** Lease: **No**
Unit #4

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **Yes**
Features

 Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Other (See Remarks), Highway Access, T-Station**
 Basement: **Yes**
 Beach: **Yes**
 Beach - Miles to: Yes **0 to 1/10 Mile**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Flooring: **Wood**
 Foundation Size: **999999**
 Foundation Description: **Fieldstone**
 Lot Description: **Other (See Remarks)**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **Yes Ocean**
Other Property Info

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

Tax Information

 Pin #:
 Assessed: **\$620,100**
 Tax: **\$8287** Tax Year: **2009**
 Book: **88** Page: **88**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

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MLS # 71077780 - Active
Multi Family - 5-9 Family

1-5 Blackinton St
Boston, MA : East Boston 02128-2636

List Price: **\$620,000**

Suffolk County

Total Units: **6**

Total Rent: **\$5,825**

Total Bedrooms: **13**

Total Fireplaces: **0**

Middle School:

Directions: **At Corner Of Blackinton And Bennington Streets**

Total Floors: **3**

Total Rooms: **27**

Total Full/Half Baths: **6/0**

Grade School:

High School:

Remarks

6 Unit Building (2-4 Bedrooms, 1-2 Bedroom, 3-1 Bedrooms). 5 Units Currently Rented. Great Location Across from Orient Heights Train Station. Driveway + Street Parking. Good Cash Flow. No Work Needed. Several Units Upgraded. The 2 Four Bedroom Units Are Huge. 1 Furnace For Entire Building. 4 Heat Zones. Roof 10-15 Years Old. Laundry Room. Office/Workshop For Owner. This House Is NOT A Bank Property NOR A Short Sale.

Property Information

Approx. Living Area: **5300 sq. ft.**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres: **0.06 (2530 sq. ft.)**

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

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

Garage Spaces: **0**

Parking Spaces: **2 Tandem**

Approx. Street Frontage:

Annual Expenses for Fiscal Year Ending 12/09

Heating: **\$**

Gas: **\$5440**

Electricity: **\$400**

Water: **\$3960**

Repair & Maintenance: **\$**

Trash Removal: **\$**

Sewer: **\$**

Insurance: **\$3503**

Management: **\$**

Miscellaneous: **\$**

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

Annual Expense Source: **Owner Provided**

Gross Income: **\$69900**

Gross Expenses: **\$18815**

Net Income: **\$51085**

Unit Descriptions

Unit #1

Rooms: **3**

Bedrooms: **1**

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

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **775**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Gas**

Cooling: **None**

Rent Includes: **Heat, Water**

Unit #2

Rooms: **4**

Bedrooms: **2**

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

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **825**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Gas**

Cooling: **None**

Rent Includes: **Heat, Water**

Unit #3

Rooms: **7**

Bedrooms: **4**

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

Fireplaces: **0**

Levels: **1**

Floor: **4**

Rent: **1550**

Lease: **No**

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

Appliances: **Range, Refrigerator**

Heating: **Gas**

Cooling: **None**

Rent Includes: **Heat, Water**

Unit #4

Rooms: **7**

Bedrooms: **4**

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

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent: **0**

Lease: **No**

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

Appliances: **Range, Refrigerator**

Heating: **Gas**

Cooling: **None**

Rent Includes: **Heat, Water**

Features

Area Amenities: **Public Transportation, Shopping, Park**

Basement: **Yes Full, Partially Finished**

Beach: **Yes Ocean**

Beach Ownership: **Public**

Beach - Miles to: **Yes 1/2 to 1 Mile**

Construction: **Frame**

Electric: **Circuit Breakers**

Exterior: **Shingles, Wood, Vinyl**

Flooring: **Wood, Tile, Vinyl**

Foundation Size: **not measured**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank, Tankless**

Lot Description: **Corner**

Road Type: **Public**

Roof Material: **Rubber**

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

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1899** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

Tax Information

Pin #: **W:01 P:01720 S:000**

Assessed: **\$464,000**

Tax: **\$5512** Tax Year: **2010**

Book: **29083** Page: **336**

Cert:

Zoning Code: **res**

Map: Block: Lot:

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MLS # 71080576 - Active
Multi Family - 4 Family
6 Shepherd Ave.
Boston, MA : Mission Hill 02115
Suffolk County

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

Total Units: **4**
 Total Rent: **\$4,360**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Walking distance to Huntington St. " T " stop. Close to Brookl.Vil, Art College and North Eastern .**

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

Remarks

A truly unique find ! All separate utilities . Strong rental history. Numbers work for living in as an owner, leasing it as an investor or making a successful business move and turning this property in to 4 trendy condominiums. Sturdy, maintenance free brick bldg. is in a great shape inside & out. Parking !!! Perfect local on a nice side street within a 2 min. walk to a " T " stop and very close proximity to a vibrant Brookline Village, colleges (Art and North-Eastern University) & Downtown.

Property Information

Approx. Living Area: **2200 sq. ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:

Approx. Acres: **0.04 (2014 sq. ft.)**
 Heat/Cool Zones: **4/0**
 Heat/Cool Units: **4/0**

Garage Spaces: **0**
 Parking Spaces: **1 --**
 Approx. Street Frontage:

Annual Expenses

Heating: \$ Repair & Maintenance: \$
 Gas: \$ Trash Removal: \$
 Electricity: \$ Sewer: \$
 Water: \$ Insurance: \$

Management: \$
 Miscellaneous: \$
 Ann. Prop. Oper. Data: **Yes**
 Annual Expense Source: --

Gross Income: **\$52320**
 Gross Expenses: \$
 Net Income: **\$52320**

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1010** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard**
 Rent Includes: **Water**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1350** Lease: **Yes**
 Appliances: **Range, Refrigerator**
 Heating: **Electric**
 Rent Includes: **Water**

Unit #3

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric**
 Rent Includes: **Water**

Unit #4

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1200** Lease: **No**
 Appliances: **Range, Refrigerator**
 Heating: **Electric Baseboard**

Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**
 Basement: **Yes Full, Interior Access**
 Beach: **No**
 Construction: **Brick**
 Energy Features: **Insulated Windows**
 Foundation Size: **0**
 Foundation Description: **Brick**
 Hot Water: **Natural Gas**
 Lot Description: **Other (See Remarks)**
 Road Type: **Public**
 Sewer and Water: **City/Town Water**
 Utility Connections: **for Electric Range**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions: ,
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **Yes**
 Year Built: **1910** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$5286** Tax Year: **2009**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

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**MLS # 71118484 - Active
Multi Family - 4 Family**
**52 Port Norfolk St
Boston, MA : Dorchester 02122-3603
Suffolk County**
List Price: **\$665,000**Color: **Grey**Total Units: **4**Total Rent: **\$6,535**Total Bedrooms: **9**Total Fireplaces: **0**

Middle School:

Directions: **Morrissey Blvd to Redfield St. to Port Norfolk St.**Total Floors: **3**Total Rooms: **19**Total Full/Half Baths: **6/0**

Grade School:

High School:

Remarks

Excellent opportunity to own 2 properties side by side, a 3 - family Mansard and single family Colonial on a lot that's over 1/3 acre (13,939 sq. ft.). This Port Norfolk property offers views of the Neponset River and the downtown Boston skyline. This impressive neighborhood includes the Boston Winery, Norfolk Yacht Club & Venezia Waterfront Restaurant. Opportunities exist for an owner occupant, investor or condo conversion. Call today!

Property Information
Approx. Living Area: **3696 sq. ft.**Approx. Acres: **0.31 (13939 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **6** Off-Street, Paved DrivewayLiving Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures: **Living area sq. ft. is for 3 family only**
Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$78420**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$78420**

Water: \$

Insurance: \$

Annual Expense Source: **--**
Unit Descriptions
Unit #1
Rooms: **6** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1800** Lease: **Yes**
Unit #2
Rooms: **6** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1910** Lease: **Yes**
Unit #3
Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1200** Lease:
Unit #4
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: Rent: **1625** Lease: **Yes**
Features
Area Amenities: **Shopping, Park, Other (See Remarks), Highway Access, Marina**Basement: **Yes Full**Beach: **No**Construction: **Frame**Energy Features: **Insulated Windows**Exterior: **Vinyl**Exterior Features: **Porch, Deck, Gutters, Fenced Yard, Other (See Remarks), Wood Deck**Flooring: **Tile**Foundation Size: **Irreg**Foundation Description: **Other (See Remarks)**Hot Water: **Natural Gas**Lot Description: **Wooded, Paved Drive**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Living area sq. ft. is for 3 family only!**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1860** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$610,100**Tax: **\$7247.99** Tax Year: **2010**Book: **0** Page: **0**

Cert:

Zoning Code: **Unk**

Map: Block: Lot:

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**MLS # 71098738 - Active
Multi Family - 4 Family**

**5-7 Oak Square Ave.
Boston, MA : Brighton 02135
Suffolk County**

List Price: **\$699,000**

Total Units: **4**
Total Rent: **\$5,150**
Total Bedrooms: **8**
Total Fireplaces: **0**
Middle School:
Directions: **Between Washington st. & Fanuiel st.(one way from Fanuiel st.)**

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

Remarks

HUGE price reduction(\$30K), Attention investors, legal 4 family in prime location by public transportation, easy to manage, property features high ceilings, hardwood floors through-out, private porch for all 4 units, newer kitchen and bath, circuit breakers, 2 car garage, minutes to Mass pike, Storrow Dr. and express bus to downtown financial district.

