


**MLS # 70862732 - Active  
Multi Family - 2 Family**
**30 Cherry St  
Brockton, MA 02301-2606  
Plymouth County**
List Price: **\$230,000**
 Total Units: **2**  
 Total Rent: **\$900**  
 Total Bedrooms: **4**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Prospect to Cherry**

 Total Floors: **2**  
 Total Rooms: **10**  
 Total Full/Half Baths: **2/0**  
 Grade School:  
 High School:
**Remarks**
**Solid 2 Family with separate utilities. Close to all amenities and in good condition.**
**Property Information**

Approx. Living Area: <b>2881 sq. ft.</b>	Approx. Acres: <b>0.15 (6534 sq. ft.)</b>	Garage Spaces: <b>2</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>4 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 0**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$10800</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$10800</b>
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: **900** Lease: **Yes**
**Unit #2**
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**
**Features**
 Basement: **Yes**  
 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**
 Disclosure Declaration: **Yes**  
 Disclosures: **Subject to 3rd 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: **\$433,100**  
 Tax: **\$4157.76** Tax Year: **2008**  
 Book: **27968** Page: **231**  
 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 # 70791287 - Active  
Multi Family - 3 Family**
**11 Temple St  
Brockton, MA 02301-6000**
**Plymouth County**

 Total Units: **3**

 Total Rent: **\$3,000**

 Total Bedrooms: **8**

 Total Fireplaces: **0**

Middle School:

 Directions: **see map**

 List Price: **\$230,000**

 Total Floors: **2**

 Total Rooms: **15**

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

Grade School:

High School:

**Remarks**

**This beautiful 3 family is price to sell quick. It has a large eating kitchen on the first level with new appliances. All offer must be submit with \$500 deposit plus pre-approval from the bank. The house is being sold as is and is subject to third party approval.**

**Property Information**

 Approx. Living Area: **3246 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: **6** Off-Street

Approx. Street Frontage:

**Annual Expenses**

 Heating: \$ Repair & Maintenance: **\$2400**

 Gas: \$ Trash Removal: **\$2080**

 Electricity: \$ Sewer: **\$1200**

 Water: **\$1200** Insurance: **\$1500**

 Management: **\$3600**

 Miscellaneous: **\$1000**

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

 Annual Expense Source: **Projected**

 Gross Income: **\$36000**

 Gross Expenses: **\$12980**

 Net Income: **\$23020**
**Unit Descriptions**
**Unit #1**

 Rooms: **8** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1500** Lease: **No**

 Rooms: **Living Room, Kitchen, Other (See Remarks)**

 Appliances: **Range, Other (See Remarks)**

 Interior Features: **Cable TV Available, Other (See Remarks)**

 Heating: **Steam, Gas**

 Rent Includes: **None**
**Unit #2**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **900** Lease: **Yes**

 Rooms: **Living Room, Kitchen, Other (See Remarks)**

 Appliances: **Range, Other (See Remarks)**

 Interior Features: **Lead Certification Available, Other (See Remarks)**

 Heating: **Oil, Other (See Remarks)**

 Rent Includes: **None**
**Unit #3**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **No**

 Rooms: **Kitchen, Other (See Remarks)**

 Heating: **Electric**

 Rent Includes: **None**
**Features**

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

 Basement: **Yes Full**

 Beach: **No**

 Electric: **220 Volts**

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

 Exterior: **Vinyl**

 Exterior Features: **Fenced Yard**

 Flooring: **Wood, Tile, Wall to Wall Carpet**

 Foundation Size: **9999**

 Foundation Description: **Fieldstone**

 Hot Water: **Electric**

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

 Road Type: **Public**

 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 subject 3rd party approval. Sold as is.**

Exclusions:

 Lead Paint: **Certified Treated**

 UFFI: **Unknown** Warranty Available:

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

 Year Built Description: **Actual**

Year Round:

**Tax Information**

 Pin #: **M:114 R:049 S:**

 Assessed: **\$380,900**

 Tax: **\$3657** Tax Year: **2008**

 Book: **28195** Page: **234**

Cert:

 Zoning Code: **R3**

Map: Block: Lot:

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


**MLS # 70815972 - Active  
Multi Family - 2 Family**
**11 Herrod Ave.  
Brockton, MA 02301-2333  
Plymouth County**
List Price: **\$236,900**Color: **Brown**Total Units: **2**Total Rent: **\$800**Total Bedrooms: **6**Total Fireplaces: **0**

Middle School:

Directions: **off North Main Street near Oak**Total Floors: **2**Total Rooms: **12**Total Full/Half Baths: **2/0**

Grade School:

High School:

**Remarks**

**Well Maintained and Solid 2 Family Located in The North End Near Oak Street. This Home Offers 2 or 3 Bedrooms in Each Unit. Separate Utilities. Formal Dining Room AND Living Room For Both Units. New Replacement Windows Throughout. Enclosed Porches and 2 Car Garage.**

**Property Information**Approx. Living Area: **2332 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.11 (5227 sq. ft.)**Heat/Cool Zones: **2/0**Heat/Cool Units: **2/0**Garage Spaces: **2**Parking Spaces: **6** Off-Street

Approx. Street Frontage:

**Annual Expenses**

Heating: \$

Repair &amp; 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: **0**Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Range, Refrigerator, Washer**Interior Features: **Ceiling Fans, Pantry**Heating: **Hot Water Radiators, Oil**Cooling: **None****Unit #2**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **800**Lease: **Yes**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Range**Interior Features: **Pantry**Heating: **Hot Water Radiators, Oil**Cooling: **None**Rent Includes: **Water****Features**Area Amenities: **Public Transportation, Shopping**Basement: **Yes**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 100 Amps**Energy Features: **Insulated Windows, Storm Doors**Exterior: **Aluminum**Exterior Features: **Enclosed Porch**Flooring: **Wall to Wall Carpet**Foundation Size: **35 X 24 + 18X17**Foundation Description: **Fieldstone**Hot Water: **Tankless**Lot Description: **Paved Drive**Road Type: **Public, Paved**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range, for Electric Range, Washer Hookup**Waterfront: **No****Other Property Info**Disclosure Declaration: **Yes**Disclosures: **see Seller's Statement**

Exclusions:

Lead Paint: **Unknown**UFFI: Warranty Available: **No**Year Built: **1800** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**Pin #: **098-196**Assessed: **\$282,900**Tax: **\$2715.84** Tax Year: **2008**Book: **15029** Page: **338**

Cert:

Zoning Code: **R2**Map: **98** Block: **196** Lot:

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

**MLS # 70860849 - Price Changed****Multi Family - 3 Family**

**428 N Main St**  
**Brockton, MA 02301-3510**  
**Plymouth County**

List Price: **\$239,000**Total Units: **2**Total Floors: **2**Total Rent: **\$1,000**Total Rooms: **10**Total Bedrooms: **4**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **N MAIN ST****Remarks****Property needs some TLC but worth the price. Great location for public transportation.****Property Information**Approx. Living Area: **3316 sq. ft.**Approx. Acres: **0.25 (10890 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: **\$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: **1** Levels: **1** Floor: **1** Rent: **1000** 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, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Foundation Size: **0**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:

Exclusions:

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

Year Round:

**Tax Information**Pin #: **M:095 R:113 S:**Assessed: **\$415,300**Tax: **\$3987** Tax Year: **2008**Book: **30519** Page: **237**

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 # 70861674 - Active  
Multi Family - 3 Family**
**49 Weston St**

 List Price: **\$239,900**
**Brockton, MA 02301-3332**
**Plymouth County**

 Total Units: **3**

 Total Floors: **5**

 Total Rent: **\$0**

 Total Rooms: **16**

 Total Bedrooms: **7**

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

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Pleasant St or Prospect Ave to Weston**
**Remarks**

**Spacious 3 unit multi, great investment opportunity. 3rd floor has been completely redone several years ago. 1st and 2nd floors have decks, mutual yard, large drive way. Large storage area in Basement (2 separate with locks), coin-op laundry facility. Subject to bank approval.**

**Property Information**

 Approx. Living Area: **3204 sq. ft.**

 Approx. Acres: **0.15 (6534 sq. ft.)**

 Garage Spaces: **2**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **6** Off-Street

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; 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**

 Appliances: **Range, Dishwasher, Refrigerator**

 Interior Features: **Ceiling Fans**

 Heating: **Gas**
**Unit #2**

 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1100** Lease: **Yes**

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

 Appliances: **Range, Refrigerator**
**Unit #3**

 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1100** Lease: **Yes**

 Rooms: **Living Room, Dining Room, Kitchen, Other (See Remarks)**

 Appliances: **Range, Refrigerator**
**Features**

 Area Amenities: **Shopping, Medical Facility, Laundromat**

 Basement: **Yes Full, Interior Access**

 Beach: **No**

 Energy Features: **Insulated Windows**

 Exterior: **Shingles, Aluminum**

 Exterior Features: **Porch, Deck, Balcony**

 Flooring: **Wood, Wall to Wall Carpet**

 Foundation Size: **99999**

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

 Hot Water: **Natural Gas**

 Lot Description: **Paved Drive**

 Road Type: **Public, Paper Road**

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

 Terms: **Lender Approval Required**

 Waterfront: **No**
**Other Property Info**

 Disclosure Declaration: **Yes**

 Disclosures: **Subject to Bank approval**

 Exclusions: **2nd and 3rd floor tenant belongings**

 Lead Paint: **Unknown**

UFFI: Warranty Available:

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

 Year Built Description: **Actual**

 Year Round: **Yes**
**Tax Information**

Pin #:

 Assessed: **\$367,800**

 Tax: **\$3530** Tax Year: **2008**

 Book: **27858** Page: **273**

Cert:

 Zoning Code: **RES**

Map: Block: Lot:


**MLS # 70709256 - Active  
Multi Family - 2 Family**
**374 Ash St  
Brockton, MA 02301-5003  
Plymouth County**
List Price: **\$240,900**
 Total Units: **2**  
 Total Rent: **\$2,500**  
 Total Bedrooms: **7**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **belmont to ash**

 Total Floors: **2**  
 Total Rooms: **13**  
 Total Full/Half Baths: **3/0**  
 Grade School:  
 High School:

**Remarks**
**great 2 family in great shape. come see for yourself. second floor has two levels of living space. 2 car garage and plenty of parking.**
**Property Information**

