


**MLS # 70857569 - Active
Multi Family - 2 Family**
**65 Brett St
Brockton, MA 02301-4211
Plymouth County**
List Price: **\$150,000**

Total Units: 3	Total Floors: 2
Total Rent: \$2,000	Total Rooms: 9
Total Bedrooms: 4	Total Full/Half Baths: 4/0
Total Fireplaces: 0	Grade School: Arnone
Middle School: South	High School: Brockton
Directions: Belmont to Brett or W. Elm to Brett	

Remarks

Great investment for the \$\$\$\$. Completely finished walk out basement, two car detached garage, second floor has studio unit and one bedroom unit. Three full baths and two half baths total. \$2,500+ earnest monies deposit must accompany all signed Purchase & Sales agreements. This is an as-is/as-seen sale, no warranties expressed or implied. Call today for an appointment, show and sell!!!!

Property Information

Approx. Living Area: 2069 sq. ft.	Approx. Acres: 0.11 (4792 sq. ft.)	Garage Spaces: 2
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: \$24000
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$24000
Water: \$	Insurance: \$	Annual Expense Source: Not Available	

Unit Descriptions
Unit #1

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

 Rooms: **5** Bedrooms: **2** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1100** Lease: **No**
Features

 Area Amenities: **Public Transportation, Shopping, Laundromat**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Flooring: **Vinyl**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete, Concrete Block**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Terms: **Contract for Deed**
 Waterfront: **No**
Other Property Info

 Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Absolutely no changes to P & S and seller Corporate Addendum**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1899** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

 Pin #: **M:056 R:081 S:**
 Assessed: **\$315,700**
 Tax: **\$3031** Tax Year: **2008**
 Book: **22901** Page: **319**
 Cert:
 Zoning Code: **R3**
 Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program

**MLS # 70870312 - Active****Multi Family - 2 Family****28 Howard Sq.**List Price: **\$150,900****Brockton, MA 02301-5113****Plymouth County**Total Units: **2**Total Floors: **2**Total Rent: **\$0**Total Rooms: **12**Total Bedrooms: **5**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Use MapQuest****Remarks****Short Sale Subject To Third Party Bank Approval****Property Information**Approx. Living Area: **1776 sq. ft.**Approx. Acres: **0.41 (18295 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **2 --**Living Area Source: **Public Record**Heat/Cool Units: **/**

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: **7**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**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****Features**Basement: **Yes Full**Beach: **No**Foundation Size: **9999**Foundation Description: **Fieldstone**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Disclosure Declaration: **Yes**Disclosures: **Short Sale Subject to Third Party Bank Approval**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1890** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$315,500**Tax: **\$3028** Tax Year: **2008**Book: **33431** Page: **4**

Cert:

Zoning Code: **Res**

Map: Block: Lot:

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**MLS # 70775690 - Active
Multi Family - 3 Family**
14 Track StList Price: **\$159,000****Brockton, MA 02301-5923****Plymouth County**Total Units: **3**Total Floors: **3**Total Rent: **\$0**Total Rooms: **12**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **From Forest Ave . to Track Street.****Remarks****Three family 12 rooms, 6 bedrooms, 3 baths, Price to sell. Motivate seller, Make an Offer.****Property Information**Approx. Living Area: **2673 sq. ft.**Approx. Acres: **0.07 (3049 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$13000**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: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No****Unit #2**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **700**Lease: **No****Unit #3**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **3**Rent: **600**Lease: **No****Features**Basement: **Yes Full**Beach: **No**Electric: **110 Volts**Foundation Size: **99999**Foundation Description: **Fieldstone**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Range**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **This property is sold AS. IS. no warenty of any kind (short sale)**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1882** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax InformationPin #: **M:066 R:020 S:**Assessed: **\$362,300**Tax: **\$3478** Tax Year: **2008**Book: **29271** Page: **299**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70856713 - Active
Multi Family - 2 Family**
**20 Kensington Place
Brockton, MA 02301
Plymouth County**
List Price: **\$159,500**Total Units: **2**Total Floors: **2**Total Rent: **\$1,000**Total Rooms: **10**Total Bedrooms: **6**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Belmont TO Brett TO Kensington****Remarks**

Great two family on very quiet dead end street. Property located on west side of Brockton and both units have been approved for section 8 housing tenants that do NOT need deleaded units. The second floor is heated by a gas log stove and the 1st floor burner is rented. As of Feb 9th we HAVE APPROVAL from bank for agents/Buyers that are ready to CLOSE.

Property InformationApprox. Living Area: **1871 sq. ft.**Approx. Acres: **0.08 (3920 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/0**Parking Spaces: **4** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **1/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$12000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$12000**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions**Unit #1**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **Yes**Rooms: **Living Room, Kitchen**Heating: **Gas**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**Heating: **Other (See Remarks)**Rent Includes: **Water****Features**Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Flooring: **Wood, Vinyl, Wall to Wall Carpet, Varies Per Unit**Foundation Size: **999**Foundation Description: **Other (See Remarks)**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public, Paved**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lender Approval Required**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Sale/Comm Subject to Bank Approval.**Exclusions: **Sellers personal belongings.**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1879** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax Information

Pin #:

Assessed: **\$358,000**Tax: **\$3361.62** Tax Year: **2008**Book: **14479** Page: **232**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


**MLS # 70740881 - Active
Multi Family - 2 Family**
**43 Rutland St
Brockton, MA 02301-2337
Plymouth County**
List Price: **\$159,900**Color: **Green**Total Units: **2**Total Rent: **\$1,900**Total Bedrooms: **5**Total Fireplaces: **0**Middle School: **North Junior**Directions: **North Warren to Rutland St.**Total Floors: **2**Total Rooms: **12**Total Full/Half Baths: **3/1**Grade School: **Raymond**High School: **Brockton****Remarks**

North Side 2 family fully rented. Walking distance to North Junior High School. SHORT SALE ALREADY APPROVED FOR PREVIOUS BUYER WHOM COULD NOT GET FINANCING. LENDER HAS STREAMLINED THE SHORT SALE PROCESS FOR QUICK APPROVAL. Call For Private Showings!

Property InformationApprox. Living Area: **3143 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.18 (7841 sq. ft.)**Heat/Cool Zones: **2/0**Heat/Cool Units: **0/0**Garage Spaces: **0**Parking Spaces: **3** Off-Street

Approx. Street Frontage:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$22800**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$22800**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions**Unit #1**Rooms: **5**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **900**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen, Family Room****Unit #2**Rooms: **7**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **2**Floor: **2**Rent: **1000**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen, Family Room****Features**Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat**Basement: **Yes Full, Walk Out**Beach: **No**Construction: **Frame**Exterior: **Shingles, Wood**Exterior Features: **Porch, Gutters**Flooring: **Varies Per Unit**Foundation Size: **99999**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Contract for Deed**Utility Connections: **for Gas Range, for Gas Oven**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Subject 3rd party final approval. Rents are estimated.**Exclusions: **Personal items belonging to seller and tenants.**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax InformationPin #: **M:098 R:151 S:**Assessed: **\$375,100**Tax: **\$3601** Tax Year: **2008**Book: **30536** Page: **213**

Cert:

Zoning Code: **R2**

Map: Block: Lot:

NOTE: These properties are eligible for the Partners Share In Our Commission Program


**MLS # 70652241 - Active
Multi Family - 3 Family**
**11 Taylor Ave
Brockton, MA 02302-3623
Plymouth County**
List Price: **\$159,900**
 Total Units: **3**
 Total Rent: **\$0**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **USE MAPQUEST**

 Total Floors: **3**
 Total Rooms: **16**
 Total Full/Half Baths: **3/0**
 Grade School:
 High School:

Remarks

NOT A SHORT SALE Sold as is. Pre-quals on all offers. Any and all offers are contingent upon receipt of a fully executed and mutually acceptable Purchase & Sale agreement. Including any and all of the seller's addendums. The acceptance of good faith monies in escrow without an executed P&S Agreement does not bind the seller. SELLER MAY TAKE 3 TO 5 BUSINESS DAYS TO RESPOND TO OFFER.*OIL IN BASEMENT***\$1000.00 agent bonus if closed within 60 days.**

Property Information

Approx. Living Area: 4521 sq. ft.	Approx. Acres: 0.25 (10890 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: \$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: **6** Bedrooms: **2** 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: **0** Lease: **No**
Unit #3

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

 Basement: **Yes Full**
 Beach: **No**
 Foundation Size: **9999**
 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: **No changes to the P&S or Addendums**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Unknown/Mixed**
 Year Round:

Tax Information

 Pin #: **M:138 R:108 S:**
 Assessed: **\$456,600**
 Tax: **\$4287** Tax Year: **2007**
 Book: **30365** Page: **223**
 Cert:
 Zoning Code: **R2**
 Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


MLS # 70865530 - Active
Multi Family - 3 Family
46 Winthrop St
Brockton, MA 02301-5222
Plymouth County
List Price: **\$160,000**
Total Units: **3**
Total Rent: **\$0**
Total Bedrooms: **6**
Total Fireplaces: **0**
Middle School:
Directions: **Main to Winthrop**

Total Floors: **3**
Total Rooms: **14**
Total Full/Half Baths: **3/0**
Grade School:
High School:

Remarks
Great investment opportunity. Convenient to everything. Large pantrys, 1st and second units have updated baths. This home is priced well below assessed value. Subject to 3rd party approval. Bank has already appraised and is ready to go.
Property Information

Approx. Living Area: **2880 sq. ft.** Approx. Acres: **0.08 (3485 sq. ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: / Parking Spaces: **3** Off-Street
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: **No** Net Income: **\$0**
Water: \$ Insurance: \$ Annual Expense Source: --

Unit Descriptions
Unit #1

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

Rooms: **4** Bedrooms: **2** 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: **800** Lease: **No**
Features

Area Amenities: **Public Transportation, Shopping, Park, Golf Course**
Basement: **Yes Full**
Beach: **No**
Electric: **100 Amps**
Foundation Size: **999999999**
Foundation Description: **Fieldstone**
Lot Description: **Corner, Paved Drive**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**
Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **Sale and com. subject to short sale approval**
Exclusions:
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available:
Year Built: **1925** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Tax Information

Pin #: **M:089 R:054 S:**
Assessed: **\$350,800**
Tax: **\$3368** Tax Year: **2008**
Book: **33773** Page: **43**
Cert:
Zoning Code: **R3**
Map: Block: Lot:

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**MLS # 70875503 - Price Changed****Multi Family - 2 Family****11- Wellington Pl**List Price: **\$169,900****Brockton, MA 02302-3537****Plymouth County**Color: **blue**Total Units: **2**Total Floors: **2**Total Rent: **\$0**Total Rooms: **10**Total Bedrooms: **4**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

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

Come view this unit for a quick sale.. No warranty expressed or implied buyer to do own due diligence. No changes to P&S or addendums. Home Inspection for informational purposes only.

Property InformationApprox. Living Area: **2206 sq. ft.**Approx. Acres: **0.15 (6534 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **4** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**

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: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**Rooms: **Living Room, Kitchen, Family Room**Appliances: **Range**Interior Features: **Ceiling Fans****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, Family Room**Appliances: **Range**Interior Features: **Ceiling Fans****Features**Basement: **Yes Full**Beach: **No**Construction: **Other (See Remarks)**Energy Features: **Storm Windows, Insulated Doors**Exterior: **Vinyl**Flooring: **Varies Per Unit**Foundation Size: **9999**Foundation Description: **Fieldstone, Other (See Remarks)**Hot Water: **Oil**Lot Description: **Corner**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Short sale process**

Exclusions:

Lead Paint: **None**UFFI: **Unknown** Warranty Available: **No**Year Built: **1893** Source: **Public Record**Year Built Description: **Unknown/Mixed**

Year Round:

Tax InformationPin #: **M:113 R:086 S:**Assessed: **\$327,600**Tax: **\$3636** Tax Year: **2009**Book: **19324** Page: **109**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program



MLS # 70863818 - Active

Multi Family - 2 Family

71 N Ash Street

List Price: \$170,000

Brockton, MA 02301

Plymouth County

Color: cream

Total Units: 2

Total Floors: 2

Total Rent: \$1,200

Total Rooms: 12

Total Bedrooms: 6

Total Full/Half Baths: 2/0

Total Fireplaces: 0

Grade School:

Middle School: West Jr

High School: Brockton

Directions: Pleasant to Ash

Remarks

Short Sale Property is Being sold as is .Great west side property this multi is located on a dead end street .New windows hardwood floors wont last .

Property Information

Approx. Living Area: **2916 sq. ft.**Approx. Acres: **0.16 (7405 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **0/0**Parking Spaces: **2** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **2/0**Approx. Street Frontage: **0 ft**

Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 0

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$14400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$14400**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **No**

Unit #2

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

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **110 Volts**Energy Features: **Insulated Windows**Exterior: **Aluminum, Vinyl**Flooring: **Wood, Tile**Foundation Size: **0**Foundation Description: **Poured Concrete**Hot Water: **Oil**Lot Description: **Paved Drive**Road Type: **Dead End**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Utility Connections: **for Electric Range**Waterfront: **No**

Other Property Info

Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Subject to third Party Appr Sold as is**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$366,800**Tax: **\$3521.28** Tax Year: **2008**Book: **21634** Page: **243**Cert: **0**Zoning Code: **res**Map: **037032** Block: **0** Lot: **0**

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


**MLS # 70784501 - Active
Multi Family - 2 Family**
**24 Jackson St
Brockton, MA 02302-4027
Plymouth County**
List Price: **\$170,000**
 Total Units: **2**
 Total Rent: **\$2,000**
 Total Bedrooms: **4**
 Total Fireplaces: **1**
 Middle School:
 Directions: **Main Street onto Perkins Avenue onto Jackson Street**

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

Remarks

PRICED RIGHT!!! Don't miss the opportunity to own a completely renovated two family home. The 1st floor features a new kitchen, fireplace, two bedrooms and a four season heated room; the 2nd floor offers kitchen, two bedrooms and additional rooms in the attic. This is a SHORT SALE subject to bank approval. Please allow 6-7 weeks for lender to review any offer.

Property Information

 Approx. Living Area: **1890 sq. ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:

 Approx. Acres: **0.17 (7405 sq. ft.)**
 Heat/Cool Zones: /
 Heat/Cool Units: /

 Garage Spaces: **0**
 Parking Spaces: **4 Off-Street**
 Approx. Street Frontage:

Annual Expenses

Heating: \$	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: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Forced Air, Oil, Electric**
 Cooling: **None**
 Rent Includes: **Water**
Unit #2

 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1000** Lease: **No**
 Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Electric**
 Cooling: **None**
 Rent Includes: **Water**
Features

 Area Amenities: **Public Transportation, Shopping, Medical Facility**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Flooring: **Wood**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Electric**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Utility Connections: **for Electric Range**
 Waterfront: **No**
Other Property Info

 Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Short Sale approval TBD by lender**
 Exclusions: **Refrigerators are negotiable**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1891** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

 Pin #: **M:124 R:063 S:**
 Assessed: **\$337,900**
 Tax: **\$3244** Tax Year: **2008**
 Book: **34067** Page: **270**
 Cert:
 Zoning Code: **R1C**
 Map: Block: Lot:

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**MLS # 70709931 - Active
Multi Family - 2 Family**
**94 Menlo St
Brockton, MA 02301-6136
Plymouth County**
List Price: **\$174,900**Color: **Blue**Total Units: **2**Total Rent: **\$0**Total Bedrooms: **4**Total Fireplaces: **0**

Middle School:

Directions: **Menlo St.**Total Floors: **2**Total Rooms: **9**Total Full/Half Baths: **2/1**

Grade School:

High School:

Remarks

Recently updated 2 family that features a HUGE owners unit w/ Master Bath, new kitchen, hardwoods, Jacuzzi tub and so much more. Plus 2nd unit w/ partially finished attic to help pay the mortgage. Come see for yourself!

Property Information
Approx. Living Area: **2062 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.18 (7841 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **1**Parking Spaces: **10** Off-Street

Approx. Street Frontage:

Annual Expenses

Heating: \$

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: **6**Bedrooms: **3**Full/Half Baths: **1/1**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: **2**Rent: **700**Lease: **No**
Features
Area Amenities: **Public Transportation, Shopping, Laundromat**Basement: **Yes Full, Bulkhead, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Exterior: **Shingles, Wood**Exterior Features: **Porch, Enclosed Porch, Deck, Gutters, Screens**Flooring: **Wood, Tile**Foundation Size: **Regular**Foundation Description: **Fieldstone**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**
Other Property Info
Disclosure Declaration: **Yes**Disclosures: **Sale subject to short sale approval**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1925** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax Information
Pin #: **M:070 R:006 S:**Assessed: **\$376,600**Tax: **\$3536** Tax Year: **2007**Book: **32932** Page: **289**

Cert:

Zoning Code: **R2**

Map: Block: Lot:

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**MLS # 70843856 - Reactivated
Multi Family - 3 Family**
**166-168 Perkins Ave
Brockton, MA 02302-3851
Plymouth County**
List Price: **\$174,900**
 Total Units: **3**
 Total Rent: **\$0**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Off Montello St.**

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

Remarks

Large 3-family in need of work. Copper has been removed. 2 or 3 bedroom units. Front and side porches on each unit. Each side porch offers a storage shed. 2 car detached garage. All offers must include a Wells Fargo pre-approval, call listing agent if you do not have a Wells Fargo contact. No alterations to Corporate Addendum or P&S. Contact listing agent with questions.