Property Information

Approx. Living Area: **3010 sq. ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures:

Approx. Acres: **0.09 (4242 sq. ft.)**
Heat/Cool Zones: **4/**
Heat/Cool Units: **2/**

Garage Spaces: **2**
Parking Spaces: **4 Off-Street**
Approx. Street Frontage:

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$65000 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$65400 |
| 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: **1700** Lease: **No**
Rent Includes: **Heat, Hot Water**

Unit #2

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **950** Lease: **No**
Rent Includes: **Heat, Hot Water**

Unit #3

Rooms: **3** Bedrooms: **2** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **1200** Lease: **No**
Rent Includes: **Heat, Hot Water**

Unit #4

Rooms: **4** Bedrooms: **3** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **3** Rent: **1600** Lease: **No**
Rent Includes: **Heat, Hot Water**

Features

Area Amenities: **Public Transportation, Park, Medical Facility**
Basement: **Yes**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Porch, Deck**
Flooring: **Wood**
Foundation Size: **0000000**
Foundation Description: **Other (See Remarks)**
Lot Description: **Paved Drive**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **Landlord pay Heat/hot water**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1930** Source: **Public Record**
Year Built Description: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$480,000**
Tax: **\$5700** Tax Year: **2010**
Book: **0000** Page: **0000**
Cert:
Zoning Code: **res**
Map: Block: Lot:

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**MLS # 71062398 - Active
Multi Family - 5-9 Family**
**112-114 Spencer Ave
Chelsea, MA 02150
Suffolk County**
List Price: **\$699,900**Total Units: **6**Total Floors: **3**Total Rent: **\$6,775**Total Rooms: **28**Total Bedrooms: **16**Total Full/Half Baths: **6/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Broadway to Spencer**
Remarks

6 family needs now resolved! This is a great investment in a great location. Easy to rent 2 and 3 br apartments, close to transportation. Units are updated and dealed. Can be purchased as 2 separate 3 families but packaged as a 6 unit. Separate utilities, newer systems and well kept. Chelsea market is strong, grab a piece of it.

Property Information
Approx. Living Area: **3250 sq. ft.**Approx. Acres: **0.11 (5000 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **3/0**Parking Spaces: **0 --**Living Area Source: **Public Record**Heat/Cool Units: **3/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses
Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$81300**Gas: **\$**Trash Removal: **\$2400**Miscellaneous: **\$**Gross Expenses: **\$21173**Electricity: **\$750**Sewer: **\$4026**Ann. Prop. Oper. Data: **Yes**Net Income: **\$60127**Water: **\$4026**Insurance: **\$4000**Annual Expense Source: **--**
Unit Descriptions
Unit #1
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **No**
Unit #2
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1300** Lease: **No**
Unit #3
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1200** Lease: **No**
Features
Basement: **Yes Full**Beach: **No**Foundation Size: **35x40**Foundation Description: **Concrete Block**Lot Description: **Other (See Remarks)**Sewer and Water: **City/Town Water,
City/Town Sewer**Waterfront: **No**
Other Property Info
Disclosure Declaration: **No**Disclosures: **Property can be purchased as a 3 family but is attached and on the market as a 6family as well**

Exclusions:

Lead Paint: **Certified Treated**

UFFI: Warranty Available:

Year Built: **1900** Source: **Owner**Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$496,900**Tax: **\$6007.52** Tax Year: **2009**Book: **22939** Page: **121**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

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MLS # 71138720 - Active
Multi Family - 3 Family
446 Washington Street
Boston, MA : Brighton 02135
Suffolk County

List Price: **\$759,000**

Color: **yellow**
 Total Units: **4**
 Total Rent: **\$4,545**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Corner Washington and Shanley (near Lake St)**

Total Floors: **4**
 Total Rooms: **18**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

CLASSIC 3 FAMILY WITH A REAL ESTATE OFFICE IN LOWER LEVEL LOCATED BETWEEN LAKE ST AND BRIGHTON CENTER. Great Rental units or can make great condo conversion. All separate utilities, front & rear porches. Fully rented. Waiting final approval from City of Boston for 2 off street parking spaces in back yard.

Property Information

Approx. Living Area: **4503 sq. ft.** Approx. Acres: **0.08 (3695 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **4/0** Parking Spaces: **2** Off-Street, Paved Driveway
 Living Area Source: **Public Record** Heat/Cool Units: **4/0** Approx. Street Frontage:
 Living Area Disclosures: **includes lower level office suite**

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$54540 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$54540 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **0** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**
 Rooms: **Living Room**
 Appliances: **Range, Refrigerator**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**

Unit #2

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1080** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Pantry, Balcony/Deck, Hardwood Floors**
 Heating: **Forced Air, Oil**
 Cooling: **None**
 Rent Includes: **Hot Water**

Unit #3

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1390** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Pantry, Balcony/Deck, Hardwood Floors**
 Heating: **Forced Air, Oil**
 Cooling: **None**
 Rent Includes: **Water**

Unit #4

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1375** Lease: **No**
 Rooms: **Living Room**
 Appliances: **Range, Refrigerator**
 Interior Features: **Pantry, Balcony/Deck, Hardwood Floors**
 Heating: **Forced Air, Oil**
 Cooling: **None**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility**
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, Individually Metered**
 Energy Features: **Storm Windows**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Enclosed Porch, Gutters**
 Flooring: **Wood, Tile**
 Foundation Size: **1x1**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas, Electric, Tank**
 Lot Description: **Paved Drive, Level**
 Road Type: **Public, Paved, Sidewalk**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Contract for Deed**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **.CLASSIC 3 FAMILY WITH A REAL ESTATE OFFICE IN LOWER LEVEL**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **Yes**
 Year Built: **1915** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$385,000**
 Tax: **\$4574** Tax Year: **2010**
 Book: **37367** Page: **306**
 Cert:
 Zoning Code: **Res**
 Map: **22** Block: **5178** Lot:

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**MLS # 71064345 - Active
Multi Family - 5-9 Family**
87-89 Atlantic Ave

 List Price: **\$789,000**
Revere, MA : Beachmont 02151-5450
Suffolk County

 Total Units: **9**

 Total Floors: **3**

 Total Rent: **\$9,884**

 Total Rooms: **36**

 Total Bedrooms: **18**

 Total Full/Half Baths: **9/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Bennington Street to Atlantic Avenue. Close Beachmont T.**
Remarks

Desirable location. Close to Beachmont T, beach and shopping. Desirable 9 family. 4 rooms and 2 bedrooms each. Wood floor. Good size eat-in kitchen. Good condition. Commercial mortgage pre-approval required before showing. Letters of Initial Lead Inspection Compliance available for all nine units. Heat and hot water is included in the rent.

Property Information

 Approx. Living Area: **7185 sq. ft.**

 Approx. Acres: **0.11 (4663 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **0 --**

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 00/00

| | | | |
|-----------------|--------------------------|----------------------------------|-------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$118608 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$40800 |
| 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: **1200** Lease: **Yes**
Unit #2

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1100** Lease: **Yes**
Unit #3

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1100** Lease: **Yes**
Features

 Area Amenities: **Public Transportation**

 Basement: **Yes**

 Beach: **Yes**

 Beach - Miles to: Yes **1/10 to 3/10**

 Exterior: **Asbestos**

 Foundation Size: **2395**

 Foundation Description: **Granite**

 Lot Description: **Other (See Remarks)**

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

 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **Yes**

 Disclosures: **Asbestos siding. Flood insurance required. Sump pump in basement.**

Exclusions:

 Lead Paint: **Unknown**

UFFI: Warranty Available:

 Year Built: **1920** Source: **Public Record**

 Year Built Description: **Approximate**

Year Round:

Tax Information

 Pin #: **002 B:50 P:002**

 Assessed: **\$542,200**

 Tax: **\$7249** Tax Year: **2010**

 Book: **629** Page: **144**

 Cert: **00769061**

 Zoning Code: **RB**

Map: Block: Lot:


**MLS # 71129803 - Active
Multi Family - 5-9 Family**

14 Bellevue St
Boston, MA : Dorchester 02125-2411
Suffolk County
 Color: **Blue**
 Total Units: **7**
 Total Rent: **\$6,525**
 Total Bedrooms: **10**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Columbia Road to Bellevue Street - near Uphams Health Center**

List Price: **\$799,900**

Total Floors: **3**
 Total Rooms: **26**
 Total Full/Half Baths: **7/0**
 Grade School:
 High School:

Remarks

Stately Victorian with 7 apartments across from Uphams Health Center. Many architectural features include high ceilings, crown moldings and hardwood floors. 5 large one bedroom units, 1 four bedroom unit and 1 studio unit. Fenced yard and off street parking with circular driveway. Close to transportation and shopping. One apartment is currently being marketed to rent. Stated gross income based on prior rentals. Come experience New England charm- Great rental potential or condo conversion.