Approx. Living Area: <b>2930 sq. ft.</b>	Approx. Acres: <b>0.17 (7405 sq. ft.)</b>	Garage Spaces: <b>2</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>5 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$30000</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$30000</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**
**Unit #1**

 Rooms: **6** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **Yes**
**Unit #2**

 Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1500** Lease: **No**
**Features**

 Basement: **Yes Full**  
 Beach: **No**  
 Exterior: **Shingles, Wood**  
 Foundation Size: **000000**  
 Foundation Description: **Other (See Remarks)**  
 Lot Description: **Paved Drive**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**
**Other Property Info**

 Disclosure Declaration: **No**  
 Disclosures: **subject to third party approval/short sale,commission will be determined by seller's bank.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

 Pin #: **M:059 R:087 S:**  
 Assessed: **\$391,700**  
 Tax: **\$3678** Tax Year: **2007**  
 Book: **33992** Page: **5**  
 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 # 70846931 - Active  
Multi Family - 3 Family**
**237 Belmont St  
Brockton, MA 02301-5157**
List Price: **\$249,900**
**Plymouth County**Total Units: **3**Total Floors: **3**Total Rent: **\$2,650**Total Rooms: **14**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Rt123 on the corner of Belmont St and Minot St****Remarks**
**Investor Alert: Dealed 3 family on a corner lot with spacious 2 bedroom units and ample parking. 2nd floor is vacant and easy to show. \$200.00/month bonus income from Parking.**
**Property Information**Approx. Living Area: **3358 sq. ft.**Approx. Acres: **0.08 (3485 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$ Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$29400**

Gas: \$ Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$ Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$29400**

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: **850** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Interior Features: **Lead Certification Available**Heating: **Central Heat, Steam, Gas**Rent Includes: **Water****Unit #2**Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Interior Features: **Lead Certification Available**Heating: **Central Heat, Steam, Gas**Rent Includes: **Water****Unit #3**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **750** Lease: **No**Rooms: **Living Room, Kitchen**Interior Features: **Lead Certification Available**Heating: **Central Heat, Steam, Gas**Rent Includes: **Water****Features**Area Amenities: **Public Transportation, Shopping**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **220 Volts, Circuit Breakers, 100 Amps**Energy Features: **Insulated Windows, Storm Windows, Insulated Doors**Exterior: **Vinyl**Exterior Features: **Gutters, Screens**Flooring: **Vinyl, Wall to Wall Carpet**Foundation Size: **4x22+4X32**Foundation Description: **Fieldstone**Hot Water: **Natural Gas, Tank**Lot Description: **Corner**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lender Approval Required**Utility Connections: **for Electric Range**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **sale and all terms subject to third party approval,delead certification per owner**

Exclusions:

Lead Paint: **Certified Treated**

UFFI: Warranty Available:

Year Built: **1864** Source: **Public Record**Year Built Description: **Actual**

Year Round:

**Tax Information**Pin #: **M:056 R:067 S:**Assessed: **\$361,200**Tax: **\$3468** Tax Year: **2008**Book: **23392** Page: **180**

Cert:

Zoning Code: **R3**

Map: Block: Lot:



MLS # 70839410 - Active

Multi Family - 2 Family

73 Mulberry St

List Price: \$249,900

Brockton, MA 02302-2327

Plymouth County

Color: white

Total Units: 2

Total Floors: 3

Total Rent: \$0

Total Rooms: 14

Total Bedrooms: 7

Total Full/Half Baths: 3/0

Total Fireplaces: 0

Grade School:

Middle School:

High School:

Directions: East Ashland Street to Mulberry Street

## Remarks

**Finally, a large two family that's not a beaten REO or a SHORT SALE!!! Deep, tree lined fenced yard. Convenient location. Entirely paint refreshed interior. New carpet, newer vinyl flooring. Second and third townhouse apartment with 5 bed, 2 bath layout. Low maintenance exterior. Long term owner maintained property. Very easy access. Second floor galley kitchen with separate dining area. Perfect for large, extended family, with maximum first floor rent potential.**

## Property Information

Approx. Living Area: **3264 sq. ft.**Approx. Acres: **0.25 (10890 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

## Annual Expenses

Heating: \$

Repair &amp; 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: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No**

### Unit #2

Rooms: **8**Bedrooms: **5**Full/Half Baths: **2/0**Fireplaces: **0**Levels: **2**Floor: **2**Rent: **0**Lease: **No**

## Features

Area Amenities: **Public Transportation, Shopping, Golf Course, Medical Facility, Laundromat**Basement: **Yes Full, Interior Access, Bulkhead**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 100 Amps**Energy Features: **Insulated Windows, Insulated Doors**Exterior: **Vinyl**Exterior Features: **Gutters, Storage Shed, Screens, Fenced Yard**Flooring: **Vinyl, Wall to Wall Carpet**Foundation Size: **irreg**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public, Paved, Publicly Maint.**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Contract for Deed**Utility Connections: **for Gas Range, for Electric Range, Washer Hookup**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: **Yes**

## Tax Information

Pin #: **M:162 R:016 S:**Assessed: **\$376,100**Tax: **\$3611** Tax Year: **2008**Book: **11552** Page: **207**

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 # 70863198 - Active  
Multi Family - 2 Family**
**95 Forest Ave  
Brockton, MA 02301-5911  
Plymouth County**
List Price: **\$250,000**Total Units: **2**Total Floors: **2**Total Rent: **\$800**Total Rooms: **10**Total Bedrooms: **6**Total Full/Half Baths: **2/1**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **WARREN AVE TO FOREST AVE****Remarks**
**VERY WELL MAINTAINED MULTI-FAMILY WITH FINISHED ATTIC, CAR GARAGE WITH PLENTY OF PARKING, SPACIOUS INTERIOR ROOMS. SUBJECT TO THIRD PARTY APPROVAL.**
**Property Information**Approx. Living Area: **2257 sq. ft.**Approx. Acres: **0.16 (6970 sq. ft.)**Garage Spaces: **2**

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: **\$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: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No****Unit #2**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **No****Unit #3**Rooms: **3** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **3** Rent: **0** Lease: **No****Features**Area Amenities: **Public Transportation**Basement: **Yes Full**Beach: **No**Foundation Size: **999999999999**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: **SOLD AS IS-WHERE IS.**Exclusions: **PERSONAL PROPERTY**Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1932** Source: **Public Record**Year Built Description: **Actual**

Year Round:

**Tax Information**Pin #: **M:066 R:006 S:**Assessed: **\$330,600**Tax: **\$3174** Tax Year: **2008**Book: **24986** Page: **178**

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 # 70780988 - Active**  
**Multi Family - 2 Family**
**100 Turner St**  
**Brockton, MA 02301-3437**  
**Plymouth County**
List Price: **\$250,000**

Total Units: <b>2</b>	Total Floors: <b>2</b>
Total Rent: <b>\$2,000</b>	Total Rooms: <b>13</b>
Total Bedrooms: <b>5</b>	Total Full/Half Baths: <b>3/0</b>
Total Fireplaces: <b>0</b>	Grade School:
Middle School:	High School:

Directions: **N Main to Prospect to Tuner Street****Remarks**
**Two Family Home totally reab.; 2 & 3 Bedrooms; great for Investment or Owner Occupied; finished third level; price is subject to bank approval**
**Property Information**

Approx. Living Area: <b>1981 sq. ft.</b>	Approx. Acres: <b>0.11 (4792 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>2 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$30000</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$30000</b>
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: **1000** Lease: **No**
**Unit #2**
 Rooms: **8** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1500** Lease: **No**
**Features**
 Basement: **Yes Full**  
 Beach: **No**  
 Foundation Size: **9999**  
 Foundation Description: **Brick**  
 Lot Description: **Paved Drive**  
 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:
**Tax Information**
 Pin #: **M:094 R:109 S:**  
 Assessed: **\$321,300**  
 Tax: **\$3017** Tax Year: **2007**  
 Book: **33621** Page: **60**  
 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 # 70788824 - Active  
Multi Family - 2 Family**
**16 Jackson Street  
Brockton, MA 02302-4027  
Plymouth County**
List Price: **\$250,000**Total Units: **2**Total Floors: **2**Total Rent: **\$0**Total Rooms: **9**Total Bedrooms: **4**Total Full/Half Baths: **2/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **South Main Street to Perkins Ave turn left into Jackson Street****Remarks****Property Information**Approx. Living Area: **1711 sq. ft.**Approx. Acres: **0.19 (8276 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **10 --**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: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No****Features**Basement: **Yes**Beach: **No**Foundation Size: **999999**Foundation Description: **Other (See Remarks)**Lot Description: **Other (See Remarks)**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Round:

**Tax Information**

Pin #:

Assessed: **\$360,000**Tax: **\$3382** Tax Year: **2008**Book: **20777** Page: **331**

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 # 70800586 - Extended Multi Family - 3 Family**
**20 BROOK ST  
Brockton, MA 02301  
Plymouth County**
List Price: **\$259,900**
 Total Units: **3**  
 Total Rent: **\$5,848**  
 Total Bedrooms: **8**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **OFF BELMONT**

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

**Remarks**

\*\*\*\*\***INCOME ALERT**\*\*\*\*\* **\$5845.00 MONTHLY RENT - MTG LESS THAN \$2000 W/ 25% DOWN. FIRST AND SECOND FLOORS CONSIST OF COMMON KITCHEN, BATH, AND LIVING ROOM WITH 3 INDIVIDUALLY RENTED BEDROOMS. THIRD FLOOR SAME AS 1&2 BUT ONLY 2 BEDROOMS. LOW TURNOVER RATIO, DELEAD CERTS. OCCUPANCY CERTIFICATES APO. CURRENT MANAGER ON PREMISES. ALL IN QUIET AREA CONVENIENT TO EVERYTHING \*\*\*GREAT MONEY MAKER\*\*\* SALE INCLUDES EVERYTHING IN COMMON AREAS IE. ALL APPLIANCES, FURNITURE, DISHES, PANS**