Property Information

Approx. Living Area: 3918 sq. ft.	Approx. Acres: 0.15 (6534 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: 3/0	Parking Spaces: 5 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 3/0	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: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions
Unit #1

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

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

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

 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Asbestos**
 Exterior Features: **Porch**
 Foundation Size: **49x26**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Sidewalk**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**
Other Property Info

 Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Copper pipes have been taken, no heat or water. Inspections to be conducted as-is.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
Tax Information

 Pin #: **M:124 R:009 S:**
 Assessed: **\$373,100**
 Tax: **\$3582** Tax Year: **2008**
 Book: **36064** Page: **158**
 Cert:
 Zoning Code: **R1C**
 Map: Block: Lot:

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MLS # 70855239 - Active
Multi Family - 2 Family
117 Laureston St
Brockton, MA 02301-6415
Plymouth County
List Price: **\$175,000**Total Units: **2**Total Floors: **2**Total Rent: **\$1,700**Total Rooms: **10**Total Bedrooms: **4**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Main~Tribou~Laureston**
Remarks
Decent 2 family with updates. Good sized lot and fully rented. Requires bank approval to close.
Property Information
Approx. Living Area: **2150 sq. ft.**Approx. Acres: **0.25 (10890 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/0**Parking Spaces: **2 --**Living Area Source: **Public Record**Heat/Cool Units: **2/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$20400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$20400**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions
Unit #1
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **900** Lease: **No**
Unit #2
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **800** Lease: **No**
Features
Basement: **Yes Full**Beach: **No**Foundation Size: **35 x 37**Foundation Description: **Granite**Lot Description: **Other (See Remarks)**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lender Approval Required**Waterfront: **No**
Other Property Info
Disclosure Declaration: **No**Disclosures: **Short Sale**

Exclusions:

Lead Paint: **None, Unknown**

UFFI: Warranty Available:

Year Built: **1866** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax Information
Pin #: **M:086 R:053 S:**Assessed: **\$294,000**Tax: **\$2822** Tax Year: **2008**Book: **29955** Page: **315**

Cert:

Zoning Code: **R3**Map: **86** Block: Lot: **53**

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**MLS # 70874946 - New
Multi Family - 3 Family**
**192 N Warren Ave
Brockton, MA 02301-3432
Plymouth County**
List Price: **\$175,000**
 Total Units: **3**
 Total Rent: **\$0**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School:
 Directions: **see mapquest**

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

Remarks
Priced below assessed value. Need new roof. 3rd floor needs TLC. Subject to 3rd party approval
Property Information

Approx. Living Area: 3420 sq. ft.	Approx. Acres: 0.09 (3920 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 1 --
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: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions
Unit #1

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

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

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

 Basement: **Yes Full**
 Beach: **No**
 Foundation Size: **00**
 Foundation Description: **Poured Concrete**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **Yes**
 Disclosures: **Subject to 3rd party approval.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1899** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

 Pin #: **M:046 R:002 S:**
 Assessed: **\$317,400**
 Tax: **\$3523** Tax Year: **2009**
 Book: **33042** Page: **214**
 Cert:
 Zoning Code: **R3**
 Map: Block: Lot:

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MLS # 70870539 - Active
Multi Family - 3 Family
152 nilsson st
Brockton, MA 02301
Plymouth County
List Price: **\$179,000**
Total Units: **3**
Total Rent: **\$1,350**
Total Bedrooms: **5**
Total Fireplaces: **0**
Middle School:
Directions: **mapquest**

Total Floors: **3**
Total Rooms: **13**
Total Full/Half Baths: **3/0**
Grade School:
High School:

Remarks
Looking for an investment multi-family that isn't broken down? Beautiful three-family with vinyl siding and hardwood floors. First floor is rented and very spacious. Forget the headaches and work, this multi is ready to be rented!
Property Information

Approx. Living Area: 2919 sq. ft.	Approx. Acres: 0.13 (6098 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: \$16200
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$16200
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions
Unit #1

Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1350** Lease: **Yes**
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: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
Features

Area Amenities: **Public Transportation, Shopping, Laundromat**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Exterior: **Aluminum, Vinyl**
Exterior Features: **Porch, Storage Shed**
Flooring: **Wood**
Foundation Size: **99999**
Foundation Description: **Poured Concrete**
Lot Description: **Wooded**
Road Type: **Public**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No**
Other Property Info

Disclosure Declaration: **Yes**
Disclosures: **Subject to third party approval**
Exclusions:
Lead Paint: **Unknown**
UFFI: Warranty Available:
Year Built: **1925** Source: **Public Record**
Year Built Description: **Actual**
Year Round:

Tax Information

Pin #:
Assessed: **\$379,500**
Tax: **\$3643.2** Tax Year: **2008**
Book: **33371** Page: **308**
Cert:
Zoning Code: **RES.**
Map: Block: Lot:

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**MLS # 70732975 - Active
Multi Family - 2 Family**
**166 Summer St
Brockton, MA 02302-3917
Plymouth County**
List Price: **\$179,000**Total Units: **2**Total Floors: **2**Total Rent: **\$0**Total Rooms: **10**Total Bedrooms: **6**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Left on Main Right on Crescent Right on Summer****Remarks**
2 FAMILY LOCATED IN GREAT AREA FULLY RENTED ON 1/4 ACRE PLUS WITH 2 CAR GARAGE. Home is being sold "AS IS", 3 BEDROOMS EACH UNIT. CHECK FOR SHOWING INSTRUCTIONS
Property InformationApprox. Living Area: **2656 sq. ft.**Approx. Acres: **0.32 (13939 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/0**Parking Spaces: **6 --**Living Area Source: **Public Record**Heat/Cool Units: **2/0**

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: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1100** Lease: **No****Unit #2**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Electric: **Circuit Breakers**Exterior: **Aluminum, Vinyl**Foundation Size: **36x29+18x14**Foundation Description: **Fieldstone**Lot Description: **Wooded, Paved Drive**Sewer and Water: **City/Town Water**Terms: **Lender Approval Required**Utility Connections: **for Gas Range**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **SHORT SALE SUBJECT TO THIRD PARTY APPROVAL.****Property being sold in AS-IS condition**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available:Year Built: **1910** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax InformationPin #: **M:134 R:049 S:**Assessed: **\$394,800**Tax: **\$3790** Tax Year: **2008**Book: **32458** Page: **185**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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**MLS # 70833143 - Active
Multi Family - 3 Family**
**527 N Montello St
Brockton, MA 02301-3528
Plymouth County**
List Price: **\$179,900**
 Total Units: **3**
 Total Rent: **\$0**
 Total Bedrooms: **5**
 Total Fireplaces: **0**
 Middle School:
 Directions: **use mapquest**

 Total Floors: **3**
 Total Rooms: **13**
 Total Full/Half Baths: **3/0**
 Grade School:
 High School:
Remarks
Great investment and an opportunity to own a renovated 3 family home. Online auction. Pre-foreclosure Short Sale: Email the listing agent for term and conditions.
Property Information

Approx. Living Area: 3039 sq. ft.	Approx. Acres: 0.2 (8712 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 9 --
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures: 1st and 2nd floor units could be used as 3 bedrooms		

Annual Expenses

Heating: \$	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: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **Yes**
Unit #2
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **Yes**
Unit #3
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **Yes**
Features
 Area Amenities: **Public Transportation, Shopping, Medical Facility**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame, Brick, Stone/Concrete**
 Foundation Size: **9999**
 Foundation Description: **Fieldstone, Brick**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Lender Approval Required**
 Waterfront: **No**
Other Property Info
 Disclosure Declaration: **Yes**
 Disclosures: **Subject to third party approval.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available:
 Year Built: **1889** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**
Tax Information
 Pin #: **M:106 R:017 S:**
 Assessed: **\$375,900**
 Tax: **\$3609** Tax Year: **2008**
 Book: **29305** Page: **94**
 Cert:
 Zoning Code: **C2**
 Map: Block: Lot:

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**MLS # 70714558 - Active
Multi Family - 2 Family**
**37 Boyden St
Brockton, MA 02302-2303
Plymouth County**
List Price: **\$180,000**Color: **Brown**Total Units: **2**Total Rent: **\$0**Total Bedrooms: **2**Total Fireplaces: **0**Middle School: **East Jr.**Directions: **North Cary Street To Boyden**Total Floors: **2**Total Rooms: **8**Total Full/Half Baths: **2/0**Grade School: **Ashfield**High School: **Brockton High****Remarks**

2 Family in very good shape 2 Bedrooms on the 1st floor LIVING ROOM WITH HARDWOOD FLOORS Big eat in kitchen 2nd floor has 3 bedroom one is set up as a loft, living room and a eat in kitchen. Big yard for all of your entertainment. Easy to show.