Property Information

Approx. Living Area: **7200 sq. ft.** Approx. Acres: **0.41 (17860 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **7 Off-Street**
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/08

| | | | |
|---------------------------|--------------------------|--|--------------------------------|
| Heating: \$8252 | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$99600 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$16174 |
| Electricity: \$600 | Sewer: \$1245 | Ann. Prop. Oper. Data: No | Net Income: \$83426 |
| Water: \$980 | Insurance: \$5097 | Annual Expense Source: Owner Provided | |

Unit Descriptions**Unit #1**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **950** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Wall Oven, Refrigerator**
 Heating: **Hot Water Radiators**
 Rent Includes: **Heat, Water**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Wall Oven, Refrigerator**
 Heating: **Hot Water Radiators**
 Rent Includes: **Heat, Water**

Unit #3

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Wall Oven, Refrigerator**
 Heating: **Hot Water Radiators**
 Rent Includes: **Heat, Water**

Unit #4

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2400** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Wall Oven, Refrigerator**
 Heating: **Hot Water Radiators**
 Rent Includes: **Heat, Water**

Features

Area Amenities: **Public Transportation, Medical Facility**
 Basement: **Yes Full, Walk Out**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 200 Amps, Individually Metered**
 Exterior: **Brick**
 Exterior Features: **Porch**
 Foundation Size: **IRR**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Slate, Rubber**
 Sewer and Water: **City/Town Water**
 Terms: **Contract for Deed**
 Utility Connections: **for Electric Range, for Electric Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **Yes**
 Year Built: **1899** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **W:15 P:02719 S:000**
 Assessed: **\$631,000**
 Tax: **\$7496** Tax Year: **2010**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **Apt. Build**
 Map: **15** Block: **02719** Lot: **000**



MLS # 71098594 - Active
Multi Family - 5+ Family - 5+ Units Up/Down
367-373 Blue Hill Ave
Boston, MA : Dorchester's Grove Hall 02121
Suffolk County
 Color: **brick**
 Total Units: **6**
 Total Rent: **\$8,151**
 Total Bedrooms: **13**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Blue Hill Ave**

List Price: **\$838,900**
 Total Floors: **3**
 Total Rooms: **24**
 Total Full/Half Baths: **8/2**
 Grade School:
 High School:

Remarks

NOW FULLY OCCUPIED WITH \$98,000 ANNUAL GROSS INCOME. Grove Hall area well maintained mixed use building consists of (1) 4 br 3 ba unit, (2) 3 br 2 ba units, (1) 3 br 1 ba unit and (2) stores with basement storage, building was completely renovated in 2004 including fire alarms and sprinkler systems, seperate elec and heating, laundry hook up in all apts. A real turnkey investment property.

Property Information

| | | |
|--|---|---|
| Approx. Living Area: 8088 sq. ft. | Approx. Acres: 0.07 (3148 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: 6/0 | Parking Spaces: 0 On Street Permit |
| Living Area Source: Appraiser | Heat/Cool Units: 6/0 | Approx. Street Frontage: 45 ft |
| Living Area Disclosures: | | |

Annual Expenses for Fiscal Year Ending 05/09

| | | | |
|----------------------|-------------------------------------|--|--------------------------------|
| Heating: \$ | Repair & Maintenance: \$4575 | Management: \$4792 | Gross Income: \$97812 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$26619 |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: Yes | Net Income: \$71193 |
| Water: \$2500 | Insurance: \$5126 | Annual Expense Source: Estimated, Projected | |

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **4** Full/Half Baths: **3/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1626** Lease: **No**
 Rooms: **Kitchen, Laundry, Living RM/Dining RM Combo**
 Interior Features: **Tile Floor, Hardwood Floors, Wood Flooring**
 Heating: **Hot Water Baseboard**
 Cooling: **None**
 Rent Includes: **Water**

Unit #2

Rooms: **6** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1400** Lease: **Yes**
 Rooms: **Kitchen, Laundry, Living RM/Dining RM Combo**
 Interior Features: **Storage, Tile Floor, Hardwood Floors, Wood Flooring**
 Heating: **Hot Water Baseboard**
 Cooling: **None**
 Rent Includes: **Water**

Unit #3

Rooms: **5** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1500** Lease: **Yes**
 Rooms: **Kitchen, Laundry, Living RM/Dining RM Combo**
 Interior Features: **Cable TV Available, Storage, Tile Floor, Hardwood Floors, Wood Flooring**
 Heating: **Hot Water Baseboard**
 Cooling: **None**
 Rent Includes: **Water**

Unit #4

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1150** Lease: **No**
 Rooms: **Kitchen, Laundry, Living RM/Dining RM Combo**
 Interior Features: **Tile Floor, Hardwood Floors, Wood Flooring**
 Heating: **Hot Water Baseboard**
 Cooling: **None**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Laundromat, Other (See Remarks), House of Worship, Public School**
 Basement: **Yes Full, Walk Out, Concrete Floor**
 Beach: **No**
 Construction: **Frame, Brick**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, Other (See Remarks)**
 Energy Features: **Insulated Windows, Insulated Doors**
 Exterior: **Brick**
 Exterior Features: **Porch**
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**
 Foundation Size: **999**
 Foundation Description: **Fieldstone, Other (See Remarks)**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water**
 Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Certified Treated**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1906** Source: **Owner**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$403,000**
 Tax: **\$6302** Tax Year: **2010**
 Book: **00** Page: **000**
 Cert:
 Zoning Code: **com/res**
 Map: Block: Lot:

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**MLS # 71038269 - Active
Multi Family - 5-9 Family**
**142 Gove Street
Boston, MA : East Boston 02128
Suffolk County**
List Price: **\$889,000**
 Total Units: **10**
 Total Rent: **\$8,100**
 Total Bedrooms: **15**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Porter to Frankfort to Gove**

 Total Floors: **4**
 Total Rooms: **29**
 Total Full/Half Baths: **10/0**
 Grade School:
 High School:

Remarks

Investors or 1031 buyers take note this 10 Unit Free-standing corner brick building is comprised of 5 (2) Bedrooms, 2 (1) Bedrooms, 3 (Studios) units that offers you a great opportunity to own a turn key rental property. Building has low vacancy due to close proximity to all amenities and the T. Newer Rubber roof and building is FULLY OCCUPIED. Collect the rents or convert to condos.

Property Information

| | | |
|--|---|-----------------------------|
| Approx. Living Area: 7308 sq. ft. | Approx. Acres: 0.04 (1853 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 0 -- |
| Living Area Source: Public Record | Heat/Cool Units: 8/ | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|--|--------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$97200 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$19898 |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: Yes | Net Income: \$77302 |
| Water: \$ | Insurance: \$ | Annual Expense Source: Owner Provided | |

Unit Descriptions
Unit #1

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

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **No**
Unit #3

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **No**
Unit #4

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **1000** Lease: **No**
Features

 Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Public School, T-Station**
 Basement: **Yes**
 Beach: **No**
 Construction: **Brick**
 Exterior: **Brick**
 Foundation Size: **0**
 Foundation Description: **Poured Concrete**
 Lot Description: **Corner**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **Yes**
 Disclosures: **Apt 1&2 and 6&7 share gas furnaces and heaters. Owner pays heat and hot water in those units**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1910** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

 Pin #:
 Assessed: **\$743,000**
 Tax: **\$7898** Tax Year: **2009**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **Apt Bld.**
 Map: Block: Lot:

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MLS # 71091799 - Active
Multi Family - 5+ Family - 5+ Units Up/Down
342-346 Centre Street
List Price: **\$925,000**
Boston, MA : Jamaica Plain 02130
Suffolk County
Total Units: **5**Total Floors: **3**Total Rent: **\$0**Total Rooms: **19**Total Bedrooms: **8**Total Full/Half Baths: **4/1**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **South Huntington to Perkins to Centre Street**
Remarks

Incredible rental potential. Newly renovated 5 unit building with all new plumbing, electrical and heating and more. Each unit has separate utilities. 1st floor retail space with great corner exposure with approximately 38 feet frontage on Centre St. and 49 feet frontage on Forbes St. Retail has large windows, high ceiling, clean full basement, central air conditioning, unlimited possibilities. All the major work has been completed on the residential units. Needs the finishing touches.

Property Information
Approx. Living Area: **5508 sq. ft.**Approx. Acres: **0.07 (3127 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **4/1**Parking Spaces: **0** On Street PermitLiving Area Source: **Public Record**Heat/Cool Units: **4/1**Approx. Street Frontage: **45 ft**Living Area Disclosures: **Not including 1836 sf unfinished basement**
Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: \$

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

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

Net Income: \$

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions
Unit #1
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
Unit #2
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
Unit #3
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **3** Rent: Lease: **No**
Unit #4
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **3** Rent: Lease: **No**
Features
Area Amenities: **Public Transportation, Shopping, Laundromat, T-Station**Basement: **Yes Full, Interior Access, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 200 Amps, Individually Metered**Energy Features: **Insulated Windows**Exterior: **Vinyl, Stone**Flooring: **Tile**Foundation Size: **irreg**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Corner, Zero Lot Line**Road Type: **Public**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Contract for Deed, Lender Approval Required**Utility Connections: **for Electric Dryer, Washer Hookup**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Res.units need cabinets, counters, sinks, etc... Some cabinets on site included. Most work completed**

Exclusions:

Lead Paint: **None**UFFI: **No** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Actual, Renovated Since**Year Round: **Yes**
Tax Information
Pin #: **Ward 10 Parcel 2544**Assessed: **\$466,000**Tax: **\$5536.08** Tax Year: **2010**Book: **33093** Page: **206**

Cert:

Zoning Code: **MFR**Map: **W 10** Block: Lot: **P 2544**

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MLS # 71137660 - Active
Multi Family - 4 Family
514 East Broadway
Boston, MA : South Boston 02127
Suffolk County
 Color: **white**
 Total Units: **4**
 Total Rent: **\$3,400**
 Total Bedrooms: **7**
 Total Fireplaces: **2**
 Middle School:
 Directions: **Between G & H Street**

List Price: **\$979,000**

Total Floors: **4**
 Total Rooms: **17**
 Total Full/Half Baths: **6/1**
 Grade School:
 High School:

Remarks

Amazing Victorian Home in the heart of South Boston. Great location, accessible to transportation, shopping, beaches, etc. 1st floor unit is an oversized duplex filed with original character and high ceilings. Beautiful back deck and roof deck with unbelievable city views. Large yard and storage shed. Great rental income.