**Property Information**

Approx. Living Area: <b>3300 sq. ft.</b>	Approx. Acres: <b>0.06 (2614 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>0 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>3/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$0</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**
**Unit #1**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2193** Lease: **No**  
 Heating: **Forced Air, Gas**  
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Unit #2**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **2193** Lease: **No**  
 Heating: **Forced Air, Gas**  
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1462** Lease: **No**  
 Heating: **Forced Air, Gas, Other (See Remarks)**  
 Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Laundromat**  
 Basement: **Yes Interior Access, Bulkhead, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, Common, Individually Metered**  
 Energy Features: **Insulated Windows, Insulated Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck, Fenced Yard**  
 Foundation Size: **9999**  
 Foundation Description: **Other (See Remarks)**  
 Hot Water: **Natural Gas**  
 Lot Description: **Other (See Remarks)**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **zoned as a legal 3 family. lead compliant certs and expenses on file**  
 Exclusions:  
 Lead Paint: **None, Certified Treated**  
 UFFI: Warranty Available:  
 Year Built: **1880** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$332,000**  
 Tax: **\$3187** Tax Year: **2008**  
 Book: **5087** Page: **155**  
 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 # 70821753 - Active  
Multi Family - 2 Family**
**34-36 W Park St  
Brockton, MA 02301-5241  
Plymouth County**
List Price: **\$259,900**Color: **Gray**Total Units: **2**Total Rent: **\$0**Total Bedrooms: **6**Total Fireplaces: **0**Middle School: **So. Jr. High**Directions: **FROM #144 BELMONT ST (RTE 123) TO #74 FULLER ST TO WEST PARK**Total Floors: **3**Total Rooms: **13**Total Full/Half Baths: **2/1**Grade School: **Davis/Arnone**High School: **Brockton High****Remarks**

**THIS IS AN ABSOLUTELY GORGEOUS 2 FAMILY. YOU REALLY CANNOT DRIVE BY. THE YARD NEEDS SOME WORK, BUT THE INTERIOR OF THIS HOUSE WAS ALL DONE OVER. YOU CAN MOVE RIGHT IN. THIS IS A GREAT HOUSE FOR AN OWNER AND A TENANT OR EXTENDED FAMILY. NEW FLOORS, KITCHEN, BATHS. SHOW IT & SELL IT!!!!**

**Property Information**Approx. Living Area: **3391 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.14 (6098 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: **2/0** Fireplaces: **0** Levels: **2** Floor: **0** Rent: **0** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Range, Dishwasher**Heating: **Hot Water Baseboard, Gas**Cooling: **None****Unit #2**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **0** Rent: **0** Lease: **Yes**Rooms: **Living Room, Dining Room, Kitchen**Heating: **Hot Water Baseboard, Gas****Features**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 100 Amps, Individually Metered**Exterior: **Shingles, Wood**Exterior Features: **Gutters, Storage Shed, Screens, Fenced Yard**Flooring: **Wood, Tile**Foundation Size: **36 x 32**Foundation Description: **Fieldstone**Hot Water: **Natural Gas, Tank**Lot Description: **Paved Drive**Road Type: **Public, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup**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: **Yes****Tax Information**Pin #: **M:063 R:200 S:**Assessed: **\$375,800**Tax: **\$3608** Tax Year: **2008**Book: **16590** Page: **294**

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 # 70765304 - Active

Multi Family - 2 Family

126 S Leyden St

List Price: \$260,000

Brockton, MA 02302-4236

Plymouth County

Total Units: 2

Total Floors: 2

Total Rent: \$0

Total Rooms: 9

Total Bedrooms: 5

Total Full/Half Baths: 3/0

Total Fireplaces: 1

Grade School:

Middle School:

High School:

Directions: **SUMMER STREET TO S LAYDEN STREET**

## Remarks

## Property Information

Approx. Living Area: **2494 sq. ft.**Approx. Acres: **0.21 (9148 sq. ft.)**Garage Spaces: **1**

Living Area Includes:

Heat/Cool Zones: **2/1**Parking Spaces: **8** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

## Annual Expenses

Heating: \$

Repair &amp; 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: **1**Full/Half Baths: **2/0**Fireplaces: **1**Levels: **1**Floor: **1**Rent: **0**Lease: **No**

### Unit #2

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

## Features

Basement: **Yes Full**Beach: **No**Exterior: **Shingles, Wood**Foundation Size: **0000**Foundation Description: **Fieldstone**Lot Description: **Other (See Remarks)**Sewer and Water: **City/Town Water**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: **1890** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

## Tax Information

Pin #: **M:117 R:205 S:**Assessed: **\$366,400**Tax: **\$3517** Tax Year: **2008**Book: **32790** Page: **180**

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 # 70871259 - Active  
Multi Family - 4 Family**
**218 Pleasant Str  
Brockton, MA 02301  
Plymouth County**
List Price: **\$260,000**Color: **Cream**Total Units: **4**Total Rent: **\$1,550**Total Bedrooms: **7**Total Fireplaces: **0**

Middle School:

Directions: **Main To Pleasant Rt 27**Total Floors: **3**Total Rooms: **16**Total Full/Half Baths: **4/0**

Grade School:

High School: **Brockton High**
**Remarks**

**This 4 Family is in mint condition .This home is owner occu and it shows .all units are occu and tenants are willing to stay .this home features new windows ,vinyl siding ,off street parking for all tenants ,gleaming hardwood and tile flooring .and lots of updates .**

**Property Information**
Approx. Living Area: **3344 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0 (0 sq. ft.)**Heat/Cool Zones: **4/0**Heat/Cool Units: **4/0**Garage Spaces: **1**Parking Spaces: **6** Off-StreetApprox. Street Frontage: **0 ft**
**Annual Expenses**
Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$18600**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$1150**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$0**Water: **\$**Insurance: **\$**Annual Expense Source: **Tax Return**
**Unit Descriptions**
**Unit #1**
Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Range**Interior Features: **Cable TV Available**Heating: **Hot Water Baseboard, Gas**Cooling: **Window AC**
**Unit #2**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **300** Lease: **No**Rooms: **Living Room**Appliances: **Range**
**Unit #3**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **650** Lease: **No**Rooms: **Living Room**
**Unit #4**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **600** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**
**Features**
Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **100 Amps**Energy Features: **Insulated Windows**Exterior: **Vinyl**Flooring: **Wood, Tile, Vinyl**Foundation Size: **0**Foundation Description: **Poured Concrete**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public, Paved, Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Range, for Electric Range, Washer Hookup**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: **Yes**
**Tax Information**

Pin #:

Assessed: **\$433,200**Tax: **\$2008** Tax Year: **2008**Book: **4629** Page: **364**Cert: **0**Zoning Code: **r3**Map: **49** Block: **67** Lot: **16**

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



**MLS # 70791781 - Active  
Multi Family - 3 Family**

**14 Holbrook Avenue  
Brockton, MA 02301-2316  
Plymouth County**

Color: **White**  
Total Units: **3**  
Total Rent: **\$3,400**  
Total Bedrooms: **8**  
Total Fireplaces: **0**  
Middle School:  
Directions: **Main St. to Rutland to Holbrook**

List Price: **\$264,500**

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

#### Remarks

**3UNITS,ALL "DELEADED", "SLATE ROOF".NICE SIDE STREET ON WEST SIDE.SEPERATE UPDATED UTILITIES&100AMP SERVICE PER UNIT.BASEMENT FINISHED WITH 2 ROOMS,PLUS FULL BATH(WITH PEDESTAL SINK)&LAUNDRY.USE YOUR IMAGINATION,MAYBE POOLTABLE,OR OFFICE,FAMILY ROOM.ALL KITCHENS W/OAK CABINETS.THIS LOOKS PROFITABLE FOR THE RIGHT PERSON.LIVE HERE AND HAVE RENTS HELP WITH YOUR PAYMENTS.\*THIS IS A DOUBLE LOT.FENCED YARD.PLENTY ROOM FOR GARAGE,POOL,ETC.**

#### Property Information

Approx. Living Area: **2748 sq. ft.** Approx. Acres: **0.27 (11950 sq. ft.)** Garage Spaces: **0**  
Living Area Includes: Heat/Cool Zones: **3/0** Parking Spaces: **7** Off-Street  
Living Area Source: **Public Record** Heat/Cool Units: **3/0** Approx. Street Frontage:  
Living Area Disclosures: **Finished basement NOT included in sq ft.**

#### Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$40800</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$40800</b>
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: **1300** Lease: **No**  
Rooms: **Living Room, Kitchen, Other (See Remarks)**  
Appliances: **Range, Refrigerator**  
Interior Features: **Lead Certification Available, Storage**  
Heating: **Central Heat, Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **None**

##### Unit #2

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1200** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Pantry, Lead Certification Available**  
Heating: **Central Heat, Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **None**

##### Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Lead Certification Available**  
Heating: **Central Heat, Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **None**

#### Common Areas

Rooms: **Laundry**  
Interior Features: **Other (See Remarks)**

#### Features

Area Amenities: **Public Transportation, Shopping**  
Basement: **Yes Full, Partially Finished, Walk Out, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers, 100 Amps, Individually Metered**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Gutters**  
Flooring: **Wood, Vinyl, Wall to Wall Carpet**  
Foundation Size: **41'x25'**  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Slate**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Electric Range**  
Waterfront: **No**

#### Other Property Info

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Disclosures: **Bsment finised/wFullBa/Seperate Ht,Elec/Ownr1stFl(\$1300),Fmily 2nd(\$1200Possibl),3rd Vac/\$900perOwnr**  
Exclusions:  
Lead Paint: **Certified Treated**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1905** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

#### Tax Information

Pin #:  
Assessed: **\$419,600**  
Tax: **\$4028.16** Tax Year: **2008**  
Book: **21187** Page: **144**  
Cert:  
Zoning Code: **R2**  
Map: **098** Block: Lot: **R241**