Property InformationApprox. Living Area: **2110 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.2 (8712 sq. ft.)**Heat/Cool Zones: **1/0**Heat/Cool Units: **1/0**Garage Spaces: **0**Parking Spaces: **4** Off-Street

Approx. Street Frontage:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$12000**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$12000**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**Heating: **Steam, Oil**Cooling: **None****Unit #2**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1000** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**Heating: **Steam, Oil**Cooling: **None****Features**Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Energy Features: **Insulated Windows, Insulated Doors**Exterior: **Shingles, Wood**Exterior Features: **Enclosed Porch, Storage Shed, Fenced Yard**Flooring: **Wood**Foundation Size: **9999**Foundation Description: **Poured Concrete**Hot Water: **Oil, Electric**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint.**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Sewage District: **Broc**Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Subject to Bank Approval**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**Pin #: **M:163 R:175 S:**Assessed: **\$327,900**Tax: **\$3079** Tax Year: **2007**Book: **26539** Page: **319**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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**MLS # 70795622 - Active
Multi Family - 2 Family**
**216 N Warren Ave
Brockton, MA 02301-3433
Plymouth County**
List Price: **\$180,900**Total Units: **2**Total Floors: **2**Total Rent: **\$1,000**Total Rooms: **11**Total Bedrooms: **5**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Pleasant st or Prospect ST.****Remarks**
BEAUTIFUL PROPERTY, WELL MAINTAINED, PARTIAL FINISHED BASEMENT, PRICED TO SELL, BRING ALL YOUR BUYERS. NOT A SHORT SALE.
Property InformationApprox. Living Area: **2076 sq. ft.**Approx. Acres: **0.24 (10454 sq. ft.)**Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: **2/0**Parking Spaces: **6** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **1/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$12000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$12000**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions**Unit #1**Rooms: **6**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No****Unit #2**Rooms: **5**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **1000**Lease: **No****Features**Basement: **Yes Full**Beach: **No**Construction: **Frame**Exterior: **Vinyl**Exterior Features: **Porch, Enclosed Porch**Flooring: **Wall to Wall Carpet**Foundation Size: **99999**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1889** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax InformationPin #: **M:046 R:004 S:**Assessed: **\$364,900**Tax: **\$3503** Tax Year: **2008**Book: **4278** Page: **35**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70856384 - Active
Multi Family - 2 Family**
**6 Bolton Pl
Brockton, MA 02301-5317
Plymouth County**
List Price: **\$189,000**
 Total Units: **2**
 Total Rent: **\$2,000**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **map quest**

 Total Floors: **2**
 Total Rooms: **8**
 Total Full/Half Baths: **2/0**
 Grade School:
 High School:

Remarks

A fabulous opportunity to start an investment in Brockton. Price bellow value!!!. This is a walk-to-town location and near shopping area, public transportation and major routes. This house has 2 floors and walk out basement. Living area with hard wood floors and large eat in kitchen. Great to rent or even live in. Seller is very motivated. Bring all offers!

Property Information

Approx. Living Area: 1688 sq. ft.	Approx. Acres: 0.08 (3485 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: \$10800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$10800
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: **900** Lease: **No**
Unit #2

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

 Area Amenities: **Public Transportation, Shopping, Park**
 Basement: **Yes Full**
 Beach: **No**
 Electric: **220 Volts**
 Foundation Size: **0**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**
Other Property Info

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

Tax Information

 Pin #: **M:111 R:078 S:**
 Assessed: **\$325,400**
 Tax: **\$3124** Tax Year: **2008**
 Book: **18933** Page: **135**
 Cert:
 Zoning Code: **C2**
 Map: Block: Lot:

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MLS # 70870747 - Active
Multi Family - 2 Family
99 Brookside Avenue
Brockton, MA 02301-6905
Plymouth County
List Price: **\$189,400**Color: **BROWN**Total Units: **2**Total Rent: **\$1,200**Total Bedrooms: **5**Total Fireplaces: **0**Middle School: **SOUTH**Directions: **copeland and Main st on the corner of churchill**Total Floors: **2**Total Rooms: **10**Total Full/Half Baths: **2/0**Grade School: **Choice**High School: **BROCKTON****Remarks****Property Information**Approx. Living Area: **1640 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.15 (6534 sq. ft.)**Heat/Cool Zones: **2/2**Heat/Cool Units: **/2**Garage Spaces: **0**Parking Spaces: **4** Off-Street

Approx. Street Frontage:

Annual Expenses for Fiscal Year Ending 0

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$14400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$14400**

Water: \$

Insurance: \$

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: **0**Lease: **No****Unit #2**Rooms: **5**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **1200**Lease: **No****Features**Area Amenities: **Public Transportation, Shopping**Basement: **Yes Full, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Fuses, Circuit Breakers**Energy Features: **Storm Windows**Exterior: **Shingles**Exterior Features: **Porch, Storage Shed**Flooring: **Wood, Tile**Foundation Size: **99x99**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Corner, Paved Drive**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Range**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Subject to third party approval of short sale.Sold as is.**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$375,700**Tax: **\$3527.82** Tax Year: **2007**Book: **26682** Page: **2**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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MLS # 70825501 - Active
Multi Family - 3 Family
32 Grove Street
Brockton, MA 02301
Plymouth County
List Price: **\$189,900**

Total Units: 3	Total Floors: 3
Total Rent: \$0	Total Rooms: 18
Total Bedrooms: 6	Total Full/Half Baths: 3/0
Total Fireplaces: 0	Grade School:
Middle School:	High School:

Directions: **Warren Ave or Montello St. to Grove Street****Remarks**

Nice three family on South Side of Brockton. SUBJECT TO THIRD PARTY APPROVAL FOR SHORT SALE. Current rents include heat, hot water, etc. NO SHOWINGS UNTIL FURTHER NOTICE.

Property Information

Approx. Living Area: 3690 sq. ft.	Approx. Acres: 0.12 (5662.8 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 3/0	Parking Spaces: 6 --
Living Area Source: Public Record	Heat/Cool Units: 3/0	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: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

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

Area Amenities: **Public Transportation**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Shingles**
 Exterior Features: **Porch**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete**
 Lot Description: **Wooded**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1925** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

Pin #: **114-069**
 Assessed: **\$366,400**
 Tax: **\$3517.44** Tax Year: **2008**
 Book: **26968** Page: **018**
 Cert:
 Zoning Code: **Res**
 Map: **114** Block: **3** Lot: **069**

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**MLS # 70826938 - Extended
Multi Family - 2 Family**
**57 Dover St
Brockton, MA 02301-5940
Plymouth County**
List Price: **\$189,900**Color: **Natural**Total Units: **2**Total Rent: **\$0**Total Bedrooms: **7**Total Fireplaces: **0**

Middle School:

Directions: **from #540 Warren Ave**Total Floors: **3**Total Rooms: **10**Total Full/Half Baths: **3/0**

Grade School:

High School:

Remarks
MULTI FAMILY PRESENT USE IS AN EXPANED 2 FAMILY WITH LIVING AREA ON THE THIRD FLOOR. GREAT FOR LARGE FAMILY AND GET SOME RENTAL INCOME. EASY TO SHOW. CALL TO SET UP A SHOWING.
Property InformationApprox. Living Area: **3231 sq. ft.**Approx. Acres: **0.07 (3049 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **2** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**

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: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** 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: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 100 Amps**Energy Features: **Insulated Doors, Storm Doors**Exterior: **Shingles, Wood**Exterior Features: **Porch**Flooring: **Wood, Vinyl**Foundation Size: **999999**Foundation Description: **Fieldstone**Hot Water: **Natural Gas, Tank**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range, for Gas Oven**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax InformationPin #: **M:063 R:011 S:**Assessed: **\$358,900**Tax: **\$3445** Tax Year: **2008**Book: **4079** Page: **206**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70746857 - Active
Multi Family - 2 Family**
**217 Belmont Avenue
Brockton, MA 02301-4206
Plymouth County**
List Price: **\$189,900**Color: **White**Total Units: **2**Total Rent: **\$900**Total Bedrooms: **5**Total Fireplaces: **1**Middle School: **West Junior**Directions: **Rt. 24 exit 17 A to Belmont St. (Rt. 123) or West Elm St. will lead Belmont Avenue**Total Floors: **2**Total Rooms: **9**Total Full/Half Baths: **4/0**Grade School: **Options**High School: **Brockton**
Remarks

Come see this West Side 2 family! Property needs to be repaired. Great opportunity for you to buy a 2 family property in desirable location close proximity to Westgate Mall, Belmont Street Shopping District and easy access to Rt. 24. Home has 4 total baths, hard wood flooring, plenty of basement space for storage, extra storage space above the 2 car garage, 2 level townhouse set up on the second floor unit. Call to schedule a private showing!

Property Information
Approx. Living Area: **2356 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.16 (6970 sq. ft.)**Heat/Cool Zones: **/**Heat/Cool Units: **/**Garage Spaces: **2**Parking Spaces: **6 Off-Street**

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: **\$10800**Gross Expenses: **\$0**Net Income: **\$10800**
Unit Descriptions
Unit #1
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **900** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Heating: **Gas**Cooling: **None**
Unit #2
Rooms: **5** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Heating: **Gas**
Features
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Laundromat**Basement: **Yes Full, Walk Out**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Energy Features: **Storm Windows, Prog. Thermostat**Exterior: **Shingles, Wood**Exterior Features: **Porch, Enclosed Porch, Fenced Yard**Flooring: **Wood, Tile, Varies Per Unit**Foundation Size: **99999**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Contract for Deed, Lender Approval Required**Utility Connections: **for Gas Range**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Property being sold as is. Property has water damage and will need to be rehabbed.**Exclusions: **Personal items. Property information deemed reliable but should be verified by buyer/buyer's agent**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax Information
Pin #: **M:055 R:052 S:**Assessed: **\$415,800**Tax: **\$3992** Tax Year: **2008**Book: **32918** Page: **291**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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MLS # 70830957 - Active

Multi Family - 3 Family

206 Winthrop St

Brockton, MA 02301-5140

Plymouth County

Total Units: 3

Total Rent: \$0

Total Bedrooms: 6

Total Fireplaces: 0

Middle School:

Directions: [use mapquest](#)

List Price: \$199,900

Total Floors: 3

Total Rooms: 15

Total Full/Half Baths: 3/0

Grade School:

High School: **brockton high**

Remarks

Multi family priced well below assessed value. This multi family has 3 units all rented. Two have delead cert. Investors come take a look at a property that is well worth the time. All units currently rented. This is a short sale.