Property Information

| | | |
|--|---|--------------------------------------|
| Approx. Living Area: 3503 sq. ft. | Approx. Acres: 0.11 (5227 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 0 -- |
| Living Area Source: Owner | Heat/Cool Units: / | Approx. Street Frontage: 0 ft |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$40800 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$0 |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$40800 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

Unit #1

Rooms: **7** Bedrooms: **3** Full/Half Baths: **3/0** Fireplaces: **2** Levels: **2** Floor: **1** Rent: **0** Lease: **No**
 Rooms: **Living Room, Kitchen, Family Room, Laundry**
 Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator**
 Interior Features: **Ceiling Fans, Storage**
 Rent Includes: **Heat**

Unit #2

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1450** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Dishwasher, Refrigerator, Freezer**
 Interior Features: **Ceiling Fans**
 Rent Includes: **Heat**

Unit #3

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease:
 Rooms: **Living Room**
 Appliances: **Range, Refrigerator, Freezer**
 Interior Features: **Ceiling Fans**
 Rent Includes: **Gas**

Unit #4

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease:
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Dishwasher, Refrigerator, Freezer**
 Interior Features: **Ceiling Fans**
 Rent Includes: **Heat**

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**
 Basement: **Yes Full**
 Beach: **Yes Ocean**
 Beach Ownership: **Public**
 Beach - Miles to: **Yes 3/10 to 1/2 Mile**
 Construction: **Stone/Concrete**
 Electric: **100 Amps**
 Energy Features: **Storm Windows**
 Exterior: **Vinyl**
 Exterior Features: **Deck, Patio, Storage Shed, Fenced Yard, Roof Deck**
 Flooring: **Wood, Tile**
 Foundation Size: **4903**
 Foundation Description: **Poured Concrete**
 Hot Water: **Electric, Propane Gas**
 Lot Description: **Level, Other (See Remarks)**
 Road Type: **Public**
 Roof Material: **Slate**
 Sewer and Water: **City/Town Water**
 Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, Washer Hookup, Icemaker Connection**
 Waterfront: **No**

Other Property Info

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

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$5343.54** Tax Year: **00**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **0**
 Map: Block: Lot:

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**MLS # 71131168 - Active
Multi Family - 4 Family**

**34 Melrose St
Boston, MA : South End 02116
Suffolk County**

List Price: **\$1,150,000**

Total Units: **4** Total Floors: **4**
 Total Rent: **\$4,800** Total Rooms: **8**
 Total Bedrooms: **4** Total Full/Half Baths: **4/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Arlington to Piedmont to Church to Melrose**

Remarks

Rarely available four family building for an unheard of price. Located in the heart of Bay Village, with a lovely park beside it and easily walking distance to Newbury, the Wang, Prudential and all Boston's has to offer. At present the building is total rented. This brick building can also be converted back into a one family.

Property Information

Approx. Living Area: **1638 sq. ft.** Approx. Acres: **0.05 (2184 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **0 --**
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$57600 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$57600 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|-------------------|
| Unit #1 | | | | | | | |
| Rooms: 2 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 0 | Floor: 0 | Rent: 1600 | Lease: Yes |
| Unit #2 | | | | | | | |
| Rooms: 2 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 0 | Floor: 0 | Rent: 1300 | Lease: Yes |
| Unit #3 | | | | | | | |
| Rooms: 2 | Bedrooms: 1 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 0 | Floor: 0 | Rent: 1100 | Lease: Yes |
| Unit #4 | | | | | | | |
| Rooms: 1 | Bedrooms: 0 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 0 | Floor: 0 | Rent: 850 | Lease: Yes |

Features

Basement: **Yes**
 Beach: **No**
 Foundation Size: **2184**
 Foundation Description: **Poured Concrete**
 Lot Description: **Corner**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **need notice to show**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1899** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$824,500**
 Tax: **\$8764.44** Tax Year: **9999**
 Book: **99999** Page: **9999**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

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**MLS # 71123235 - Active
Multi Family - 4 Family**
90-92 Endicott St.

 List Price: **\$1,195,000**
Boston, MA : North End 02113
Suffolk County

 Total Units: **4**

 Total Floors: **4**

 Total Rent: **\$4,300**

 Total Rooms: **6**

 Total Bedrooms: **2**

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

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Cross Street ot Endicott Street.**
Remarks

First Showing Wednesday , August 18th. This multi-unit building consist of 3 residential 2 bedroom units and 1 commercial unit. This property is in need of renovation. The property is being sold "as is". This Property is located near the Rose Kennedy Greenway and has terrific income potential. Don't miss this opportunity to own a terrific piece of property in Boston's Historic North End.

Property Information

 Approx. Living Area: **3608 sq. ft.**

 Approx. Acres: **0.02 (1068 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **0 --**

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

 Gross Income: **\$38400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

 Gross Expenses: **\$3857**

 Electricity: **\$238**

Sewer: \$

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

 Net Income: **\$35743**

 Water: **\$1022**

 Insurance: **\$2597**

Annual Expense Source: --

Unit Descriptions
Unit #1

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

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
Unit #3

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1000** Lease: **No**
Unit #4

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **1300** Lease: **No**
Features

 Basement: **Yes Full**

 Beach: **No**

 Foundation Size: **1068**

 Foundation Description: **Other (See Remarks)**

 Lot Description: **Paved Drive**

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

 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **No**

 Disclosures: **Roof is old and will need to be replaced. Property is being sold as is.**

Exclusions:

 Lead Paint: **Unknown**

 UFFI: **Unknown** Warranty Available:

 Year Built: **1900** Source: **Owner**

 Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

 Assessed: **\$0**

 Tax: **\$5800** Tax Year: **2009**

 Book: **0000** Page: **0000**

Cert:

 Zoning Code: **com/res**

Map: Block: Lot:

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**MLS # 71101666 - Active
Multi Family - 5-9 Family**
2 Tremont Place
List Price: **\$1,200,000**
Boston, MA : Brighton 02135
Suffolk County
Total Units: **5**Total Floors: **2**Total Rent: **\$0**Total Rooms: **25**Total Bedrooms: **10**Total Full/Half Baths: **5/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Washington to Tremont St. to Tremont Pl.**
Remarks

This is a great opportunity to own 5 units that are set up like Charlestown style row houses. There is much potential and upside for the right buyer. Rents are well below market for this neighborhood. Desirable Newton Line/Oak Sq. No cars needed, as the 57 and 301 xpress bus routes are right on Tremont St. Easy commute to Downtown Boston. Close to all area colleges and hospitals. Come make an offer! Off street parking. New roof, gutters and downspouts! NO SHOWINGS UNTIL OPEN HOUSE 1-2pm 6/27/10.

Property Information
Approx. Living Area: **5500 sq. ft.**Approx. Acres: **0.18 (8250 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **5 --**Living Area Source: **Owner**Heat/Cool Units: **5/**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses
Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$27600**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$27600**Water: **\$**Insurance: **\$**Annual Expense Source: **--**
Unit Descriptions
Unit #1
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **1** Rent: **1100** Lease: **No**
Unit #2
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **1** Rent: **1200** Lease: **No**
Unit #3
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **1** Rent: Lease: **No**
Unit #4
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **1** Rent: Lease: **No**
Features
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**Basement: **Yes**Beach: **No**Foundation Size: **000000**Foundation Description: **Fieldstone, Brick**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Foundation work needed. Buyer to verify all information and conduct inspections.**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Owner**Year Built Description: **Approximate**Year Round: **Yes**
Tax Information
Pin #: **2203754000**Assessed: **\$0**Tax: **\$0** Tax Year: **00**Book: **00** Page: **0**

Cert:

Zoning Code: **no**

Map: Block: Lot:

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MLS # 71133562 - Active
Multi Family - 5+ Family - 5+ Units Up/Down

28-34 Trident Ave. List Price: **\$1,300,000**
Winthrop, MA : Winthrop Beach 02152
Suffolk County
 Total Units: **12** Total Floors: **3**
 Total Rent: **\$12,855** Total Rooms: **58**
 Total Bedrooms: **23** Total Full/Half Baths: **12/0**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Winthrop Shore drive to Trident**

Remarks

Opportunity to purchase 12 units near the beach! 10 unit building and 2 family being sold as a package. The 10 unit has 7 two beds and 3 one beds. The 2 family has a 5 bed and 1 bed. All are rented TAW. Owner has never had a problem renting and there are people on a waiting list if any apartments come available. Rents are reasonable and there is room to increase income!