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


**MLS # 70814308 - Active**  
**Multi Family - 3 Family**
**15 LEXINGTON**  
**Brockton, MA 02301**  
**Plymouth County**
List Price: **\$269,000**Total Units: **3**Total Floors: **3**Total Rent: **\$3,600**Total Rooms: **18**Total Bedrooms: **9**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **OFF SPRING AND GREEN****Remarks****GREAT INVESTMENT PROPERTY LARGE 3 FAMILY IN GRATE CONDITION, FULLY RENTED.****Property Information**Approx. Living Area: **3743 sq. ft.**Approx. Acres: **0.13 (5663 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **3/0**Parking Spaces: **6** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **3/0**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; 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: **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: **2** Rent: **1200** Lease: **No****Unit #3**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1200** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**Basement: **Yes Full, Walk Out, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Energy Features: **Insulated Windows, Storm Windows**Exterior: **Vinyl**Exterior Features: **Porch, Gutters, Storage Shed, Fenced Yard**Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**Foundation Size: **99999**Foundation Description: **Fieldstone, Slab**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: **Lender Approval Required**Utility Connections: **for Gas Range, Washer Hookup**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **THIRD PARTY APPROVAL NEEDED FOR SHORT SALE**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available:Year Built: **1903** Source: **Public Record**Year Built Description: **Actual, Renovated Since**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$412,200**Tax: **\$3957.12** Tax Year: **2008**Book: **12971** Page: **270**

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 # 70842981 - Active**  
**Multi Family - 2 Family**
**11 Albert Ave**  
**Brockton, MA 02302-2715**  
**Plymouth County**
List Price: **\$269,000**
Total Units: **2**  
Total Rent: **\$0**  
Total Bedrooms: **5**  
Total Fireplaces: **0**  
Middle School:  
Directions: **MAPQUEST**

Total Floors: **2**  
Total Rooms: **9**  
Total Full/Half Baths: **2/0**  
Grade School:  
High School:
**Remarks****QUIET SMALL DEAD END STREET. NICE TWO FAMILY W/ FINISHED BASEMENT.****Property Information**Approx. Living Area: **1911 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 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: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **0** Lease: **No****Features**Basement: **Yes Full**Beach: **No**Exterior: **Shingles, Wood**Foundation Size: **99999**Foundation Description: **Poured Concrete**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Round:

**Tax Information**Pin #: **M:153 R:078 S:**Assessed: **\$330,000**Tax: **\$3168** Tax Year: **2008**Book: **33219** Page: **300**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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**MLS # 70834447 - Active  
Multi Family - 2 Family**
**20 packard**List Price: **\$270,000****Brockton, MA 02301****Plymouth County**Total Units: **2**Total Floors: **2**Total Rent: **\$1,000**Total Rooms: **8**Total Bedrooms: **4**Total Full/Half Baths: **2/1**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **off main and montello one way from montello****Remarks****2 family in nice area ready to move in. second floor rented****Property Information**Approx. Living Area: **2077 sq. ft.**Approx. Acres: **0.14 (6354 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: **2/0**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; 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: **1/1** 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: **900** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**Basement: **Yes Full, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **110 Volts, Circuit Breakers**Energy Features: **Insulated Windows, Storm Windows**Exterior: **Vinyl**Exterior Features: **Gutters**Flooring: **Wood, Tile, Wall to Wall Carpet**Foundation Size: **99999**Foundation Description: **Fieldstone**Hot Water: **Oil**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: **Lender Approval Required**Utility Connections: **for Gas Range**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: **1** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$356,600**Tax: **\$3423.36** Tax Year: **2008**Book: **33519** Page: **116**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

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**MLS # 70829769 - Active  
Multi Family - 2 Family**
**278 Moraine Street  
Brockton, MA 02301  
Plymouth County**
List Price: **\$275,000**Color: **white**Total Units: **2**Total Rent: **\$1,400**Total Bedrooms: **4**Total Fireplaces: **0**

Middle School:

Directions: **Belmont to Moraine**Total Floors: **3**Total Rooms: **10**Total Full/Half Baths: **2/0**

Grade School:

High School:

**Remarks**

**This budget stretching two family in a great West side location makes good economic sense. Live in one unit while the tenants help with your mortgage. Both units have eat in kitchens, 2 bedrooms, gas heat and a good flow. There are hardwood floors under the carpeting, front and back porches, walk up attic, dry basement, separate utilities a 2 car detached garage(no overhead doors) and beautiful grounds.**

**Property Information**
Approx. Living Area: **2334 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: **2/**Garage Spaces: **2**Parking Spaces: **4** Off-Street

Approx. Street Frontage:

**Annual Expenses**

Heating: \$ Repair &amp; Maintenance: \$

Gas: \$ Trash Removal: \$

Electricity: \$ Sewer: \$

Water: \$ Insurance: \$

Management: \$

Miscellaneous: \$

Ann. Prop. Oper. Data: **No**Annual Expense Source: **--**Gross Income: **\$0**Gross Expenses: **\$0**Net Income: **\$33600**
**Unit Descriptions**
**Unit #1**
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**Appliances: **Range**Heating: **Central Heat, Steam, Gas**
**Unit #2**
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**Appliances: **Range**Heating: **Central Heat, Steam, Gas**
**Features**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Golf Course, Laundromat**Basement: **Yes Walk Out**Beach: **No**Exterior Features: **Porch**Flooring: **Wood, Vinyl, Wall to Wall Carpet**Foundation Size: **9999**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: **Yes**

Disclosures:

Exclusions: **tenants belongings**Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1927** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes**
**Tax Information**

Pin #:

Assessed: **\$348,400**Tax: **\$3344.64** Tax Year: **2008**Book: **6364** Page: **128**

Cert:

Zoning Code: **9999**

Map: Block: Lot:

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**MLS # 70642929 - Active**  
**Multi Family - 3 Family**

**23 NYE AVE**  
**Brockton, MA 02301**  
**Plymouth County**  
 Color: **GREY**  
 Total Units: **3**  
 Total Rent: **\$0**  
 Total Bedrooms: **9**  
 Total Fireplaces: **0**  
 Middle School: **W. JUNIOR HIGH**  
 Directions: **PLEASANT STREET TO NYE AVE**

List Price: **\$275,000**

Total Floors: **3**  
 Total Rooms: **18**  
 Total Full/Half Baths: **3/0**  
 Grade School: **ARNONE SCHOOL**  
 High School: **BROCKTON HIGH**

**Remarks**

**SPACIOUS & UPDATED 3 FAMILY! CLOSE TO AREA AMENITIES & PUBLIC TRANSPORTATION. HAS NEWER WINDOWS ON 1ST & 2ND FLOOR. RUBBER ROOF +/- 11YRS OLD, AND NEW FRONT PORCHES(DONE IN 2006),AS PER SELLER'S REPRESENTATION. A NEW BOILER WAS INSTALLED IN 1996 FOR 3RD FLOOR. 1ST FLOOR BEAUTIFULLY REDONE.**

**Property Information**

Approx. Living Area: <b>4107 sq. ft.</b>	Approx. Acres: <b>0.15 (6534 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>3/0</b>	Parking Spaces: <b>4</b> Off-Street, On Street Permit
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>3/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$0</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</b>
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**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher, Microwave**  
 Interior Features: **Security System, Cable TV Available**  
 Heating: **Central Heat, Steam, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **Yes**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Steam, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1000** Lease: **Yes**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Steam, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**  
 Basement: **Yes Full, Walk Out**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, 100 Amps, Common, Individually Metered**  
 Energy Features: **Insulated Windows, Storm Windows, Varies per Unit**  
 Exterior: **Asbestos**  
 Exterior Features: **Porch, Gutters, Screens, Fenced Yard, Varies per Unit**  
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet, Varies Per Unit**  
 Foundation Size: **99999**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Other (See Remarks)**  
 Road Type: **Public, Publicly Maint., Sidewalk**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Electric Range, for Electric Oven, Varies per Unit**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **WASHER AND DRYER IN BASEMENT TO STAY.**  
 Exclusions: **REFRIGERATOR ON 1ST,2ND & 3RD FLOOR EXCLUDED.**  
 Lead Paint: **Unknown**  
 UFFI: **No** Warranty Available: **No**  
 Year Built: **1906** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$445,300**  
 Tax: **\$4181.37** Tax Year: **2007**  
 Book: **17470** Page: **182**  
 Cert: **5/19/1999**  
 Zoning Code: **R3**  
 Map: **49** Block: Lot:

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**MLS # 70851404 - Active  
Multi Family - 2 Family**
**10 Tripp Ave  
Brockton, MA 02301-6118  
Plymouth County**
List Price: **\$275,000**Color: **Gray**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: **Kennedy/Hunting**Middle School: **West Or South**High School: **Brockton High**Directions: **Forest Ave To Tripp Ave**
**Remarks**
**West Side.. This 2 Family has been renovated Floors redone, 3 Bedrooms each floor. All new hardwood floors, new bathrooms in each unit. Great Buy for the money all you have to do is move in, yard is nice and big. With a 2 Car garage**
**Property Information**
Approx. Living Area: **2152 sq. ft.**Approx. Acres: **0.17 (7405 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 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**
**Features**
Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Exterior: **Vinyl**Exterior Features: **Fenced Yard**Flooring: **Wood, Tile**Foundation Size: **99999**Foundation Description: **Concrete Block**Hot Water: **Natural Gas**Lot Description: **Corner, Wooded, Paved Drive**Road Type: **Public, Paved, Publicly Maint., Dead End**Roof Material: **Slate**Sewer and Water: **City/Town Water, City/Town Sewer**Sewage District: **Brock**Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**Waterfront: **No**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Seller Has Never Occupied The Property**

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:068 R:072 S:**Assessed: **\$364,100**Tax: **\$3495** Tax Year: **2008**Book: **36342** Page: **30**

Cert:

Zoning Code: **R1C**

Map: Block: Lot:

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MLS # 70860159 - Active  
**Multi Family - 5-9 Family**  
**686 N Montello St**  
**Brockton, MA 02301-2400**  
**Plymouth County**  
 Color: **yellow**  
 Total Units: **6**  
 Total Rent: **\$3,000**  
 Total Bedrooms: **12**  
 Total Fireplaces: **12**  
 Middle School:  
 Directions: **No. Montello St. is route 28, Building is located near Ames St. intersection**

List Price: **\$275,000**

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

**Remarks**

This is a short sale. unit 5 is \$900 with lease. Unit 6 is \$600 with lease.

