



PARTNERS INVESTMENT PROPERTIES

Contact: Tom Cawley 617-780-1773 or Joe Cawley 617-877-0945

Brockton, MA- 4 Unit Residential

\$475,000.00

14-16 Poplar Road

INVESTMENT SUMMARY

Price	\$475,000.00	Number of Units	4
Down Payment	\$47,500.00	Parking On-site	4
Price per Unit	\$118,750.00	Year Built	1910
Year Built	1910	Lot Size	14810 SF
Exterior	Vinyl Roof	Roof	Shingles

PROPERTY DESCRIPTION



This four unit multi-family consists of 2-three bedrooms, 1-two bedroom and 1-one bedroom unit.

All of the units have been totally renovated. Renovations include brand new separate FHA heating systems, central air, laundry connections for each unit, wiring, plumbing, kitchens, baths, windows, doors, and hot water heaters.

Tenants pay their own utilities.

The current owner has Condo documents in hand.

OPERATING INFORMATION

INCOME

Current

Gross Rents	\$54,300.00	AS PER OWNER
Vacancy Credit/Loss (5%)	\$2,715.00	ESTIMATE
Effective Gross Annual Income	\$51,585.00	

OPERATING EXPENSES

Real Estate Taxes	\$4,300.00	AS PER OWNER
Insurance	\$3,773.00	AS PER OWNER
Flood Insurance	\$1,855.00	AS PER OWNER
Electric (Common)	\$360.00	AS PER OWNER
Maintenance (5%)	\$2,579.25	ESTIMATE
Management (5%)	\$2,579.25	ESTIMATE

Effective Operating Expenses **\$15,446.50**

NET OPERATING INCOME

Effective Gross Annual Income	\$51,585.00
Effective Operating Expenses	\$15,446.50

TOTAL NET OPERATING INCOME: **\$36,138.50**

Capitalization Rate: **7.61%**

This information has been provided by sources we believe to be reliable, but we make no representation or warranties expressed or implied as to the accuracy of the information and same is submitted to errors, omissions, change of price or other conditions. The Buyer must verify the information and bears all risk for any inaccuracies. Partners represents the Seller and does not co-broke with principals.

INFORMATION PROVIDED BY: CHERYL MARQUARDT OF TRUFANT REAL ESTATE

PARTNERS INVESTMENT PROPERTIES

1-800-965-9281 (PHONE)

1-800-965-9546 (FAX)

WWW.PIPRE.COM

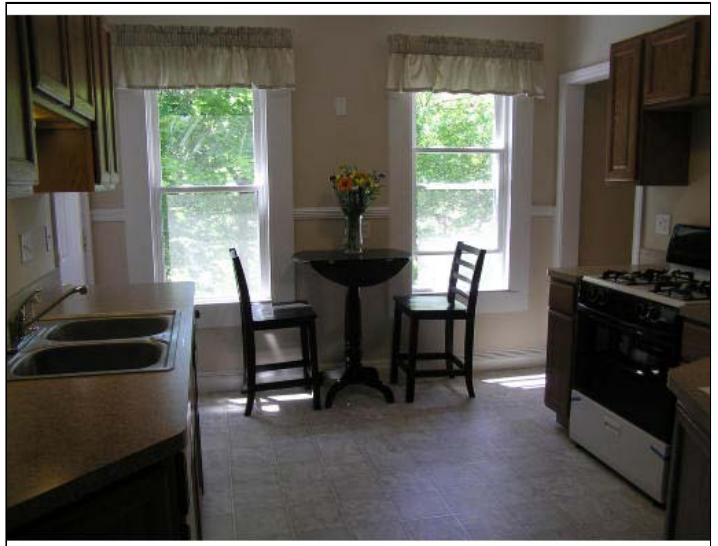


PARTNERS INVESTMENT PROPERTIES, LLC

BROCKTON- 4 RESIDENTIAL UNITS

UNIT #	# OF BEDROOMS	CURRENT RENTS
1	2	\$975.00
2	1	\$800.00
3	3	\$1,500.00
4	3	\$1,250.00
TOTAL		\$4,525.00

CURRENT ANNUAL RENT ROLL: \$54,300.00





PARTNERS INVESTMENT PROPERTIES, LLC

RULES OF CONFIDENTIALITY

We have furnished you with the "Property Information Detail" in connection with discussions and negotiations concerning, a possible transaction involving the Property only on the condition that you treat such "Property Information Detail" confidentially as detailed below and confirm certain representations to us. Therefore, as a prerequisite to us furnishing to you the Evaluation Material, you hereby represent and agree as follows:

1. Although we have endeavored, for your convenience, to include in the "Property Information Detail", which we believe to be relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that we make and have made no representation or warranty to you as to the accuracy or completeness of the "Property Information Detail". You agree that we will not have any liability to you as a result of your use of the "Property Information Detail" and it is understood that you are expected to perform your own studies and are responsible for such diligence investigations and inspections of the Property.
2. Prospective Purchaser shall not disturb or discuss the sale of the Property with any of the staff or tenants at the Property. You will indemnify, defend and hold harmless the Owner and Partners Investment Properties, LLC from all liabilities, damages, claims, costs, fees and expenses whatsoever with respect to any claim made by any broker other than Partners Investment Properties, LLC; Prospective Purchaser will not look to Partners Investment Properties, LLC or Owner to compensate its third party Agent (s) in the event of a transaction. You acknowledge that Partners Investment Properties, LLC is the broker in this transaction and the only brokers with whom it has had dealings regarding the property.
3. To summarize the "Rules of Confidentiality" as stated above is to refrain from any verbal or written contact with the Seller and/or the tenants. All communication must be directed through Partners Investment Properties, LLC.
4. To schedule a viewing, receive more information or to present an offer on a specific property, please contact the associate provided within the Property Information Detail.

Partners:

Joe Cawley 1-800-965-9295
Maryann Pardo 1-800-965-9296

Tom Cawley 1-800-965-9294
Nancy Cawley 1-800-965-9281