Property Information

Approx. Living Area: **8936 sq. ft.** Approx. Acres: **0.23 (10454 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **10** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

| | | | |
|----------------------------|------------------------------|--|--------------------------------|
| Heating: \$8940 | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$154260 |
| Gas: \$5949 | Trash Removal: \$2854 | Miscellaneous: \$ | Gross Expenses: \$58415 |
| Electricity: \$3290 | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$95845 |
| Water: \$11857 | Insurance: \$12764 | Annual Expense Source: Owner Provided | |

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **No**

Unit #2

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **No**

Features

Area Amenities: **Public Transportation, Shopping, Laundromat**
 Basement: **Yes Partially Finished**
 Beach: **Yes Ocean**
 Beach Ownership: **Public**
 Beach - Miles to: Yes **1/10 to 3/10**
 Exterior Features: **Porch**
 Foundation Size: **9999**
 Foundation Description: **Fieldstone**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

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

Tax Information

Pin #:
 Assessed: **\$1,220,600**
 Tax: **\$15501** Tax Year: **2010**
 Book: **0000** Page: **000**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

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MLS # 71125903 - Active
Multi Family - 4 Family - 4 Units Up/Down
261 North St.
Boston, MA : North End 02113-2107
Suffolk County
 Total Units: **4**
 Total Rent: **\$8,300**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Commercial to North St.**

List Price: **\$1,450,000**

Total Floors: **4**
 Total Rooms: **18**
 Total Full/Half Baths: **4/0**
 Grade School:
 High School:

Remarks

SOLID 4 UNIT BUILDING IN THE HEART OF BOSTON'S HISTORIC NORTH END. The first floor was a Gourmet Sandwich and Pizza Restaurant with BEER & WINE LICENSE. All the equipment is newer and all the Electrical and Plumbing has been updated to code in the restaurant. There is a full basement with an office and storage for the restaurant. The top 3 apartments are in great shape and are bright and sunny floor thru's with 3 bedrooms in each unit. TENANTS are TAW. RENTS ARE BELOW MARKET VALUE. SEP. UTILITIES.

Property Information

| | | |
|--|---|---|
| Approx. Living Area: 4052 sq. ft. | Approx. Acres: 0.02 (1220 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: 4/1 | Parking Spaces: 0 On Street Permit |
| Living Area Source: Public Record | Heat/Cool Units: 4/1 | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|----------------------------------|------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$99600 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$ |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: No | Net Income: \$99600 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

| | | | | | | | |
|---|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|------------------|
| Unit #1 | | | | | | | |
| Rooms: 1 | Bedrooms: 0 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 2 | Floor: 1 | Rent: 3200 | Lease: No |
| Rooms: Kitchen, Other (See Remarks) | | | | | | | |
| Appliances: Indoor Grill, Refrigerator | | | | | | | |
| Heating: Gas | | | | | | | |
| Cooling: Wall AC | | | | | | | |
| Rent Includes: None | | | | | | | |
| Unit #2 | | | | | | | |
| Rooms: 6 | Bedrooms: 3 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 2 | Rent: 1500 | Lease: No |
| Appliances: Range | | | | | | | |
| Interior Features: Cable TV Available | | | | | | | |
| Heating: Gas | | | | | | | |
| Cooling: None | | | | | | | |
| Rent Includes: None | | | | | | | |
| Unit #3 | | | | | | | |
| Rooms: 6 | Bedrooms: 3 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 3 | Rent: 1650 | Lease: No |
| Rooms: Living Room, Kitchen | | | | | | | |
| Appliances: Range | | | | | | | |
| Interior Features: Cable TV Available | | | | | | | |
| Heating: Gas | | | | | | | |
| Cooling: None | | | | | | | |
| Rent Includes: None | | | | | | | |
| Unit #4 | | | | | | | |
| Rooms: 6 | Bedrooms: 3 | Full/Half Baths: 1/0 | Fireplaces: 0 | Levels: 1 | Floor: 4 | Rent: 1950 | Lease: No |
| Rooms: Living Room, Kitchen | | | | | | | |
| Appliances: Range | | | | | | | |
| Interior Features: Cable TV Available | | | | | | | |
| Heating: Gas | | | | | | | |
| Cooling: None | | | | | | | |
| Rent Includes: None | | | | | | | |

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**
 Beach: **No**
 Electric: **Circuit Breakers**
 Exterior: **Brick**
 Foundation Size: **IRR**
 Foundation Description: **Irregular**
 Lot Description: **Paved Drive, City View(s)**
 Road Type: **Public**
 Roof Material: **Tar & Gravel, Rubber**
 Sewer and Water: **City/Town Water**
 Utility Connections: **for Gas Range**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Roof is 25 years old. Front bedroom's lack a closet.**
 Exclusions: **Tenants personal items**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$613,000**
 Tax: **\$7282.44** Tax Year: **2010**
 Book: **40897** Page: **136**
 Cert:
 Zoning Code: **0**
 Map: Block: Lot:

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**MLS # 71140483 - New
Multi Family - 5-9 Family**
**695 Parker Street
Boston, MA : Mission Hill 02120
Suffolk County**
List Price: **\$1,499,000**Color: **BRICK**Total Units: **5**Total Rent: **\$0**Total Bedrooms: **11**Total Fireplaces: **0**

Middle School:

Directions: **Corner of Tremont & Parker Street's**Total Floors: **4**Total Rooms: **25**Total Full/Half Baths: **8/1**

Grade School:

High School:

Remarks

Defined by its timeless architecture this stately, well maintained fully occupied and leased multi-use building. Comprised of five residential units, one commercial space and parking. This property, offers the new owner, a high rate of return on investment. Solid income producing property, current annual income exceeds \$150,000 with an operating budget, under \$25,000. Capital improvements exceed \$300,000. This is truly a turn-key opportunity.

Property Information
Approx. Living Area: **7300 sq. ft.**

Living Area Includes:

Living Area Source: **Measured**

Living Area Disclosures:

Approx. Acres: **0.08 (3446 sq. ft.)**Heat/Cool Zones: **/**Heat/Cool Units: **2/1**Garage Spaces: **0**Parking Spaces: **4** Off-Street, Tandem

Approx. Street Frontage:

Annual Expenses
Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$151200**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$24761**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **Yes**Net Income: **\$**Water: **\$**Insurance: **\$**Annual Expense Source: **Other (See Remarks)**
Unit Descriptions
Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Park, Medical Facility, Laundromat, Highway Access, Public School, T-Station, University, Other (See Remarks)**

Basement: **Yes Finished, Interior Access**Beach: **No**Electric: **220 Volts**Exterior: **Brick**Exterior Features: **Decor. Lighting, Fenced Yard, City View(s)**Flooring: **Wood, Tile, Wall to Wall Carpet**Foundation Size: **000**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Corner, Paved Drive**Roof Material: **Rubber**Sewer and Water: **City/Town Water**Terms: **Contract for Deed**Utility Connections: **for Gas Range, for Electric Range**Waterfront: **No**
Other Property Info
Disclosure Declaration: **No**

Disclosures: **Seller request a 2 year lease/ commercial space W/ parking**
Exclusions: **Named. Tenants personal property**

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1915** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
Tax Information

Pin #:

Assessed: **\$451,000**Tax: **\$8830.58** Tax Year: **2010**Book: **00** Page: **000**

Cert:

Zoning Code: **res/comm**

Map: Block: Lot:

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**MLS # 71140602 - New
Multi Family - 4 Family**
44 Cummings

 List Price: **\$1,550,000**
Boston, MA : Brighton 02135
Suffolk County

 Total Units: **4**

 Total Floors: **4**

 Total Rent: **\$0**

 Total Rooms: **31**

 Total Bedrooms: **15**

 Total Full/Half Baths: **9/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **South on Corey Road, left on Cummings**
Remarks

Four expansive floor through units in this well maintained brick building with additional four room garden apartment with yard space behind. This building has three exposures which create bright and sparkling units close to the Brookline boundary. Hardwood floors, bow front windows, high ceilings with kitchens and baths in good condition. Within easy walking distance to the T, Whole Foods and a variety of city amenities. Last rented two months prior; building delivered empty.

Property Information

 Approx. Living Area: **7192 sq. ft.**

 Approx. Acres: **0.11 (4867 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

 Heat/Cool Zones: **0/**

 Parking Spaces: **0 --**

 Living Area Source: **Public Record**

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

Approx. Street Frontage:

 Living Area Disclosures: **excluding basement**
Annual Expenses

 Heating: **\$12000**

 Repair & Maintenance: **\$2000**

 Management: **\$**

 Gross Income: **\$152600**

 Gas: **\$**

 Trash Removal: **\$1200**

 Miscellaneous: **\$**

 Gross Expenses: **\$32563**

 Electricity: **\$800**

 Sewer: **\$1600**

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

 Net Income: **\$120037**

 Water: **\$1300**

 Insurance: **\$2300**

 Annual Expense Source: **Owner Provided**
Unit Descriptions
Unit #1

 Rooms: **6**

 Bedrooms: **3**

 Full/Half Baths: **2/0**

 Fireplaces: **1**

 Levels: **4**

 Floor: **1**

 Rent: **2700**

 Lease: **No**
Unit #2

 Rooms: **7**

 Bedrooms: **4**

 Full/Half Baths: **2/0**

 Fireplaces: **0**

 Levels: **4**

 Floor: **2**

 Rent: **3000**

 Lease: **No**
Unit #3

 Rooms: **7**

 Bedrooms: **4**

 Full/Half Baths: **2/**

Fireplaces:

 Levels: **4**

 Floor: **3**

Rent:

 Lease: **No**
Unit #4

 Rooms: **7**

 Bedrooms: **4**

 Full/Half Baths: **2/**

Fireplaces:

 Levels: **4**

 Floor: **4**

Rent:

 Lease: **No**
Features

 Area Amenities: **Public Transportation, Shopping, Public School**

 Basement: **Yes Full**

 Beach: **No**

 Construction: **Brick**

 Foundation Size: **9999**

 Foundation Description: **Poured Concrete**

 Hot Water: **Oil**

 Lot Description: **Fenced/Enclosed, Level**

 Roof Material: **Rubber**

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

 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **No**

Disclosures:

Exclusions:

 Lead Paint: **Unknown**

UFFI: Warranty Available:

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

 Year Built Description: **Actual**

Year Round:

Tax Information

Pin #:

 Assessed: **\$956,500**

 Tax: **\$11363** Tax Year: **2010**

 Book: **99** Page: **99**

Cert:

 Zoning Code: **res**

Map: Block: Lot:


MLS # 71076768 - Price Changed
Multi Family - 4 Family
27 Sheafe Street
List Price: **\$1,695,000**
Boston, MA : North End 02113
Suffolk County
Total Units: **4**Total Floors: **4**Total Rent: **\$9,900**Total Rooms: **22**Total Bedrooms: **12**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Salem to Sheafe Street**
Remarks

INCREDIBLE VALUE PRICED AT \$321 sq. ft.!! Recent renovation to a meticulously maintained building with a strong rental history whether it be for an investment or an owner occupancy with a healthy rental income. Building consists of (4) 3 bed, 1 bath, 1,150 sqft units with hardwood floors throughout. The roof, windows and common areas are in excellent condition and show the sellers' care and attention to the property.

Property Information
Approx. Living Area: **5460 sq. ft.**Approx. Acres: **0.03 (1425 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **0** On Street PermitLiving Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures: **Net Square Footage 4,368 without garden level.**
Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$118800**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$18287**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$100513**

Water: \$

Insurance: \$

Annual Expense Source: **Owner Provided**
Unit Descriptions
Unit #1
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2700** Lease: **Yes**
Unit #2
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2400** Lease: **Yes**
Unit #3
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **2400** Lease: **Yes**
Unit #4
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **2400** Lease: **Yes**
Features
Basement: **Yes Partially Finished**Beach: **No**Construction: **Brick**Exterior: **Brick**Flooring: **Wood, Tile**Foundation Size: **0**Foundation Description: **Poured Concrete**Hot Water: **Natural Gas**Lot Description: **Other (See Remarks)**Road Type: **Public**Roof Material: **Rubber**Sewer and Water: **City/Town Water**Waterfront: **No**
Other Property Info
Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1910** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$844,000**Tax: **\$10026.72** Tax Year: **2010**Book: **44664** Page: **265**

Cert:

Zoning Code: **0**

Map: Block: Lot:

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**MLS # 71097395 - Active
Multi Family - 4 Family**

**1795-1799 Commonwealth Ave
Boston, MA : Brighton 02135-4003
Suffolk County**
Total Units: **4**
Total Rent: **\$0**
Total Bedrooms: **1**
Total Fireplaces: **0**
Middle School:
Directions: **Corner of Chiswick rd and Comm ave**

List Price: **\$2,350,000**

Total Floors: **2**
Total Rooms: **10**
Total Full/Half Baths: **0/5**
Grade School:
High School:

Remarks

\$15,989/Month Income- 6.3% CAP RATE. Fully leased retail strip in Cleveland Circle. Strong rents and the best location make this a prime property. Located in the Aberdeen area of Cleveland Circle. This building is adjacent to the b-line and the BC bus stop, which makes for a lot of foot traffic. Short walk to C-D-lines and Cleveland Circle's Heart of commerce. Tenants- New Japanese restaurant(Fully remodelled), Bluestone Pizza, Huntington convenience market and Henshaw laundry.

Property Information

| | | |
|---|---|-----------------------------|
| Approx. Living Area: 12560 sq. ft. | Approx. Acres: 0.19 (8441 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 4 -- |
| Living Area Source: Other | Heat/Cool Units: / | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

| | | | |
|-----------------|--------------------------|-----------------------------------|--------------------------------|
| Heating: \$ | Repair & Maintenance: \$ | Management: \$ | Gross Income: \$191870 |
| Gas: \$ | Trash Removal: \$ | Miscellaneous: \$ | Gross Expenses: \$43475 |
| Electricity: \$ | Sewer: \$ | Ann. Prop. Oper. Data: Yes | Net Income: \$148395 |
| Water: \$ | Insurance: \$ | Annual Expense Source: -- | |

Unit Descriptions

| | | | | | | | |
|-----------------|--------------------|-----------------------------|----------------------|------------------|-----------------|-------------------|-------------------|
| Unit #1 | | | | | | | |
| Rooms: 2 | Bedrooms: 0 | Full/Half Baths: 0/1 | Fireplaces: 0 | Levels: 2 | Floor: 1 | Rent: 3871 | Lease: Yes |
| Unit #2 | | | | | | | |
| Rooms: 5 | Bedrooms: 0 | Full/Half Baths: 0/2 | Fireplaces: 0 | Levels: 2 | Floor: 1 | Rent: 5000 | Lease: Yes |
| Unit #3 | | | | | | | |
| Rooms: 2 | Bedrooms: 0 | Full/Half Baths: 0/1 | Fireplaces: 0 | Levels: 2 | Floor: 1 | Rent: 5267 | Lease: Yes |
| Unit #4 | | | | | | | |
| Rooms: 2 | Bedrooms: 0 | Full/Half Baths: 0/1 | Fireplaces: 0 | Levels: 2 | Floor: 1 | Rent: 1800 | Lease: Yes |

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**
Basement: **Yes**
Beach: **No**
Foundation Size: **9999999999999999**
Foundation Description: **Poured Concrete**
Lot Description: **Corner**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **Income (\$3871.61 grocery + 5,000 japanese + 5,267.55 Blue stone + 1800/mo laundry)=15,929.16**
Exclusions: **Sushi(extra 5 year option), Convenience store and laundry leased till 2012. Pizza leased till 2017.**
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1919** Source: **Public Record**
Year Built Description: **Actual**
Year Round:

Tax Information

Pin #: **W:21 P:02537 S:000**
Assessed: **\$1,160,500**
Tax: **\$31461** Tax Year: **2009**
Book: **41080** Page: **141**
Cert:
Zoning Code: **comm**
Map: Block: Lot:

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**MLS # 70818938 - Active
Multi Family - 5-9 Family**

**296 Marlborough St
Boston, MA : Back Bay 02116-1607
Suffolk County**

List Price: **\$3,295,000**

| | |
|---|-----------------------------------|
| Total Units: 7 | Total Floors: 4 |
| Total Rent: \$0 | Total Rooms: 21 |
| Total Bedrooms: 9 | Total Full/Half Baths: 7/0 |
| Total Fireplaces: 7 | Grade School: |
| Middle School: | High School: |
| Directions: Between Fairfield and Gloucester | |

Remarks

Quiet and sunny Back Bay building with 7 units. Fabulous detail, high ceilings, fireplaces, in good condition, and 3 parking spaces. Limited showings.

Property Information

| | | |
|--|---|-----------------------------|
| Approx. Living Area: 5000 sq. ft. | Approx. Acres: 0.06 (2688 sq. ft.) | Garage Spaces: 0 |
| Living Area Includes: | Heat/Cool Zones: / | Parking Spaces: 3 -- |
| Living Area Source: Public Record | Heat/Cool Units: / | Approx. Street Frontage: |
| Living Area Disclosures: | | |

Annual Expenses

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

Unit Descriptions

Unit #1

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

Unit #2

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

Features

Basement: **Yes Finished**
 Beach: **No**
 Exterior: **Brick**
 Foundation Size: **9999999**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Other (See Remarks)**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

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

Tax Information

Pin #: **W:05 P:03422 S:000**
 Assessed: **\$1,643,500**
 Tax: **\$18817.92** Tax Year: **2008**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **9999**
 Map: Block: Lot:

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**MLS # 70943320 - Active
Commercial/Industrial - 5+ Residential**
102-104 Erie St

 List Price: **\$209,000**
Boston, MA : Dorchester 02121-3710
Suffolk County

 Directions: **Washington St to Erie St**
Remarks

Mixed use brick building with a first floor commercial space currently used by a small church and an upstairs 2 bedroom apt with rear deck. This property is in mint condition, shows well and can be delivered vacant. Call now to schedule an appointment.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-------------------------|--------------------------------------|
| Residential: | 1 | 787 | Land: \$19,600 | Space Available For: For Sale |
| Office: | 1 | 787 | Bldg: \$110,900 | Lease Type: -- |
| Retail: | 0 | 0 | Total: \$130,500 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 2 | 21E on File: No |
| Total: | 2 | 1574 | # Units: 2 | |

| | | |
|------------------|------------------|---------------------|
| 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: 1381 | Frontage: | Traffic Count: |
| Acres: 0.03 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 0 | Easements: |

Features
Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **GLA is approximated**
 Exclusions:
 Year Built: **1920**
 Year Built Source: **Public Record**

Tax Information

Pin #: **W:14 P:01837 S:001**
 Assessed: **\$130,500**
 Tax: **\$3537.85** Tax Year: **2009**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **comm + res**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:

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**MLS # 71129301 - Active
Commercial/Industrial - 5+ Residential**

**20 Washington Avenue
Chelsea, MA 02150-2932
Suffolk County**

List Price: **\$499,900**

Directions: **Downtown Chelsea, Across From City Hall On Corner Of Cherry Street**

Remarks

Fully Occupied, Well Maintained Building Directly Across From City Hall. 3 Good Size Residential Studio Units, A 1 Bedroom Unit, And 4 Business Tenants. Residential Units Have Lead Certs On Hand. Total Rent Is \$5400 A Month. Needs No Work. Large, Clean Unfinished Basement. First Floor (Business Tenants) Has Central Air. This Property Is NOT A Short Sale Or Bank Owned Property.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-------------------------|--------------------------------------|
| Residential: | 4 | 1965 | Land: \$263,000 | Space Available For: For Sale |
| Office: | 1 | 90 | Bldg: \$316,500 | Lease Type: -- |
| Retail: | 3 | 1875 | Total: \$579,500 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 2 | 21E on File: No |
| Total: | 8 | 3930 | # Units: 8 | |

| | | |
|--------------------------|----------------------------|--------------------------------------|
| Drive in Doors: 0 | Expandable: No | Gross Annual Inc: 64800 |
| Loading Docks: 0 | Dividable: No | Gross Annual Exp: 21480 |
| Ceiling Height: | Elevator: No | Net Operating Inc: 43320 |
| # Restrooms: 5 | Sprinklers: No | Special Financing: No |
| Hndcp Accessibl: | Railroad Siding: No | Assc: No Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|--------------------------|
| Lot Size: 2075 | Frontage: | Traffic Count: |
| Acres: 0.05 | Depth: | Lien & Encumb: No |
| Survey: No | Subdivide: No | Undrgrnd Tank: No |
| Plat Plan: No | Parking Spaces: 0 | Easements: No |

Features

Construction : **Brick, Frame**
Location: **Downtown**
Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Disclosures: **aka 230 Cherry Street.**
Exclusions:
Year Built: **1910**
Year Built Source: **Public Record**

Tax Information

Pin #: **M:038 P:108**
Assessed: **\$579,500**
Tax: **\$7006.15** Tax Year: **2010**
Book: **34729** Page: **56**
Cert:
Zoning Code: **R3**
Zone Desc: **Legal Conforming**
Map: Block: Lot:

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MLS # 71108212 - Active
Commercial/Industrial - 5+ Residential

1 & 2 Saratoga Pl

List Price: **\$569,900**

Boston, MA 02128-1631

Suffolk County

Directions: **Off Saratoga St, near Central Square**

Remarks

Sold as package!! Property comprised of TWO- 3 family brick buildings, semi-attached with THREE 1,000 sq ft lots (buildable if combined or used to expand existing living space) All sold as a package. Studio style, open living - kitchen dining room and separate bedrooms & full baths. All utilities are separate. Heat by gas. Newer windows and rubber roofs. Great views from potential roof deck. Large basements Parking for 5-6 cars. Sold "as is" Not a short sale 48 hour notice for full showin

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-------------------------|---|
| Residential: | 6 | 4200 | Land: \$1 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$1 | Lease Type: -- |
| Retail: | 0 | 0 | Total: \$280,700 | Lease Price Includes: Not Applicable |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 2 | Sublet: No |
| Total: | | | # Stories: 3 | 21E on File: No |
| | | | # 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: 1000 | Frontage: | Traffic Count: |
| Acres: 0.02 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 5 | Easements: |

Features Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Rents shown reflect market value and NOT necessarily the current rents All tenants on TAW**
 Exclusions:
 Year Built: **1900**
 Year Built Source: **Public Record**

Tax Information

Pin #: **W:01 P:05995 S:000**
 Assessed: **\$280,700**
 Tax: **\$5800** Tax Year: **2008**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **res**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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MLS # 71077505 - Active
Commercial/Industrial - 5+ Residential

691-693 Dudley Street

List Price: **\$599,000**

Boston, MA : Dorchester 02125

Suffolk County

Directions: **Columbia Rd to Dudley street**

Remarks

An invested opportunity with very good income Mix-used property. This brick building feature (4 -2Bedroom apartments) and a Laundromat fully rented for \$2,000/M. All 4 units have separated heat, electric and hot water system about 4 years old. The price include a (2166sqft)lot devolped land next to the building Call your buyers.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-----------------------|--------------------------------------|
| Residential: | 4 | 3039 | Land: \$0 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$0 | Lease Type: -- |
| Retail: | 1 | 1600 | Total: \$0 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 3 | 21E on File: Yes |
| Total: | 5 | 4639 | # Units: 5 | |

| | | |
|----------------------------|----------------------------|--------------------------------------|
| Drive in Doors: | Expandable: Yes | Gross Annual Inc: 81600 |
| Loading Docks: | Dividable: | Gross Annual Exp: 12035 |
| Ceiling Height: | Elevator: No | Net Operating Inc: 69565 |
| # Restrooms: 5 | Sprinklers: | Special Financing: No |
| Hndcp Accessibl: No | Railroad Siding: No | Assc: No Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|-------------------------------|
| Lot Size: 2105 | Frontage: | Traffic Count: |
| Acres: 0.04 | Depth: | Lien & Encumb: No |
| Survey: | Subdivide: | Undrgrnd Tank: Unknown |
| Plat Plan: | Parking Spaces: 0 | Easements: Unknown |

Features

Construction : **Brick, Frame**
 Roof Material: **Membrane**
 Utilities: **Public Water, Public Sewer, Natural Gas**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **The sales price including (2166 sqft. commercial devolped land next to the Bldg)**
 Exclusions:
 Year Built: **1931**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$3659** Tax Year: **2007**
 Book: **00** Page: **00**
 Cert:
 Zoning Code: **Mixed Use**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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**MLS # 71064348 - Active
Commercial/Industrial - 5+ Residential**

87-89 Atlantic Street

List Price: **\$789,900**

Revere, MA : Beachmont 02151-5450

Suffolk County

Directions: **Close to Beachmont T. Mapquest.**

Remarks

Desirable location. Close to Beachmont T, beach and shopping. Desirable 9 family. 4 rooms and 2 bedrooms each. Wood floor. Good size eat-in kitchen. Good condition. Commercial mortgage pre-approval required before showing. Letters of Initial Lead Inspection Compliance available for all nine units. Heat and hot water is included in the rent.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-------------------------|---------------------------------------|
| Residential: | 9 | 7185 | Land: \$180,000 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$362,200 | Lease Type: -- |
| Retail: | 0 | 0 | Total: \$542,200 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: Yes Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 1 | 7185 | # 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: Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|----------------|
| Lot Size: 4663 | Frontage: | Traffic Count: |
| Acres: 0.1 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 0 | Easements: |

Features Other Property Info

Disclosure Declaration: **Yes**
 Disclosures: **Asbestos siding. Flood insurance required.Sump pump in basement.**
 Exclusions:
 Year Built: **1920**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$542,200**
 Tax: **\$7249.21** Tax Year: **2010**
 Book: **629** Page: **144**
 Cert:
 Zoning Code: **RB**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:

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MLS # 71098595 - Active
Commercial/Industrial - 5+ Residential

367-373 Blue Hill Ave

List Price: **\$838,900**

Boston, MA : Dorchester's Grove Hall 02121

Suffolk County

Directions: **Blue Hill Ave**

Remarks

NOW FULLY OCCUPIED WITH \$98,000 ANNUAL GROSS INCOME. Grove Hall area well maintained mixed use building consists of (1) 4 br 3 ba unit, (2) 3 br 2 ba units, (1) 3 br 1 ba unit and (2) stores with basement storage, building was completely renovated in 2004 including fire alarms and sprinkler systems, seperate elec and heating, laundry hook up in all apts. A real turnkey investment property.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-------------------------|--------------------------------------|
| Residential: | 4 | 6848 | Land: \$50,600 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$352,400 | Lease Type: -- |
| Retail: | 2 | 1240 | Total: \$403,000 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 6 | | # Units: 6 | |

| | | |
|------------------|------------------|--------------------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: 8151 |
| Loading Docks: | Dividable: | Gross Annual Exp: 26619 |
| Ceiling Height: | Elevator: | Net Operating Inc: 71193 |
| # Restrooms: | Sprinklers: | Special Financing: No |
| Hndcp Accessibl: | Railroad Siding: | Assc: No Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|-------------------------------|
| Lot Size: 3148 | Frontage: 45 | Traffic Count: |
| Acres: 0.07 | Depth: | Lien & Encumb: No |
| Survey: No | Subdivide: No | Undrgrnd Tank: Unknown |
| Plat Plan: Yes | Parking Spaces: 0 | Easements: Unknown |

Features

Construction : **Brick, Frame**
 Location: **Urban**
 Roof Material: **rubber**
 Utilities: **Public Water, Public Sewer, Natural Gas, 110 Volts, 220 Volts**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **1906**
 Year Built Source: **Owner**

Tax Information

Pin #:
 Assessed: **\$403,000**
 Tax: **\$6302** Tax Year: **2010**
 Book: **00** Page: **000**
 Cert:
 Zoning Code: **com/res**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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**MLS # 71133433 - Price Changed
Commercial/Industrial - 5+ Residential**