Property Information

Approx. Living Area: **4293 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.17 (7405 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **2**Parking Spaces: **8 --**

Approx. Street Frontage:

Annual Expenses for Fiscal Year Ending 0

Heating: **\$0**Repair & Maintenance: **\$0**Management: **\$0**Gross Income: **\$0**Gas: **\$0**Trash Removal: **\$0**Miscellaneous: **\$0**Gross Expenses: **\$0**Electricity: **\$0**Sewer: **\$0**Ann. Prop. Oper. Data: **No**Net Income: **\$0**Water: **\$0**Insurance: **\$0**

Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **1300**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Range**Heating: **Gas**Cooling: **None**Rent Includes: **Hot Water**

Unit #2

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **1300**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Range**Heating: **Gas**Cooling: **None**Rent Includes: **Hot 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, Dining Room, Kitchen**Appliances: **Range**Heating: **Gas**Cooling: **None**Rent Includes: **Hot Water**

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Foundation Size: **irreg**Foundation Description: **Other (See Remarks)**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water**Waterfront: **No**

Other Property Info

Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available:**No**Year Built: **1905** Source: **Public****Record**Year Built Description: **Actual**

Year Round:

Tax Information

Pin #: **M:061 R:037 S:**Assessed: **\$439,900**Tax: **\$4223** Tax Year: **2008**Book: **27813** Page: **183**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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MLS # 70865242 - Active
Multi Family - 2 Family
4 Hamilton St.
Brockton, MA 02301
Plymouth County
List Price: **\$199,900**Total Units: **2**Total Floors: **3**Total Rent: **\$2,300**Total Rooms: **10**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**Grade School: **Whitman**Middle School: **West**High School: **BHS/Spellman**Directions: **Belmont to Hamilton**
Remarks

Great West Side 2 family. Possible to be delivered vacant. New roof 2001, 2nd unit is 2 levels. Needs some TLC but good sized units. Large yard. Great value for under 200K.

Property Information
Approx. Living Area: **2332 sq. ft.**Approx. Acres: **0.18 (7841 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **2/0**Parking Spaces: **4 --**Living Area Source: **Public Record**Heat/Cool Units: **2/0**

Approx. Street Frontage:

Living Area Disclosures: **3rd Level part of 2nd unit. No Permits**
Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$28356**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$28356**

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: **Yes**Appliances: **Range, Refrigerator**
Unit #2
Rooms: **6** Bedrooms: **4** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1363** Lease: **Yes**Appliances: **Range, Refrigerator**
Features
Area Amenities: **Public Transportation, Shopping, Laundromat**Basement: **Yes Full, Bulkhead**Beach: **No**Construction: **Frame**Exterior: **Aluminum**Foundation Size: **Irreg**Foundation Description: **Poured Concrete**Lot Description: **Corner**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lender Approval Required**Waterfront: **No**
Other Property Info
Disclosure Declaration: **No**Disclosures: **Subject to Lender approval.**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1884** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
Tax Information

Pin #:

Assessed: **\$305,000**Tax: **\$2933.76** Tax Year: **2008**Book: **24888** Page: **166**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70864667 - Active
Multi Family - 2 Family**
74 ProvostList Price: **\$199,900****Brockton, MA 02302-2828****Plymouth County**Color: **Blue**Total Units: **2**Total Floors: **2**Total Rent: **\$800**Total Rooms: **12**Total Bedrooms: **6**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Use Mapquest/Google maps****Remarks**

Great 2 family conveniently located in a good area of Brockton. Home features formal living room, formal dining room, 3 bedrooms on each floor, 2 car garage and ample parking space. Call now for your private showing. Hurry!!!

Property InformationApprox. Living Area: **2032 sq. ft.**Approx. Acres: **0.16 (7405 sq. ft.)**Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **2** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$9600**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$9600**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **6**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **800**Lease: **No****Unit #2**Rooms: **6**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **0**Lease: **No****Features**Area Amenities: **Public Transportation, Other (See Remarks)**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **60 Amps/Less**Exterior: **Aluminum**Flooring: **Wood, Tile**Foundation Size: **Irregular**Foundation Description: **Poured Concrete**Hot Water: **Oil**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint.**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **Contingent upon third party approval, sold as is**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available:Year Built: **1904** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$359,900**Tax: **\$3455.04** Tax Year: **2008**Book: **29190** Page: **183**

Cert:

Zoning Code: **Residentia**

Map: Block: Lot:

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MLS # 70835853 - Active
Multi Family - 3 Family
156 Spring St
Brockton, MA 02301-3777
Plymouth County
List Price: **\$199,900**Total Units: **3**Total Floors: **2**Total Rent: **\$2,800**Total Rooms: **13**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **OFF PLEASANT NEAR JIMMYS DONUTS****Remarks**

NEEDS ALITTLE MISC COSMETICS.....CASH FLOW HERE! FULLY OCCUPIED 3 FAMILY THIS IS A SHORT SALE, SUBJECT TO LENDER APPROVAL.....MAKE AN OFFER! PRE APPROVAL REQUIRED WITH ALL OFFERS.

Property InformationApprox. Living Area: **2832 sq. ft.**Approx. Acres: **0.08 (3485 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: **\$0**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$0**

Water: \$

Insurance: \$

Annual Expense Source: **Not Available****Unit Descriptions****Unit #1**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **No****Unit #2**Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1050** Lease: **No****Unit #3**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **700** Lease: **No****Features**Basement: **Yes Full**Beach: **No**Foundation Size: **0x0**Foundation Description: **Fieldstone**Lot Description: **Other (See Remarks)**Sewer and Water: **City/Town Sewer**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **SUBJECT TO LENDER APPROVED SHORT SALE**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1893** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax InformationPin #: **M:052 R:082 S:**Assessed: **\$311,600**Tax: **\$2991** Tax Year: **2008**Book: **34804** Page: **39**

Cert:

Zoning Code: **R3**Map: **52** Block: **82** Lot:

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**MLS # 70846714 - Active
Multi Family - 2 Family**
**18 Ridgeway Ct
Brockton, MA 02301-5311
Plymouth County**
List Price: **\$199,900**Color: **White**Total Units: **2**Total Rent: **\$0**Total Bedrooms: **6**Total Fireplaces: **0**

Middle School:

Directions: **Off of Montello St.**Total Floors: **2**Total Rooms: **10**Total Full/Half Baths: **2/0**

Grade School:

High School:

Remarks

Great side street dead end location for this 2 Family with great potential. Make Offers. \$1000 deposit and Proof of Funds. Property will not qualify for conventional financing. Cash is King !!!

Property InformationApprox. Living Area: **1987 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.13 (5663 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**Parking Spaces: **4** Off-Street

Approx. Street Frontage:

Annual Expenses

Heating: \$

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: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No****Unit #2**Rooms: **7**Bedrooms: **4**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **2**Floor: **2**Rent: **0**Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Exterior: **Vinyl**Flooring: **Varies Per Unit**Foundation Size: **9999**Foundation Description: **Other (See Remarks)**Lot Description: **Paved Drive**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Bank Owned. Sold "As-Is". No Representations or Warranties. Buyer to sign Seller Addendum.**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1889** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax InformationPin #: **M:111 R:019 S:**Assessed: **\$281,900**Tax: **\$2706** Tax Year: **2008**Book: **34858** Page: **344**

Cert:

Zoning Code: **C2**

Map: Block: Lot:

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**MLS # 70854874 - Active
Multi Family - 3 Family**
**145 Nilsson St
Brockton, MA 02301-6467
Plymouth County**
List Price: **\$200,000**
 Total Units: **3**
 Total Rent: **\$2,100**
 Total Bedrooms: **9**
 Total Fireplaces: **0**
 Middle School:
 Directions: .

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

Remarks

Great investment opportunity. This 3 family is currently rented and will make any buyer \$\$\$. Tenants would like to stay, and are willing to sign new leases. This home boasts new siding, recently updated and separate heating systems, 2 newer electric panels, tile flooring and baths. All separate utilities and newly landscaped. Perfect for owner occupied or investment.