**Property Information**

Approx. Living Area: **5481 sq. ft.**  
 Living Area Includes:  
 Living Area Source: **Other**  
 Living Area Disclosures:

Approx. Acres: **0.24 (10454 sq. ft.)**  
 Heat/Cool Zones: **1/0**  
 Heat/Cool Units: **6/0**

Garage Spaces: **0**  
 Parking Spaces: **9 Off-Street**  
 Approx. Street Frontage:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$0</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</b>
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: **700** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Lead Certification Available**  
 Heating: **Forced Air, Gas, Individual, Unit Control**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Lead Certification Available**  
 Heating: **Forced Air, Gas, Individual, Unit Control**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Lead Certification Available**  
 Heating: **Forced Air, Gas, Individual, Unit Control**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Lead Certification Available**  
 Heating: **Forced Air, Gas, Individual, Unit Control**  
 Cooling: **None**  
 Rent Includes: **None**

**Common Areas**

Appliances: **None**  
 Interior Features: **Lead Certification Available**  
 Heating: **None**  
 Cooling: **None**

**Features**

Area Amenities: **Public Transportation, Medical Facility, Laundromat**  
 Basement: **Yes Full, Interior Access, Dirt Floor, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, Individually Metered**  
 Energy Features: **Storm Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Balcony, Gutters**  
 Flooring: **Wood, Wall to Wall Carpet, Varies Per Unit**  
 Foundation Size: **29 X 63**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Natural Gas**  
 Lot Description: **Paved Drive, Flood Plain**  
 Road Type: **Public**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **Varies per Unit**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Certified Treated**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1920** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #: **M:104 R:020 S:**  
 Assessed: **\$444,300**  
 Tax: **\$4265** Tax Year: **2008**  
 Book: **30077** Page: **85**  
 Cert:  
 Zoning Code: **C2**  
 Map: Block: Lot:

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


**MLS # 70811855 - Active**  
**Multi Family - 2 Family**
**1237 Warren Ave**  
**Brockton, MA 02301-6856**  
**Plymouth County**
List Price: **\$279,900**

Total Units: <b>2</b>	Total Floors: <b>2</b>
Total Rent: <b>\$1,800</b>	Total Rooms: <b>14</b>
Total Bedrooms: <b>6</b>	Total Full/Half Baths: <b>2/0</b>
Total Fireplaces: <b>0</b>	Grade School:
Middle School:	High School:
Directions: <b>AT THE VERY END OF S WARREN AV..</b>	

**Remarks**

**huge 2 family with 3 apts and lots of upgrades.all new windows updated electric, new basement cement floor, updated porches, baths and more. hardwood floors, large rooms, huge second floor unit with 2 kitchens and 9 total rooms. ALL TENANTS TO STAY. ALL SHOWINGS THROUGH LISTING AGENT ONLY. The owner would stay in the first floor for market rent. NO SHOWINGS UNTIL FURTHER NOTICE PER OWNER**

**Property Information**

Approx. Living Area: <b>2962 sq. ft.</b>	Approx. Acres: <b>0.13 (5663 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>/</b>	Parking Spaces: <b>8 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>2/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$21600</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$21600</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>--</b>	

**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: **9** Bedrooms: **4** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1800** Lease: **Yes**
**Features**

Basement: **Yes Full**  
Beach: **No**  
Foundation Size: **999**  
Foundation Description: **Brick**  
Lot Description: **Paved Drive**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No**
**Other Property Info**

Disclosure Declaration: **No**  
Disclosures: **subject to approval of this short sale by owner's bank(and we are working with them actively)**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: Warranty Available:  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:

**Tax Information**

Pin #: **M:076 R:005 S:**  
Assessed: **\$356,900**  
Tax: **\$3426** Tax Year: **2008**  
Book: **26371** Page: **263**  
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 # 70668440 - Active  
Multi Family - 3 Family**
**32 Hunt Street  
Brockton, MA : Montello 02301  
Plymouth County**

 Color: **Brown**  
 Total Units: **3**  
 Total Rent: **\$3,050**  
 Total Bedrooms: **9**  
 Total Fireplaces: **0**  
 Middle School: **yes**  
 Directions: **Pleasant St to hunt Street**
List Price: **\$280,000**
 Total Floors: **3**  
 Total Rooms: **15**  
 Total Full/Half Baths: **3/0**  
 Grade School: **yes**  
 High School:
**Remarks**

**Huge property and meticulously well maintained. Parking for over 10 cars. Long term tenant on the first floor. Hld wood fl throughout lovely open kitchen with spacious dining area on the third floor. Closed to all social amenities this is a must see to appreciate. Motivated seller.**

**Property Information**

Approx. Living Area: <b>2576 sq. ft.</b>	Approx. Acres: <b>0.18 (7841 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>/</b>	Parking Spaces: <b>8</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$0</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$3050</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>--</b>	

**Unit Descriptions****Unit #1**
 Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1450** Lease: **Yes**
**Unit #2**
 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **Yes**
**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, Medical Facility, Laundromat, Other (See Remarks)**

Basement: **Yes Finished, Walk Out**

Beach: **No**

Construction: **Frame, Stone/Concrete**

Electric: **Circuit Breakers, 100 Amps, Individually Metered**

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

Exterior: **Aluminum, Vinyl**

Exterior Features: **Fenced Yard, Satellite Dish, Other (See Remarks)**

Flooring: **Wood, Tile**

Foundation Size: **Irregular**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Lot Description: **Corner, Paved Drive**

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

Roof Material: **Wood Shingles, Other (See Remarks)**

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

Sewage District: **mwsc**

Terms: **Seller W/Participate**

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

Waterfront: **No**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures: **pre-approval a must**

Exclusions: **tenants properties**

Lead Paint: **Certified Treated**

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

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

Year Built Description: **Actual, Renovated Since**

Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$376,600**

Tax: **\$3536.27** Tax Year: **2007**

Book: **23174** Page: **198**

Cert:

Zoning Code: **residential**

Map: Block: Lot:

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



**MLS # 70848400 - Active  
Multi Family - 5-9 Family**

**277 W Elm St  
Brockton, MA 02301-4241  
Plymouth County**

List Price: **\$290,000**

Total Units: **5**  
Total Rent: **\$3,750**  
Total Bedrooms: **5**  
Total Fireplaces: **0**  
Middle School:  
Directions: **West St to W. Elm**

Total Floors: **3**  
Total Rooms: **15**  
Total Full/Half Baths: **5/0**  
Grade School:  
High School:

**Remarks**

**This is NOT a short sale, and NOT bank-owned. Attractive 5 unit building on the westside. All one-bedroom apartments and only one vacancy. Spacious front hall area. The partially wooded lot is over 3/4 acre. Coin operated washer and dryer. Replacement windows. Units are 625-650sf.**

**Property Information**

Approx. Living Area: **3916 sq. ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures: **Unit 1 is vacant**

Approx. Acres: **0.81 (35284 sq. ft.)**  
Heat/Cool Zones: /  
Heat/Cool Units: **1/**

Garage Spaces: **0**  
Parking Spaces: **8** Off-Street  
Approx. Street Frontage: **85 ft**

**Annual Expenses**

Heating: **\$10005** Repair & Maintenance: **\$1295** Management: \$  
Gas: \$ Trash Removal: **\$1200** Miscellaneous: \$  
Electricity: **\$1060** Sewer: \$ Ann. Prop. Oper. Data: **Yes**  
Water: **\$600** Insurance: **\$1900** Annual Expense Source: **Owner Provided**

Gross Income: **\$45240**  
Gross Expenses: **\$20237**  
Net Income: **\$25003**

**Unit Descriptions**

**Unit #1**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Wall Oven, Refrigerator**  
Rent Includes: **Heat**

**Unit #2**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **725** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Wall Oven, Refrigerator**  
Rent Includes: **Heat**

**Unit #3**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Wall Oven, Refrigerator**  
Rent Includes: **Heat**

**Unit #4**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **795** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Wall Oven, Refrigerator**  
Rent Includes: **Heat**

**Common Areas**

Appliances: **Wall Oven, Refrigerator**

**Features**

Area Amenities: **Public Transportation**  
Basement: **Yes Full, Walk Out**  
Beach: **No**  
Foundation Size: **0x0**  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas**  
Lot Description: **Wooded**  
Road Type: **Public**  
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:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available:  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #: **M:048 R:176 S:**  
Assessed: **\$427,700**  
Tax: **\$4106** Tax Year: **2008**  
Book: **26034** Page: **265**  
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 # 70843760 - Active  
Multi Family - 3 Family**
**50 Clarence St  
Brockton, MA 02301-1608  
Plymouth County**
List Price: **\$294,500**Total Units: **3**Total Floors: **3**Total Rent: **\$0**Total Rooms: **16**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **N MAIN ST. TO CLARENCE STREET.****Remarks**

**NOT A SHORT SALE!! Spacious three family located in nice residential area 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 EARNST 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.**

**Property Information**Approx. Living Area: **4173 sq. ft.**Approx. Acres: **0.14 (6098 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **3 --**Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; 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: **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: **00000**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: **SOLD IN "AS IS" CONDITION. NO CHANGES TO P&S OR SELLER'S ADDENDUMS**Exclusions: **INCOMPLETE OFFERS BY AGENTS WILL NOT BE SUBMITTED!!ALL BUYERS MUST BE ACCOMPANIED NO EXCEPTIONS!!!**Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1918** Source: **Public Record**Year Built Description: **Actual**

Year Round:

**Tax Information**Pin #: **M:102 R:023 S:**Assessed: **\$381,900**Tax: **\$3666** Tax Year: **2008**Book: **35164** Page: **331**

Cert:

Zoning Code: **R2**

Map: Block: Lot:


**MLS # 70779209 - Active**  
**Multi Family - 3 Family**
**92 Myrtle St**  
**Brockton, MA 02301-6144**  
**Plymouth County**
List Price: **\$294,900**
Total Units: **3**  
Total Rent: **\$0**  
Total Bedrooms: **6**  
Total Fireplaces: **0**  
Middle School:  
Directions: **SEE MAPQUEST**

Total Floors: **3**  
Total Rooms: **12**  
Total Full/Half Baths: **3/0**  
Grade School:  
High School:

**Remarks**
**SEELER'S RECENT PURCHASE AND UNEXPECTED JOB LOSS BECOMES YOUR GAIN. RECENTLY PAID 365000.00 AND HAS BEGONE THE REHAB WORK. MUST SELL NOW AS A QUICK SALE. ONE UNIT VACATED OTHERS IN PROGRESS. CAN BE PURCHASED WITH 70779198**
**Property Information**

Approx. Living Area: <b>3333 sq. ft.</b>	Approx. Acres: <b>0.14 (6098 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>4 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$36</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$36</b>
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: **1** Lease: **No**
**Unit #2**