5 Wise St

List Price: **\$1,090,000**

Boston, MA 02130

Suffolk County

Directions: **Centre to Wise or Chestnut Ave**

Remarks

Wonderful opportunity to own these multi-families & convert . The potential is there to make \$. Consisting of 8 apartments which vary in size from 1 bedroom apts to 4 bedroom apts, there are 5 two bedroom apts, 3 one bedrooms and 1 four bedroom apts.Tenant at Will situations. Rents are way below market... Property is very close to Centre St in the prime location and walking distance to the T, shops, schools, highways and more. This property has 2 addresses 5 Wise St & 6-8 Chestnut Av

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-------------------------|--------------------------------------|
| Residential: | 8 | 9261 | Land: \$259,900 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$646,100 | Lease Type: -- |
| Retail: | 0 | 0 | Total: \$906,000 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 2 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 8 | 9261 | # Units: 8 | |

| | | |
|-----------------------|------------------|----------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: |
| Loading Docks: | Dividable: | Gross Annual Exp: |
| Ceiling Height: | Elevator: | Net Operating Inc: |
| # Restrooms: 8 | Sprinklers: | Special Financing: |
| Hndcp Accessibl: | Railroad Siding: | Assc: Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|----------------|
| Lot Size: 6098 | Frontage: | Traffic Count: |
| Acres: 0.13 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 7 | Easements: |

Features

Location: **Downtown**
 Parking Features: **Street**
 Roof Material: **Other (See Remarks)**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **parcel has two addresses 5 Wise St and 6-8 Chesnut Ave, property being sold as is condition**
 Exclusions:
 Year Built: **1935**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$906,000**
 Tax: **\$10763.28** Tax Year: **2010**
 Book: **seller** Page: **sell**
 Cert:
 Zoning Code: **res**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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**MLS # 71120525 - Active
Commercial/Industrial - 5+ Residential**
379-381 Bluehill av.

 List Price: **\$1,100,000**
Boston, MA : Roxbury 02124
Suffolk County

 Directions: **Bluehill av. to grovehall to 377-379 Bluehill av,**
Remarks

Great investment property. Two well maintained mixed use three story buildings (attached) in prime location. Four three bedroom apartments on the second and third floors, fully rented and two restaurants on the first floors. This property is sold as is. (Motivated Seller)

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|-----------------------|--------------------------------------|
| Residential: | 4 | 8034 | Land: \$0 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$0 | Lease Type: -- |
| Retail: | 2 | 2678 | Total: \$0 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 2 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 6 | | # Units: 6 | |

| | | |
|----------------------------|----------------------------|---------------------------------------|
| Drive in Doors: | Expandable: No | Gross Annual Inc: 66000 |
| Loading Docks: | Dividable: Yes | Gross Annual Exp: |
| Ceiling Height: | Elevator: No | Net Operating Inc: |
| # Restrooms: 12 | Sprinklers: | Special Financing: No |
| Hndcp Accessibl: No | Railroad Siding: No | Assc: No Assoc Fee: \$0 |

| | | |
|-----------------------|--------------------------|--------------------------|
| Lot Size: 3169 | Frontage: | Traffic Count: |
| Acres: 0.07 | Depth: | Lien & Encumb: No |
| Survey: No | Subdivide: No | Undrgrnd Tank: No |
| Plat Plan: No | Parking Spaces: 0 | Easements: No |

Features

Construction : **Brick, Stone/Concrete**
 Location: **Urban, Historic**
 Parking Features: **Street**
 Roof Material: **Tar & Gravel**
 Utilities: **Public Water, Public Sewer, Natural Gas, 110 Volts, 220 Volts**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Year Built: **1900**
 Year Built Source: **Owner**

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$11111** Tax Year: **2010**
 Book: **35266** Page: **219**
 Cert:
 Zoning Code: **mixed use**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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**MLS # 71085708 - Active
Commercial/Industrial - 5+ Residential**
46-50 Blue Hill Avenue

 List Price: **\$1,350,000**
Boston, MA : Roxbury 02119
Suffolk County

 Directions: **Blue Hill Avenue**
Remarks
9-unit mixed use brick building (6 residential and 3 commercial). High visibility, solid tenants. Retail tenants have net leases. 8% Cap Rate!! NOI is \$114,539. Cash-on-cash is 42% (based on 20% downpayment).
Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|----------|-------------|---------------------------|--------------------------------------|
| Residential: | 6 | 6000 | Land: \$186,000 | Space Available For: For Sale |
| Office: | 1 | 9999 | Bldg: \$946,500 | Lease Type: -- |
| Retail: | 2 | 9999 | Total: \$1,132,500 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 9 | 9999 | # Units: 9 | |

| | | |
|------------------|------------------|----------------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: 159720 |
| Loading Docks: | Dividable: | Gross Annual Exp: 45181 |
| Ceiling Height: | Elevator: | Net Operating Inc: 114539 |
| # Restrooms: | Sprinklers: | Special Financing: |
| Hndcp Accessibl: | Railroad Siding: | Assc: Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|----------------|
| Lot Size: 6970 | Frontage: | Traffic Count: |
| Acres: 0.16 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 6 | Easements: |

Features Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Previously listed with different NOI, cap rate,etc. This has been corrected. Monthly income: \$13,310**
 Exclusions:
 Year Built: **1900**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$1,132,500**
 Tax: **\$10298** Tax Year: **2010**
 Book: **34807** Page: **124**
 Cert:
 Zoning Code: **MFR**
 Zone Desc: **Other (See Remarks)**
 Map: Block: Lot:

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**MLS # 71095108 - Active
Commercial/Industrial - 5+ Residential**
140 Shirley Ave

 List Price: **\$1,360,000**
Revere, MA : Revere Beach 02151
Suffolk County

 Directions: **Beach St (Rt 1A) to Shirley Ave (One way street)**
Remarks

MAJOR investor opportunity. UNIQUE one of a kind multi-use Brick building. 10 Residential Units & 3 Retail Units. Includes (5) 1 bedroom, (3) 2 bedrooms and (2) 3 bedrooms along with 3 commercial spaces. CASH COW. ALL FULLY RENTED. Located in high traffic area and close to beach. ALL DELEADED APTS WITH CERTIFICATES. Attractive 1031 exchange gives excellent return and depreciation. Newer roof, boilers and windows.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|-----------|------------|---------------------------|--------------------------------------|
| Residential: | 10 | 0 | Land: \$124,600 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$1,146,800 | Lease Type: -- |
| Retail: | 3 | 0 | Total: \$1,271,400 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: No Exchange: No |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| | | | # Stories: 3 | 21E on File: No |
| Total: | 13 | | # Units: 13 | |

| | | |
|------------------|------------------|--------------------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: 181500 |
| Loading Docks: | Dividable: | Gross Annual Exp: 58564 |
| Ceiling Height: | Elevator: | Net Operating Inc: 122936 |
| # Restrooms: | Sprinklers: | Special Financing: No |
| Hndcp Accessibl: | Railroad Siding: | Assc: No Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|----------------|
| Lot Size: 6767 | Frontage: | Traffic Count: |
| Acres: 0.15 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 0 | Easements: |

Features
Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Must have pre-approval before showing .**
 Exclusions: **Tenant belongings**
 Year Built: **1900**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$1,271,400**
 Tax: **\$25562** Tax Year: **2010**
 Book: **18827** Page: **204**
 Cert:
 Zoning Code: **Commercial**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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MLS # 71119745 - Active
Commercial/Industrial - 5+ Residential

7-9 Esmond

List Price: **\$1,500,000**

Boston, MA : Dorchester 02121

Suffolk County

Directions: **one way off Blue Hill Avenue**

Remarks

Sweet Brick 12 unit investment building. solid numbers, low expenses, low vacancy, EZ to maintain. Close to Bus line, shops, Call for details.

Property Information

| | # Units | Square Ft: | Assessed Value(s) | |
|----------------|-----------|--------------|-------------------------|--|
| Residential: | 12 | 10008 | Land: \$299,400 | Space Available For: For Sale |
| Office: | 0 | 0 | Bldg: \$576,500 | Lease Type: -- |
| Retail: | 0 | 0 | Total: \$875,500 | Lease Price Includes: -- |
| Warehouse: | 0 | 0 | | Lease: Yes Exchange: Yes |
| Manufacturing: | 0 | 0 | # Buildings: 1 | Sublet: No |
| Total: | | | # Stories: 3 | 21E on File: No |
| | | | # Units: | |

| | | |
|------------------|------------------|---------------------------------------|
| Drive in Doors: | Expandable: | Gross Annual Inc: 204603 |
| Loading Docks: | Dividable: | Gross Annual Exp: 62200 |
| Ceiling Height: | Elevator: | Net Operating Inc: 142403 |
| # Restrooms: | Sprinklers: | Special Financing: No |
| Hndcp Accessibl: | Railroad Siding: | Assoc: No Assoc Fee: \$ |

| | | |
|-----------------------|--------------------------|----------------|
| Lot Size: 5395 | Frontage: | Traffic Count: |
| Acres: 0.12 | Depth: | Lien & Encumb: |
| Survey: | Subdivide: | Undrgrnd Tank: |
| Plat Plan: | Parking Spaces: 0 | Easements: |

Features

Location: **Urban**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **no interior access yet**
 Exclusions:
 Year Built: **1910**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$875,500**
 Tax: **\$10400** Tax Year: **2010**
 Book: **36850** Page: **149**
 Cert:
 Zoning Code: **res**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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