Property Information

Approx. Living Area: 3395 sq. ft.	Approx. Acres: 0.13 (5663 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 3/	Parking Spaces: 8 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 3/	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: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions
Unit #1

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

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1250** Lease: **No**
Unit #3

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **850** Lease: **No**
Features

 Basement: **Yes Full**
 Beach: **No**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Foundation Size: **i**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Lead Paint: **Certified Treated**
 UFFI: Warranty Available:
 Year Built: **1925** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

 Pin #: **M:071 R:061 S:**
 Assessed: **\$399,900**
 Tax: **\$3839** Tax Year: **2008**
 Book: **28984** Page: **67**
 Cert:
 Zoning Code: **R3**
 Map: Block: Lot:

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**MLS # 70867232 - Active
Multi Family - 3 Family**
**102 Lareston St
Brockton, MA 02301-6416
Plymouth County**
List Price: **\$200,000**Total Units: **2**Total Floors: **2**Total Rent: **\$2,500**Total Rooms: **11**Total Bedrooms: **5**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Map quest!!!****Remarks****Great value for this home in Brockton. Please bring your buyers!****Property Information**Approx. Living Area: **2592 sq. ft.**Approx. Acres: **0.07 (3049 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **2 --**Living Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$30000**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$30000**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: **1200** Lease: **No****Unit #2**Rooms: **6** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1300** Lease: **No****Features**Basement: **Yes Full**Beach: **No**Foundation Size: **00000**Foundation Description: **Concrete Block**Lot Description: **Corner**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Short sale! Subject to third party approval!!!**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1889** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax InformationPin #: **M:086 R:043 S:**Assessed: **\$291,300**Tax: **\$2796** Tax Year: **2008**Book: **32296** Page: **170**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70850586 - Active
Multi Family - 3 Family**
**29 Davids St
Brockton, MA 02301-6405
Plymouth County**
List Price: **\$204,900**Total Units: **3**Total Floors: **3**Total Rent: **\$0**Total Rooms: **15**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **WARREN AVETO DAVIDS ST**
Remarks

NOT A SHORT SALE!! Spacious three family located close to local amenities. SELLER OR AGENT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY. SELLER HAS NEVER OCCUPIED THE PROPERTY. RECEIPT OF EARNEST MONIES WITHOUT FULLY EXECUTED P&S AGREEMENT DOES NOT BIND SELLER TO CONTRACT. P&S IS DUE 48HRS FROM TIME OF ACCEPTANCE OR CONTRACT IS NULL AND VOID. NO CHANGES TO SELLER'S P&S OR ADDENDUMS. ALL OFFERS MUST INCLUDE FULL PRE-APPROVAL LETTERS OR PROOF OF FUNDS.

Property Information
Approx. Living Area: **3723 sq. ft.**Approx. Acres: **0.12 (5227 sq. ft.)**Garage Spaces: **3**

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: **No**Net Income: **\$0**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: **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: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
Features
Basement: **Yes Full**Beach: **No**Foundation Size: **000000**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: **NO CHANGES TO P&S OR CORPORATE ADDENDUMS. SOLD IN "AS IS " CONDITION.**Exclusions: **INCOMPLETE OFFERS BY AGENTS WILL NOT BE SUBMITTED!!ALL BUYERS MUST BE ACCOMPANIED NO EXCEPTIONS!!!**Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1925** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax Information
Pin #: **M:087 R:044 S:**Assessed: **\$369,700**Tax: **\$3549** Tax Year: **2008**Book: **35529** Page: **271**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70857224 - Active
Multi Family - 2 Family**
**168 Market St.
Brockton, MA 02301-6738
Plymouth County**
List Price: **\$205,000**
 Total Units: **2**
 Total Rent: **\$1,400**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Mapquest**

 Total Floors: **3**
 Total Rooms: **8**
 Total Full/Half Baths: **2/0**
 Grade School:
 High School:

Remarks
2 family in a good location in Brockton. This is a short sale, so bring offers. On 2nd floor has a finished attic with a bedroom and a bathroom. Rent amount is \$1400.00 a month. Call today to set up a showing.
Property Information

Approx. Living Area: 1780 sq. ft.	Approx. Acres: 0.16 (7405 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 4 --
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: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
Unit #2

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1400** Lease: **Yes**
Features

 Basement: **Yes Full**
 Beach: **No**
 Foundation Size: **99999**
 Foundation Description: **Fieldstone**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **Yes**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:

Tax Information

 Pin #:
 Assessed: **\$323,300**
 Tax: **\$3103.68** Tax Year: **2008**
 Book: **30249** Page: **239**
 Cert:
 Zoning Code: **r1c**
 Map: Block: Lot:

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**MLS # 70871028 - Active
Multi Family - 2 Family**
**Lot 0 124 Edson Street
Brockton, MA 02302-4108
Plymouth County**
List Price: **\$209,000**Total Units: **2**Total Floors: **2**Total Rent: **\$0**Total Rooms: **8**Total Bedrooms: **4**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Perkins Ave left onto Summer Street Straight to Edson Street**
Remarks

Charm and character abound in this 2 family on huge lot near Bridgewater line. Possibilities are endless. Live for less than rent w/help from long-term tenant, use back lot/barn for extra income/ storage, or possibly build a home on? Large rooms w/eat-in kitchens, hardwood floors; 3rd floor walk-up attic could be finished; 3 season porch; separate utilities. 1st floor can be seen at second showing.

Property Information
Approx. Living Area: **2152 sq. ft.**Approx. Acres: **1.24 (54014 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **4 --**Living Area Source: **Owner**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: **No**Net Income: **\$0**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: **900**Lease: **No**Interior Features: **Pantry**
Unit #2
Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No**Interior Features: **Pantry**
Features
Area Amenities: **Public Transportation, Shopping, Medical Facility**Basement: **Yes Full**Beach: **No**Exterior: **Vinyl**Foundation Size: **9999**Foundation Description: **Fieldstone**Lot Description: **Other (See Remarks)**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: **1925** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes**
Tax Information

Pin #:

Assessed: **\$384,100**Tax: **\$3687.36** Tax Year: **2008**Book: **36231** Page: **304**

Cert:

Zoning Code: **res**Map: **130** Block: **104** Lot:

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**MLS # 70849531 - Active
Multi Family - 3 Family**
**9-11 Vesey Street
Brockton, MA 02301
Plymouth County**
List Price: **\$209,900**Color: **Yellow**Total Units: **3**Total Rent: **\$0**Total Bedrooms: **6**Total Fireplaces: **0**

Middle School:

Directions: **USE MAP QUEST**Total Floors: **3**Total Rooms: **15**Total Full/Half Baths: **3/0**

Grade School:

High School:

Remarks

Looking for a clean, ready to move-in 3 family with a 2 car garage. This is it! Each unit has nice hardwood floors. Well worth a look. Property is being sold in "as is" condition.

Property InformationApprox. Living Area: **3285 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.16 (7405 sq. ft.)**Heat/Cool Zones: **/**Heat/Cool Units: **3/**Garage Spaces: **2**Parking Spaces: **5** Off-StreetApprox. Street Frontage: **53 ft****Annual Expenses**Heating: **\$**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: **5**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen****Unit #2**Rooms: **5**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **0**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen****Unit #3**Rooms: **5**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **3**Rent: **0**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen****Features**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **60 Amps/Less**Energy Features: **Insulated Windows**Exterior: **Clapboard**Exterior Features: **Porch**Flooring: **Varies Per Unit**Foundation Size: **Irregular**Foundation Description: **Granite**Hot Water: **Natural Gas**Lot Description: **Other (See Remarks)**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**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: **Seller has NO KNOWLEDGE, NO REPORTS OR RECORDS of lead-based paint or lead-based paint hazards**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1930** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$399,700**Tax: **\$3837.12** Tax Year: **2008**Book: **36183** Page: **273**

Cert:

Zoning Code: **R1C**Map: **72** Block: Lot: **379**

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


MLS # 70872676 - Active
Multi Family - 3 Family
5 Sheppard Street
Brockton, MA 02301
Plymouth County
List Price: **\$210,900**Total Units: **3**Total Floors: **3**Total Rent: **\$0**Total Rooms: **18**Total Bedrooms: **12**Total Full/Half Baths: **6/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Warren Ave left onto Sheppard Street****Remarks****Great location, must see.****Property Information**Approx. Living Area: **4632 sq. ft.**Approx. Acres: **0 (0.07 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **2 --**Living Area Source: **Public Record**Heat/Cool Units: **/**

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: **6**Bedrooms: **4**Full/Half Baths: **2/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No****Unit #2**Rooms: **6**Bedrooms: **4**Full/Half Baths: **2/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **0**Lease: **No****Unit #3**Rooms: **6**Bedrooms: **5**Full/Half Baths: **2/0**Fireplaces: **0**Levels: **1**Floor: **3**Rent: **0**Lease: **No****Features**Basement: **Yes**Beach: **No**Foundation Size: **9999999**Foundation Description: **Brick, Granite**Lot Description: **Shared Drive**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **Sold As Is, lender approval required.**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1900** Source: **Public Record**Year Built Description: **Unknown/Mixed**

Year Round:

Tax Information

Pin #:

Assessed: **\$335,600**Tax: **\$3725** Tax Year: **2009**Book: **31281** Page: **220**

Cert:

Zoning Code: **C2**

Map: Block: Lot:

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MLS # 70863347 - Price Changed
Multi Family - 3 Family
51 Herrod Ave
Brockton, MA 02301-2333
Plymouth County
List Price: **\$213,900**

Total Units: 3	Total Floors: 3
Total Rent: \$0	Total Rooms: 15
Total Bedrooms: 7	Total Full/Half Baths: 3/0
Total Fireplaces: 0	Grade School:
Middle School:	High School:
Directions: N. Main Street to Herrod Avenue	

Remarks**Large 3 family in need of TLC. It is priced accordingly.****Property Information**

Approx. Living Area: 3729 sq. ft.	Approx. Acres: 0.17 (7405 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 5 --
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: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions**Unit #1**

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

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

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

Basement: **Yes Full**
 Beach: **No**
 Foundation Size: **Irregular**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Other (See Remarks)**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Bank owned property, no disclosures**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1925** Source: **Public Record**
 Year Built Description: **Unknown/Mixed**
 Year Round: **Yes**