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

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

Basement: **Yes Full**  
Beach: **No**  
Foundation Size: **99**  
Foundation Description: **Poured Concrete**  
Lot Description: **Corner**  
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:  
Year Built: **1925** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:

**Tax Information**

Pin #: **M:070 R:060 S:**  
Assessed: **\$394,100**  
Tax: **\$3783** Tax Year: **2008**  
Book: **35420** Page: **267**  
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 # 70784805 - Active  
Multi Family - 5-9 Family**
**51 Market St  
Brockton, MA 02301-6834  
Plymouth County**
List Price: **\$299,900**Color: **Brown**Total Units: **6**Total Rent: **\$3,775**Total Bedrooms: **8**Total Fireplaces: **0**

Middle School:

Directions: **Off Warren Avenue**Total Floors: **3**Total Rooms: **19**Total Full/Half Baths: **6/0**

Grade School:

High School: **Brockton High**
**Remarks**

**Apartment # 5 is on 2nd floor, kitchen, living room, 1 bedroom, rent is \$700 month..----Apartment # 6 is top floor (attic) has 2 bedrooms, kitchen, bathroom and deck. Rent is \$ 700 per month. There are 2 hot water tanks in building so all rents include hot water. 5 Apartments are heated by electric except top floor unit which is heated by FHW X GAS. There is a common balcony for the 2 apartments on 2nd floor. The property is very neat and in good shape. This is a MONEY-MAKER!!! Don't wait!!!**

**Property Information**
Approx. Living Area: **2470 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.11 (4792 sq. ft.)**Heat/Cool Zones: **6/0**Heat/Cool Units: **6/0**Garage Spaces: **0**Parking Spaces: **6** Off-Street

Approx. Street Frontage:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$45300</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$45300</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**
**Unit #1**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **No**
**Unit #2**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **625** Lease: **No**
**Unit #3**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **575** Lease: **No**
**Unit #4**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **725** Lease: **No**
**Features**
Area Amenities: **Public Transportation, Shopping**Basement: **No**Beach: **No**Construction: **Frame**Electric: **Other (See Remarks)**Exterior: **Vinyl**Exterior Features: **Porch**Flooring: **Wood**Foundation Size: **000**Foundation Description: **Brick**Hot Water: **Natural Gas, Tank**Lot Description: **Paved Drive**Road Type: **Public, 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: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1884** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
**Tax Information**
Pin #: **M:083 R:020 S:**Assessed: **\$424,900**Tax: **\$4079** Tax Year: **2008**Book: **20802** Page: **276**

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 # 70864169 - Active  
Multi Family - 4 Family**
**34 Wall St**List Price: **\$309,900****Brockton, MA 02301-4231****Plymouth County**Total Units: **4**Total Floors: **0**Total Rent: **\$0**Total Rooms: **13**Total Bedrooms: **8**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Belmont street to Wall Street****Remarks**

**Nice Quality and WELL MAINTAINED FOUR (4)FAMILY WITH NEWER WINDOWS, UPDATED ELECTRICAL & HEATING. DELEADED CERTIFICATE FOR ALL FOUR UNITS, SEPARATE UTILITIES. GREAT INVESTMENT ALTERNATIVE. \$1,000 WITH ALL OFFERS. CALL TODAY TO SET-UP YOUR PRIVATE SHOWINGS!Commission to be approved by third party.**

**Property Information**Approx. Living Area: **4384 sq. ft.**Approx. Acres: **0.19 (8276 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **5** Off-StreetLiving 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: **3**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **800**Lease: **No****Unit #2**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **800**Lease: **No****Unit #3**Rooms: **6**Bedrooms: **4**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **2**Floor: **2**Rent: **1300**Lease: **No****Unit #4**Rooms: **5**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **3**Floor: **3**Rent: **950**Lease: **No****Features**Basement: **No**Beach: **No**Electric: **110 Volts, Circuit Breakers**Energy Features: **Other (See Remarks)**Flooring: **Wood, Tile, Other (See Remarks)**Foundation Size: **Irregular**Foundation Description: **Brick**Lot Description: **Paved Drive**Road Type: **Public**Sewer and Water: **City/Town Water**Terms: **Lender Approval Required**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Property information is deemed reliable but should be verified by buyer and buyer's agent. SOLD AS I**Exclusions: **Tenant belongings.**Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Actual**

Year Round:

**Tax Information**Pin #: **M:057 R:080 S:**Assessed: **\$433,200**Tax: **\$4159** Tax Year: **2008**Book: **33647** Page: **166**

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 # 70847685 - Active  
Multi Family - 3 Family**
**2-4 Annis Court  
Brockton, MA 02301  
Plymouth County**
List Price: **\$324,100**Color: **Green**Total Units: **3**Total Floors: **3**Total Rent: **\$3,626**Total Rooms: **18**Total Bedrooms: **9**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

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

**Newly Updated! Kitchen,baths,heating,electrical,windows and roof. Fully Rented/Leased multi family with GREAT tenants. This one IS a money maker. You investors wanting to purchase at rock bottom prices without doing anything but collect the profits, this one is for you. Certified Treated. Call for your own private showing. THIS IS NOT A SHORT SALE.**

**Property Information**Approx. Living Area: **3259 sq. ft.**Approx. Acres: **0.1 (4356 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 11/08**Heating: **\$0**Repair & Maintenance: **\$500**Management: **\$0**Gross Income: **\$43512**Gas: **\$0**Trash Removal: **\$0**Miscellaneous: **\$0**Gross Expenses: **\$4786**Electricity: **\$210**Sewer: **\$916**Ann. Prop. Oper. Data: **Yes**Net Income: **\$38726**Water: **\$916**Insurance: **\$2244**Annual Expense Source: **Owner Provided****Unit Descriptions****Unit #1**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1300** Lease: **Yes**Heating: **Gas**Rent Includes: **None****Unit #2**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1246** Lease: **Yes**Heating: **Gas**Rent Includes: **None****Unit #3**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1080** Lease: **Yes**Heating: **Gas**Rent Includes: **None****Features**Area Amenities: **Public Transportation, Shopping, Laundromat**Basement: **Yes Full, Partially Finished, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Energy Features: **Insulated Windows**Exterior: **Vinyl**Exterior Features: **Porch, Enclosed Porch, Varies per Unit**Flooring: **Wood, Vinyl, Varies Per Unit**Foundation Size: **00**Foundation Description: **Other (See Remarks)**Hot Water: **Natural Gas, Tank**Lot Description: **Corner, Paved Drive**Road Type: **Public, Paved**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:

Exclusions:

Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available:Year Built: **1925** Source: **Public Record**Year Built Description: **Renovated Since**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$363,300**Tax: **\$3488** Tax Year: **2008**Book: **35614** Page: **333**

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 # 70870584 - Active  
Multi Family - 3 Family**
**167 Forest Ave  
Brockton, MA 02301-5953  
Plymouth County**
List Price: **\$327,500**Color: **YELLOW**Total Units: **3**Total Floors: **3**Total Rent: **\$3,800**Total Rooms: **18**Total Bedrooms: **9**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Belmont St - Forest Ave**
**Remarks**

**Turn-Key operation for investor or owner occupied. All the updates have been done for you. Spacious units, 6RM, 3BR, 1BA, each with 1450 sq/ft. 2nd floor is the showcase unit with the most recent updates - beautiful kitchen & oak cabinets. Newer shingle roof on garage and rubber roof on 3-family. Newer burner units & hot water tanks. Great income producer, check the numbers, garage also produces income. A real gem.**

**Property Information**
Approx. Living Area: **4350 sq. ft.**Approx. Acres: **0.14 (6098 sq. ft.)**Garage Spaces: **2**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$48000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$9850**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$38150**

Water: \$

Insurance: \$

Annual Expense Source: **Owner Provided**
**Unit Descriptions**
**Unit #1**
Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1300** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Dishwasher, Disposal, Refrigerator, Washer, Dryer**Heating: **Steam, Gas**
**Unit #2**
Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1250** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Dishwasher, Disposal, Refrigerator, Washer, Dryer**Heating: **Steam, Gas**
**Unit #3**
Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1250** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Dishwasher, Disposal, Refrigerator, Washer, Dryer**Heating: **Steam, Gas**
**Features**
Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Exterior: **Aluminum, Vinyl**Exterior Features: **Porch, Gutters**Flooring: **Wood**Foundation Size: **47x34**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Corner, 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: **Yes**

Disclosures:

Exclusions:

Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

**Tax Information**
Pin #: **M:065 R:096 S:**Assessed: **\$365,000**Tax: **\$4052** Tax Year: **2009**Book: **33133** Page: **220**

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 # 70863595 - Active**  
**Multi Family - 3 Family**

4 Essex

List Price: **\$339,000**

Brockton, MA 02301-6622

Plymouth County

Color: **Green**Total Units: **3**Total Floors: **3**Total Rent: **\$3,700**Total Rooms: **16**Total Bedrooms: **10**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **South Side**
**Remarks**

**This Building is 100% Renovated By Licensed builder. Fully Rented! Deleaded! Turn Key On Building! Huge Income of \$44,400 Yearly! It Is A Beautiful 3 Family With Dormers, Seperate Utilities, And It Features Many Updates - IT IS EASY TO SHOW!**

**Property Information**
Approx. Living Area: **3033 sq. ft.**Approx. Acres: **0.08 (3485 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **3/**Parking Spaces: **4** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **3/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$44400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$44400**

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: **1350** Lease: **Yes**
**Unit #2**
Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1350** Lease: **No**
**Unit #3**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1000** Lease: **No**
**Features**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **220 Volts, 100 Amps**Energy Features: **Insulated Windows, Storm Windows, Storm Doors**Exterior Features: **Porch, Deck, Balcony**Flooring: **Laminate**Foundation Size: **00x00**Foundation Description: **Fieldstone**Hot Water: **Oil, Natural Gas**Lot Description: **Corner**Road Type: **Public**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **Yes**
**Other Property Info**
Disclosure Declaration: **No**

Disclosures:

Exclusions:

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

Year Round:

**Tax Information**

Pin #:

Assessed: **\$369,300**Tax: **\$3545.28** Tax Year: **2009**Book: **34273** Page: **132**

Cert:

Zoning Code: **Multi**

Map: Block: Lot:

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


**MLS # 70857679 - Active  
Multi Family - 5-9 Family**
**134 Ames Street  
Brockton, MA 02302  
Plymouth County**
List Price: **\$345,000**Color: **blue**Total Units: **6**Total Rent: **\$0**Total Bedrooms: **11**Total Fireplaces: **0**

Middle School:

Directions: **Main St or Montello to Ames St**Total Floors: **3**Total Rooms: **24**Total Full/Half Baths: **6/0**

Grade School:

High School:

**Remarks**

**Bank Owned. The Seller makes no representations or warranties as to the condition of the property, improvements, or appurtenances, and that the property is sold "AS IS- WHERE IS". Please allow additional time for response from offer. Pre-approval letter or proof of funds must accompany all offers. Upon acceptance, P & S and addendum must be returned within 48hrs or asset will return to active status. No changes to P & S or addendum allowed.**

**Property Information**
Approx. Living Area: **0 sq. ft.**

Living Area Includes:

Living Area Source: **Other**

Living Area Disclosures:

Approx. Acres: **0.18 (8276 sq. ft.)**Heat/Cool Zones: **6/**Heat/Cool Units: **6/**Garage Spaces: **0**Parking Spaces: **8 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: **950** Lease: **No**Rooms: **Living Room, Kitchen**Interior Features: **Cable TV Available**
**Unit #2**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**Rooms: **Living Room, Kitchen**Interior Features: **Cable TV Available**
**Unit #3**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **600** Lease: **No**Rooms: **Living Room, Kitchen**Interior Features: **Cable TV Available**
**Unit #4**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**Rooms: **Living Room, Kitchen**Interior Features: **Cable TV Available**
**Features**
Basement: **Yes Full**Beach: **No**Construction: **Frame**Exterior: **Shingles**Exterior Features: **Porch**Foundation Size: **0**Foundation Description: **Fieldstone**Lot Description: **Paved Drive, Shared Drive**Road Type: **Public, Paved, Publicly Maint.**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lender Owned, Lender Approval Required**Waterfront: **No**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions: **tenants personal property**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1920** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes**
**Tax Information**

Pin #:

Assessed: **\$444,300**Tax: **\$4265.28** Tax Year: **2008**Book: **35631** Page: **250**

Cert:

Zoning Code: **C1**Map: **165** Block: **055** Lot:

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



MLS # 70786050 - Active

Multi Family - 3 Family

34 Provost St

List Price: \$349,000

Brockton, MA : Montello 02302-2828

Plymouth County

Color: cedar

Total Units: 3

Total Floors: 3

Total Rent: \$3,025

Total Rooms: 13

Total Bedrooms: 6

Total Full/Half Baths: 3/0

Total Fireplaces: 0

Grade School: Downy/Plouffe

Middle School: East Jr. high

High School: Brockton High

Directions: .

### Remarks

**This great 3 family investment home features all hardwood flooring, all new wiring and electrical service, all new plumbing, finished basement, hard wired alarm system. Washer and dryer on 1st and 2nd floors, 3rd floor loft has 5 skylights. The 2nd and 3rd floor loft has been completely remodeled. The home has a 4 car garage and driveway, cedar clap board, .16 acres. The home also has reliable existing rents! 1st floor-3 bedroom/1 bath, 2nd floor-2 bedroom/1 bath 3rd floor loft - 1 bdrm/1 bath**

### Property Information

Approx. Living Area: 3144 sq. ft.

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

Living Area Includes:

Heat/Cool Zones: 3/

Living Area Source: Public Record

Heat/Cool Units: 3/

Living Area Disclosures:

Garage Spaces: 4

Parking Spaces: 6 Off-Street

Approx. Street Frontage:

### Annual Expenses

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: \$36300

Gas: \$

Trash Removal: \$840

Miscellaneous: \$

Gross Expenses: \$4624

Electricity: \$264

Sewer: \$676

Ann. Prop. Oper. Data: No

Net Income: \$31676

Water: \$597

Insurance: \$2247

Annual Expense Source: Owner Provided

### Unit Descriptions

#### Unit #1

Rooms: 6 Bedrooms: 3 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 1 Rent: 1300 Lease: Yes

Appliances: Range, Refrigerator

Interior Features: Cable TV Available, Storage

Heating: Hot Water Baseboard, Gas

Rent Includes: Water

#### Unit #2

Rooms: 5 Bedrooms: 2 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 2 Rent: 975 Lease: Yes

Appliances: Range, Disposal, Refrigerator, Washer, Dryer

Interior Features: Ceiling Fans, Cable TV Available

Heating: Hot Water Baseboard, Gas

Rent Includes: Water

#### Unit #3

Rooms: 2 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 3 Rent: 750 Lease: Yes

Rooms: Other (See Remarks)

Appliances: Range, Refrigerator

Interior Features: Ceiling Fans, Cable TV Available

Heating: Electric Baseboard

Rent Includes: Water

### Features

Basement: Yes Full, Finished, Walk Out, Interior Access, Concrete Floor

Beach: No

Construction: Frame

Electric: 110 Volts, 220 Volts, Circuit Breakers, 100 Amps, Individually Metered

Energy Features: Insulated Windows, Storm Doors

Exterior: Shingles, Wood

Exterior Features: Roof Deck

Flooring: Wood

Foundation Size: na

Foundation Description: Poured Concrete

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: Contract for Deed

Utility Connections: for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup

Waterfront: No

### Other Property Info

Adult Community: No

Disclosure Declaration: No

Disclosures:

Exclusions: That which belongs to the individual tenants

Lead Paint: Unknown

UFFI: Unknown Warranty Available:

Year Built: 1890 Source: Public Record

Year Built Description: Approximate

Year Round: Yes

### Tax Information

Pin #: M:154 R:115 S:

Assessed: \$385,000

Tax: \$3696 Tax Year: 2008

Book: 15001 Page: 195

Cert:

Zoning Code: R2

Map: Block: Lot:

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


**MLS # 70667043 - Active  
Multi Family - 3 Family**
**132 N Warren Ave  
Brockton, MA 02301-3430  
Plymouth County**
List Price: **\$350,900**Total Units: **3**Total Floors: **3**Total Rent: **\$0**Total Rooms: **14**Total Bedrooms: **5**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Main St. to Wyman to N. Warren**
**Remarks**

**"BIG PRICE REDUCTION" MAKE THIS BEAUTIFUL 3 FAMILY YOURS, WITH FINISH BASEMENT FOR EXTRA INCOME, WITH LARGE ROOMS WITH HARDWOOD FLOOR, CERAMIC TILE IN KITCHEN, W/SEPERATE UTILITIES "FINISH BASMENT".5 PARKING SPACE OFF STREET/STORAGE SHED/FENCED YARD/CLOSE TO PUBLIC TRANSPORTATION, AREA HOSPITAL, AND SHOPPING CENTER. GREAT OPPORTUNITY FOR INVESTORS! "GREAT RENTAL POTENTIAL"**

**Property Information**
Approx. Living Area: **3542 sq. ft.**Approx. Acres: **0.15 (6534 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **5** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures: **NOT INCL. PARTIAL FINISH BASEMENT**
**Annual Expenses**
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: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **900** Lease: **No**
**Unit #2**
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**
**Unit #3**
Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **No**
**Features**
Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Exterior Features: **Balcony, Storage Shed, Fenced Yard**Flooring: **Wood, Tile, Wall to Wall Carpet, Varies Per Unit**Foundation Size: **000**Foundation Description: **Other (See Remarks)**Hot Water: **Natural Gas**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: Warranty Available:

Year Built: **1891** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

**Tax Information**
Pin #: **M:050 R:044 S:**Assessed: **\$441,000**Tax: **\$4141** Tax Year: **2007**Book: **21036** 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 # 70546864 - Active  
Multi Family - 3 Family**

**26 CHERRY STREET  
Brockton, MA 02301  
Plymouth County**

Color: **GREY/WHITE**

Total Units: **3**

Total Rent: **\$0**

Total Bedrooms: **8**

Total Fireplaces: **0**

Middle School:

Directions: **Route 28 to Brattles Street**

List Price: **\$374,900**

Total Floors: **3**

Total Rooms: **14**

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

Grade School:

High School:

### Remarks

**A NICE QUALITY 3 FAMILY LOCATED ON A VERY DESIREABLE TREE LINE STREET. COMFORTABLE LIVING ACCOMODATIONS FOR OWNER OCCUPANCY OR RENTAL. OFF STREET PARKING, FENCED-IN YARD. NEW WINDOWS AND DOORS, VERY WELL KEPT. CENTRALLY LOCATED TO SCHOOLS, SHOPPING AND TRAVEL ROUTES. THIS IS A MUST SEE ---24 HOUR ADVANCE NOTICE REQ"D PRIOR TO SHOWING---**

### Property Information

Approx. Living Area: **3010 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.13 (6098 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: **\$**

Gas: **\$**

Trash Removal: **\$**

Electricity: **\$**

Sewer: **\$**

Water: **\$**

Insurance: **\$**

Management: **\$**

Miscellaneous: **\$**

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

Annual Expense Source: **--**

Gross Income: **\$0**

Gross Expenses: **\$0**

Net Income: **\$0**

### Unit Descriptions

#### Unit #1

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

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Steam, Oil**

Cooling: **--**

#### Unit #2

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

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Steam, Oil**

Cooling: **--**

#### Unit #3

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

Rooms: **Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Steam, Oil**

Cooling: **--**

### Features

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

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

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

Exterior: **Vinyl**

Exterior Features: **Porch**

Flooring: **Tile, Wall to Wall Carpet**

Foundation Size: **000000000**

Foundation Description: **Brick**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive**

Road Type: **Public, Paved, Sidewalk**

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:

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 #:

Assessed: **\$411,200**

Tax: **\$3861** Tax Year: **2007**

Book: **999999** Page: **9999**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

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


**MLS # 70853630 - Active  
Multi Family - 3 Family**
**26 East Battles  
Brockton, MA 02301  
Plymouth County**
List Price: **\$379,000**Color: **grey**Total Units: **3**Total Rent: **\$1,800**Total Bedrooms: **9**Total Fireplaces: **0**

Middle School:

Directions: **nort main to east battles**Total Floors: **3**Total Rooms: **16**Total Full/Half Baths: **3/0**