Tax Information

Pin #: **M:098 R:188 S:**
 Assessed: **\$391,900**
 Tax: **\$3680** Tax Year: **2007**
 Book: **31023** Page: **234**
 Cert:
 Zoning Code: **R2**
 Map: Block: Lot:

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MLS # 70805909 - Price Changed
Multi Family - 3 Family
144 PERKINS AVE.
List Price: **\$219,000**
Brockton, MA 02302
Plymouth County
Total Units: **3**Total Floors: **3**Total Rent: **\$1,000**Total Rooms: **15**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **RT. 28(MONTELO ST) TO PERKINS**
Remarks
ALL LARGE UNITS FRIST FLOOR UNIT. READY TO GO!!!! POSSIBLE THIRD BEDROOM ,QUIET AREA!!!!SECOND AND THIRD FLOOR HAVE LEAD CERTIFICATE.SHORT SALE NEED LENDER APPROVAL.
Property Information
Approx. Living Area: **0 sq. ft.**Approx. Acres: **0 (0.12 sq. ft.)**Garage Spaces: **1**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **2 --**Living Area Source: **Other**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$12000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$12000**

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: **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: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1000** Lease: **No**
Features
Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Exterior Features: **Deck**Foundation Size: **0**Foundation Description: **Poured Concrete**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **SHORT SALE NEED LENDER APPROVAL ON PRICE.**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available:Year Built: **0** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
Tax Information

Pin #:

Assessed: **\$0**Tax: **\$0** Tax Year: **0**Book: **0** Page: **0**

Cert:

Zoning Code: **res3**

Map: Block: Lot:

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**MLS # 70814638 - Active
Multi Family - 2 Family**
**146 Tribou St
Brockton, MA 02301-6448
Plymouth County**
List Price: **\$219,900**
 Total Units: **2**
 Total Rent: **\$0**
 Total Bedrooms: **4**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Warren to Tribou**

 Total Floors: **2**
 Total Rooms: **9**
 Total Full/Half Baths: **2/0**
 Grade School:
 High School:

Remarks
Don't miss this opportunity to buy this nice 2 family in a great location just need some TLC really worth the effort call today for an appointment.
Property Information

Approx. Living Area: 1826 sq. ft.	Approx. Acres: 0.13 (5663 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 4 --
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: No	Net Income: \$0
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions
Unit #1

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

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

 Basement: **Yes Full**
 Beach: **No**
 Exterior: **Shingles, Wood**
 Foundation Size: **999999**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**
Other Property Info

 Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Subject to bank approval of terms, conditions and commissions. Sold as-is.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1890** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

 Pin #: **M:071 R:059 S:**
 Assessed: **\$312,700**
 Tax: **\$3002** Tax Year: **2008**
 Book: **27549** Page: **32**
 Cert:
 Zoning Code: **R3**
 Map: Block: Lot:

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**MLS # 70842560 - Active
Multi Family - 3 Family**
**24 Longwood Ave
Brockton, MA 02301-6540
Plymouth County**
List Price: **\$219,900**Total Units: **3**Total Floors: **3**Total Rent: **\$0**Total Rooms: **12**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School: **South / West Jr**High School: **Brockton**Directions: **Take Rt. 24 to Exit 17A - Belmont St,R on Manley St,L on West Chestnut St,L on Longwood Ave**
Remarks
West side three family home within walking distance to Brockton High School. Each unit offers two bedrooms. Excellent opportunity for owner occupied or investment.
Property Information
Approx. Living Area: **3453 sq. ft.**Approx. Acres: **0.15 (6534 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: **\$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: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**
Unit #2
Rooms: **4** 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: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**
Features
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat**Basement: **Yes Full, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Exterior: **Vinyl**Exterior Features: **Porch**Flooring: **Wood, Varies Per Unit**Foundation Size: **IRR**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Bank owned - Sold As-Is**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1915** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
Tax Information
Pin #: **M:072 R:161 S:**Assessed: **\$404,900**Tax: **\$3863** Tax Year: **2006**Book: **31788** Page: **289**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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**MLS # 70861700 - Active
Multi Family - 3 Family**
**15-17 N. Leyden
Brockton, MA 02302-3858
Plymouth County**

 Color: **Blue**
 Total Units: **3**
 Total Rent: **\$2,400**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Corner of Riverview and N. Leyden**
List Price: **\$220,000**
 Total Floors: **3**
 Total Rooms: **12**
 Total Full/Half Baths: **3/0**
 Grade School:
 High School:

Remarks
Clean and affordable fully rented with monthly profit margin and good tenants. Low price and low maintenance. Great single family mix neighborhood. Corner lot - huge backyard - perfect owner occupied property. Close to schools, stores and park.
Property Information

Approx. Living Area: 2432 sq. ft.	Approx. Acres: 0.18 (7841 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 3/0	Parking Spaces: 4 --
Living Area Source: Public Record	Heat/Cool Units: 0/0	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: No	Net Income: \$900
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions
Unit #1

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Hot Water**
Unit #2

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Hot Water**
Unit #3

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **800** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Heating: **Gas**
 Cooling: **None**
 Rent Includes: **Hot Water**
Features

 Area Amenities: **Public Transportation**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, Individually Metered**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Foundation Size: **00 x 00**
 Foundation Description: **Fieldstone, Brick, Granite**
 Lot Description: **Paved Drive**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, for Electric Dryer, Washer Hookup**
 Waterfront: **No**
Other Property Info

 Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Lender approval coming - allow extra time for acceptance. Short sale.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

 Pin #:
 Assessed: **\$359,100**
 Tax: **\$3447.36** Tax Year: **2008**
 Book: **30233** Page: **27**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

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**MLS # 70816516 - Active
Multi Family - 2 Family**
**27 Snow Ave
Brockton, MA 02301-3548
Plymouth County**
List Price: **\$220,000**Total Units: **2**Total Floors: **2**Total Rent: **\$1,400**Total Rooms: **10**Total Bedrooms: **6**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **E. Ashland Street to N. Main Street to Snow Avenue****Remarks****Property Information**Approx. Living Area: **2943 sq. ft.**Approx. Acres: **0.12 (5227 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$16800**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$16800**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1400** Lease: **No**Appliances: **Range, Wall Oven, Disposal, Refrigerator****Unit #2**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1150** Lease: **No**Appliances: **Range, Wall Oven, Disposal, Refrigerator****Features**Basement: **Yes Full, Bulkhead**Beach: **No**Foundation Size: **0**Foundation Description: **Fieldstone**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Subject to Short Sale .Being sold in as-is/where-is**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**Pin #: **M:106 R:068 S:**Assessed: **\$409,200**Tax: **\$3928.32** Tax Year: **2008**Book: **32347** Page: **109**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

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**MLS # 70869667 - Active
Multi Family - 2 Family**
**47 Melrose Ave
Brockton, MA 02302-2018
Plymouth County**
List Price: **\$224,900**Color: **Grey**Total Units: **2**Total Rent: **\$0**Total Bedrooms: **4**Total Fireplaces: **0**Middle School: **Brockton Public**Directions: **North Cary to Melrose Ave**Total Floors: **2**Total Rooms: **6**Total Full/Half Baths: **2/0**Grade School: **Brockton Public**High School: **Brockton Public****Remarks**

Investment opportunity or starter home with help to pay your mortgage. This home is situated in a single family neighborhood walking distance of Tukis Playground. This property has had some renovations, but needs some work. Updates to include: replacement windows, new porches, roof overlay 3 years ago, french drain system installed on sides of home, New septic installed never connected. This is a Short Sale with no Warranties or Guarantees of sale. Property being sold "AS IS".

Property InformationApprox. Living Area: **1850 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.17 (7405 sq. ft.)**Heat/Cool Zones: **2/0**Heat/Cool Units: **2/0**Garage Spaces: **0**Parking Spaces: **2** Off-Street

Approx. Street Frontage:

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: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**Heating: **Gas****Unit #2**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**Heating: **Oil****Features**Area Amenities: **Public Transportation, Shopping, Tennis Court, Park**Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Fuses**Energy Features: **Insulated Windows**Exterior: **Clapboard, Wood**Exterior Features: **Porch, Gutters**Flooring: **Tile, Vinyl, Wall to Wall Carpet, Laminate**Foundation Size: **Irregular**Foundation Description: **Fieldstone**Lot Description: **Wooded, Paved Drive**Road Type: **Public, Paved**Roof Material: **Rubber**Sewer and Water: **City/Town Water, Private Sewerage**Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Septic Buyer 's responsibility: Sale & Commission Subject to Third Party Approval for Short Sale**Exclusions: **tenants and owners personal property**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1880** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**Pin #: **M:164 R:289 S:**Assessed: **\$338,600**Tax: **\$3251** Tax Year: **2008**Book: **32608** Page: **37**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


**MLS # 70864902 - Active
Multi Family - 3 Family**
49 Otis Street

 List Price: **\$229,000**
Brockton, MA 02302
Plymouth County

 Total Units: **3**

 Total Floors: **3**

 Total Rent: **\$3,200**

 Total Rooms: **12**

 Total Bedrooms: **9**

 Total Full/Half Baths: **3/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Crescent Street to Otis Street**
Remarks

Great investment! Deleaded, fully rented, \$3200/monthly rent. Tenants would like to stay, separate utilities, new furnaces, new hot water heaters and new windows!! MANDATORY 24 HOUR NOTICE!! *Subject to short sale bank approval*

Property Information

 Approx. Living Area: **3006 sq. ft.**

 Approx. Acres: **0.08 (3920 sq. ft.)**

 Garage Spaces: **2**

Living Area Includes:

 Heat/Cool Zones: **3/0**

 Parking Spaces: **4** Off-Street

 Living Area Source: **Public Record**

 Heat/Cool Units: **3/0**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

 Gross Income: **\$38400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

 Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

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

 Net Income: **\$38400**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions
Unit #1

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

 Rooms: **4** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **Yes**
Unit #3

 Rooms: **4** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1200** Lease: **Yes**
Features

 Basement: **Yes Full**

 Beach: **No**

 Foundation Size: **N/A**

 Foundation Description: **Poured Concrete**

 Lot Description: **Paved Drive**

 Road Type: **Public**

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

 Waterfront: **No**
Other Property Info

 Adult Community: **No**

 Disclosure Declaration: **No**

Disclosures:

Exclusions:

 Lead Paint: **Certified Treated, Unknown**

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

 Year Built: **1925** Source: **Public Record**

 Year Built Description: **Actual**

 Year Round: **Yes**
Tax Information

Pin #:

 Assessed: **\$381,300**

 Tax: **\$3660.48** Tax Year: **2008**

 Book: **32001** Page: **290**

Cert:

 Zoning Code: **Resident**

Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


**MLS # 70765958 - Active
Multi Family - 3 Family**
**16-18 SOMERSET PL
Brockton, MA 02301
Plymouth County**
List Price: **\$229,000**

Total Units: 3	Total Floors: 3
Total Rent: \$1,900	Total Rooms: 14
Total Bedrooms: 8	Total Full/Half Baths: 3/3
Total Fireplaces: 0	Grade School:
Middle School:	High School:

Directions: **OFF OF MAIN ST. , ACROSS FROM BOYS AND GIRLS CLUB****Remarks****Owner occupied. Located on quiet dead end street.****Property Information**

Approx. Living Area: 3543 sq. ft.	Approx. Acres: 0.16 (6970 sq. ft.)	Garage Spaces: 1
Living Area Includes:	Heat/Cool Zones: 3/	Parking Spaces: 4 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 3/	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$22800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$22800
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions**Unit #1**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No****Unit #2**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No****Unit #3**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **No****Features**

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

Basement: **Yes Full, Concrete Floor**

Beach: **Yes**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Storm Windows, Insulated Doors, Storm Doors**

Exterior: **Shingles, Wood**

Exterior Features: **Porch, Gutters, Fenced Yard**

Flooring: **Wood, Vinyl**

Foundation Size: **99999**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive**

Road Type: **Paved, Publicly Maint., Privately Maint., Dead End, Sidewalk**

Roof Material: **Slate**

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

Terms: **Lender Approval Required**

Utility Connections: **for Gas Range, for Gas Dryer**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **third party approval needed for short sale**

Exclusions:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Available: **Yes**

Year Built: **1889** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Tax Information

Pin #:

Assessed: **\$344,300**

Tax: **\$3305.28** Tax Year: **2008**

Book: **22936** Page: **82**

Cert:

Zoning Code: **C2**

Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program


**MLS # 70756317 - Active
Multi Family - 3 Family**
**34 Harvard St
Brockton, MA 02301-5228
Plymouth County**
List Price: **\$229,900**Color: **Red**Total Units: **3**Total Rent: **\$3,200**Total Bedrooms: **6**Total Fireplaces: **0**

Middle School:

Directions: **Main St to Harvard St**Total Floors: **3**Total Rooms: **15**Total Full/Half Baths: **3/0**

Grade School:

High School:

Remarks

Attention investors/ owner occupant 3 family conveniently located in Brockton. Home features: each floor has 3 bedrooms, living room, eat in Kitchen, newer roof, vinyl window, three dealed certificates, and is priced to sell rightaway. Won't last long. Hurry!!!

Property InformationApprox. Living Area: **2800 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.16 (7405 sq. ft.)**Heat/Cool Zones: **3/0**Heat/Cool Units: **3/0**Garage Spaces: **0**Parking Spaces: **4** Off-Street

Approx. Street Frontage:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$38400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$38400**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions**Unit #1**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1100** Lease: **No****Unit #2**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No****Unit #3**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1100** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **110 Volts, Circuit Breakers, 100 Amps**Energy Features: **Insulated Windows**Exterior: **Clapboard**Flooring: **Wood**Foundation Size: **Iregular**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Contingent upon 3rd party approval, Sold AS IS**Exclusions: **Personal belongings**Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available:Year Built: **1920** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$355,100**Tax: **\$3408.96** Tax Year: **2008**Book: **20626** Page: **194**

Cert:

Zoning Code: **Residentia**

Map: Block: Lot:

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NOTE: These properties are eligible for the Partners Share In Our Commission Program



MLS # 70821892 - Active
Multi Family - 3 Family

263 Green Street
Brockton, MA 02301-3750
Plymouth County
Color: **LightGreen**
Total Units: **3**
Total Rent: **\$4,010**
Total Bedrooms: **12**
Total Fireplaces: **0**
Middle School: **West Junior**
Directions: **Rt. 24 to Exit 18 Westgate Mall to Pleasant to 263 Green Street**

List Price: **\$229,900**

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

Remarks

Huge West Side 3 Family with 6 rooms 4 bedrooms in each unit! Ideal for Investors(see rents)or Owner Occupants. Lead Certs for all 3 Units. Located on a corner lot with over 4,600 square feet of living space. Great layout with formal living and dinning room. Units have been updated, newer windows, hardwood flooring, forced hot air systems for each unit, Gas heating, Vinyl siding, off street parking, huge master bedroom closets, plenty of storage space and more! Call to Schedule private showing!

Property Information

Approx. Living Area: **4601 sq. ft.** Approx. Acres: **0.13 (5663 sq. ft.)** Garage Spaces: **0**
Living Area Includes: Heat/Cool Zones: **3/** 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: \$48120
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$48120
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1450** Lease: **No**
Rooms: **Living Room, Dining Room, Kitchen, Laundry**
Appliances: **Range**
Interior Features: **Cable TV Available, Lead Certification Available, Storage**
Heating: **Forced Air, Gas, Individual, Unit Control**
Cooling: **Other (See Remarks)**
Rent Includes: **Water**

Unit #2

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1400** Lease: **Yes**
Rooms: **Living Room, Dining Room, Kitchen, Laundry**
Appliances: **Range**
Interior Features: **Cable TV Available, Lead Certification Available, Storage**
Heating: **Forced Air, Gas, Individual, Unit Control**
Cooling: **Other (See Remarks)**
Rent Includes: **Water**

Unit #3

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1160** Lease: **Yes**
Rooms: **Living Room, Dining Room, Kitchen, Laundry**
Appliances: **Range**
Interior Features: **Cable TV Available, Lead Certification Available, Storage**
Heating: **Forced Air, Gas, Individual, Unit Control**
Cooling: **Other (See Remarks)**
Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**
Basement: **Yes Full, Walk Out, Interior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Storm Windows, Prog. Thermostat, Varies per Unit**
Exterior: **Vinyl**
Exterior Features: **Porch, Gutters**
Flooring: **Wood, Vinyl, Wall to Wall Carpet, Varies Per Unit**
Foundation Size: **99999**
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas**
Lot Description: **Corner, Paved Drive**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Terms: **Contract for Deed, Lender Approval Required**
Utility Connections: **for Electric Range**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures: **Property information deemed reliable but should be verified by buyers and buyer agent. Sold As Is.**
Exclusions: **Personal items belonging to Tenants.**
Lead Paint: **Certified Treated**
UFFI: **Unknown** Warranty Available: **No**
Year Built: **1910** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:

Tax Information

Pin #: **M:051 R:078 S:**
Assessed: **\$491,200**
Tax: **\$4716** Tax Year: **2008**
Book: **32228** Page: **191**
Cert:
Zoning Code: **R3**
Map: Block: Lot:

NOTE: These properties are eligible for the Partners Share In Our Commission Program


MLS # 70845325 - Active
Multi Family - 2 Family
6-8 henryList Price: **\$229,900****Brockton, MA 02301****Plymouth County**Total Units: **2**Total Floors: **2**Total Rent: **\$950**Total Rooms: **12**Total Bedrooms: **6**Total Full/Half Baths: **3/1**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Crescent st to Henry st****Remarks****Property Information**Approx. Living Area: **1736 sq. ft.**Approx. Acres: **0.23 (10019 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$11400**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$11400**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **950** Lease: **No****Unit #2**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **No****Features**Basement: **Yes Full**Beach: **No**Foundation Size: **Irregular**Foundation Description: **Poured Concrete**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **Yes**Disclosures: **Contingent upon 3rd party approval, including co-broke commission**Exclusions: **personal belongings**Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1972** Source: **Public Record**Year Built Description: **Actual**

Year Round:

Tax Information

Pin #:

Assessed: **\$377,300**Tax: **\$3622.08** Tax Year: **2008**Book: **33697** Page: **272**

Cert:

Zoning Code: **Residentia**

Map: Block: Lot:

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