Grade School:

High School:

**Remarks**
**Property Information**
Approx. Living Area: **3276 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.13 (5663 sq. ft.)**Heat/Cool Zones: **3/0**Heat/Cool Units: **3/0**Garage Spaces: **0**Parking Spaces: **6** 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: **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: **900** Lease: **No**
**Unit #3**
Rooms: **5** Bedrooms: **3** Full/Half Baths: **0/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**
**Features**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **110 Volts, 220 Volts, Fuses**Energy Features: **Insulated Windows**Exterior: **Shingles**Exterior Features: **Porch, Gutters**Flooring: **Wall to Wall Carpet**Foundation Size: **9999**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Wooded, Paved Drive**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lender Approval Required**Utility Connections: **for Gas Range**Waterfront: **No**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **third party approval needed for short sale (sold as is)**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **Yes**Year Built: **1900** Source: **Public Record**Year Built Description: **Actual**Year Round: **Yes**
**Tax Information**

Pin #:

Assessed: **\$369,900**Tax: **\$3551.04** Tax Year: **2008**Book: **28342** Page: **132**

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 # 70868408 - Active  
Multi Family - 3 Family**
**25 Arch St  
Brockton, MA 02301-6001  
Plymouth County**
List Price: **\$390,000**Total Units: **3**Total Floors: **3**Total Rent: **\$2,850**Total Rooms: **14**Total Bedrooms: **6**Total Full/Half Baths: **3/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **montello**
**Remarks**

**Not a bank owned or short sale. This turn-key three family is ready to go. No work needed just move right in and enjoy ownership. All major updates thru-out included new siding, newer windows. You will have lots of great size rooms in each unit. Sitting on a private street with plenty of parking in the rear. Has all that you are looking for. Take advantage of the low rates and start collecting rents while you owner occupy or invest, with a long history of good rents & tenants, it's a \$\$ maker.**

**Property Information**
Approx. Living Area: **2576 sq. ft.**Approx. Acres: **0.15 (6534 sq. ft.)**Garage Spaces: **0**

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 &amp; Maintenance: \$

Management: \$

Gross Income: **\$34200**

Gas: \$ Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$ Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$34200**

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: **Yes**Rooms: **Living Room, Kitchen**
**Unit #2**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **950** Lease: **No**Rooms: **Living Room, Kitchen**
**Unit #3**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **800** Lease: **Yes**Rooms: **Living Room, Kitchen**
**Features**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Golf Course, Medical Facility, Laundromat**Basement: **Yes Full, Bulkhead**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, Individually Metered**Energy Features: **Insulated Windows**Exterior: **Shingles, Wood, Vinyl**Exterior Features: **Porch, Gutters, Fenced Yard, Satellite Dish, Other (See Remarks)**Flooring: **Tile, Varies Per Unit, Other (See Remarks)**Foundation Size: **reg**Foundation Description: **Poured Concrete**Hot Water: **Natural Gas**Lot Description: **Paved Drive, Additional Land Avail.**Road Type: **Public, Paved, Publicly Maint.**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Range**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: **Approximate**

Year Round:

**Tax Information**
Pin #: **M:112 R:073 S:**Assessed: **\$288,300**Tax: **\$2768** Tax Year: **2008**Book: **30419** Page: **310**

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 # 70786015 - Active  
Multi Family - 3 Family**
**70 Weston St  
Brockton, MA 02301  
Plymouth County**
List Price: **\$395,000**
 Total Units: **3**  
 Total Rent: **\$0**  
 Total Bedrooms: **9**  
 Total Fireplaces: **0**  
 Middle School: **West Junior**  
 Directions: **Pleasant St to Weston**

 Total Floors: **3**  
 Total Rooms: **18**  
 Total Full/Half Baths: **3/0**  
 Grade School:  
 High School: **Brockton High**
**Remarks****Solid three family with large rooms, formal dining rooms and a nice fenced in yard.****Property Information**

Approx. Living Area: <b>3356 sq. ft.</b>	Approx. Acres: <b>0.18 (8276 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>/</b>	Parking Spaces: <b>8</b> Off-Street, Assigned
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

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

**Unit Descriptions****Unit #1**
 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher**  
 Heating: **Oil**  
 Cooling: **None**
**Unit #2**
 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Heating: **Gas**  
 Cooling: **None**
**Unit #3**
 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range**  
 Heating: **Oil**  
 Cooling: **None**
**Features**
 Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat**  
 Basement: **Yes Full, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior: **Shingles**  
 Exterior Features: **Porch**  
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet**  
 Foundation Size: **reg**  
 Foundation Description: **Fieldstone**  
 Lot Description: **Wooded, Paved Drive**  
 Road Type: **Public**  
 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:  
 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: **\$420,600**  
 Tax: **\$4038** Tax Year: **2008**  
 Book: **31870** Page: **198**  
 Cert:  
 Zoning Code: **r3**  
 Map: Block: Lot:

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**MLS # 70863589 - Active  
Multi Family - 5-9 Family**
**217 Pleasant  
Brockton, MA 02301-3227  
Plymouth County**
List Price: **\$399,000**Color: **grey**Total Units: **5**Total Rent: **\$3,800**Total Bedrooms: **11**Total Fireplaces: **0**

Middle School:

Directions: **West Side Location**Total Floors: **3**Total Rooms: **21**Total Full/Half Baths: **5/0**

Grade School:

High School:

**Remarks**
**Dealed With Certificates! Seperate Utilities! This Beautiful Building Boasts All! 2 Bedroom Units, Except For One 3-Bedroom Uni, And Features Newer Baths, Kitchens, Windows, Vinyl Siding, AND Big Backyard - It Is A Turn Key Building! It Is A 5-FAMILY!**
**Property Information**
Approx. Living Area: **4000 sq. ft.**Approx. Acres: **0.26 (11326 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **5/**Parking Spaces: **8** Off-StreetLiving Area Source: **Owner**Heat/Cool Units: **5/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**
Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$45600**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: **800** Lease: **Yes**
**Unit #2**
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **800** Lease: **Yes**
**Unit #3**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **Yes**
**Unit #4**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **Yes**
**Features**
Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **220 Volts, 60 Amps/Less**Energy Features: **Insulated Windows, Storm Windows, Insulated Doors, Storm Doors**Exterior: **Stucco**Flooring: **Wall to Wall Carpet**Foundation Size: **00x00**Foundation Description: **Fieldstone**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: **No**

Disclosures:

Exclusions:

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

Year Round:

**Tax Information**

Pin #:

Assessed: **\$407,300**Tax: **\$3910.28** Tax Year: **2009**Book: **18272** Page: **328**

Cert:

Zoning Code: **C-5**

Map: Block: Lot:

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


**MLS # 70856502 - Active  
Multi Family - 3 Family**
**409 West Elm Street  
Brockton, MA 02301  
Plymouth County**
List Price: **\$409,900**Total Units: **3**Total Floors: **3**Total Rent: **\$2,700**Total Rooms: **14**Total Bedrooms: **7**Total Full/Half Baths: **3/0**Total Fireplaces: **2**

Grade School:

Middle School:

High School:

Directions: **Corner of Morrairie**
**Remarks**

**Magnificent Victorian 3 family on West Side, 1st floor apartment has 3 bedrooms, 2 fplc. 2nd and 3rd fl have 2 bedrooms on each. Owner has done amazing updates,, 600 amp service, all new light fixtures, all new appliances, new bathroom fixtures, new flooring throughout, just too many to list here. Truly a must see! House has 780 sq ft porch which wraps around half the house. 2 car detached garage. This home is an original 1889 Victorian....**

**Property Information**
Approx. Living Area: **2608 sq. ft.**Approx. Acres: **0.38 (16988 sq. ft.)**Garage Spaces: **2**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

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

**Unit Descriptions**
**Unit #1**

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **2** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen, Family Room, Laundry**

**Unit #2**

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

**Unit #3**

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

**Features**

Area Amenities: **Public Transportation, Shopping**  
 Basement: **Yes Full**  
 Beach: **No**  
 Exterior Features: **Porch**  
 Foundation Size: **0000x0000**  
 Foundation Description: **Other (See Remarks)**  
 Lot Description: **Corner**  
 Sewer and Water: **City/Town Water**  
 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: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$401,400**  
 Tax: **\$3853.44** Tax Year: **2008**  
 Book: **18923** Page: **260**  
 Cert:  
 Zoning Code: **res.**  
 Map: Block: Lot:

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


**MLS # 70840516 - Active  
Multi Family - 3 Family**
**23 Belmont Pl  
Brockton, MA 02301-4107  
Plymouth County**
List Price: **\$414,900**Total Units: **3**Total Floors: **2**Total Rent: **\$1,400**Total Rooms: **13**Total Bedrooms: **6**Total Full/Half Baths: **3/1**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **On Belmont Street turn right on Belmont Place**
**Remarks**

**The PERFECT INVESTMENT property!!!! Each spacious unit is well maintained offering a 3, 2, and 1 bdrm. Also offers nice size kitchens and Lvrn space. This three unit is conveniently located near shopping, transportation, and more. Call for your showing today! Subject to third party approval. SOLD "AS IS". Sellers are MOTIVATED! MAKE AN OFFER!!!**

**Property Information**
Approx. Living Area: **2600 sq. ft.**Approx. Acres: **0.13 (5663 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **3** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**
Heating: **\$4800**Repair & Maintenance: **\$500**Management: **\$**Gross Income: **\$16800**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$6900**Electricity: **\$600**Sewer: **\$400**Ann. Prop. Oper. Data: **Yes**Net Income: **\$9900**Water: **\$600**Insurance: **\$**Annual Expense Source: **Owner Provided**
**Unit Descriptions**
**Unit #1**
Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1400** Lease: **No**Rent Includes: **Heat, Hot Water**
**Unit #2**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**Rent Includes: **Heat, Hot Water**
**Unit #3**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **0** Lease: **No**Rent Includes: **Heat, Hot Water**
**Features**
Area Amenities: **Public Transportation, Shopping, Park, Laundromat**Basement: **Yes Full**Beach: **No**Electric: **Circuit Breakers, Individually Metered**Exterior: **Shingles, Wood**Exterior Features: **Porch, Gutters, Fenced Yard**Flooring: **Wood, Wall to Wall Carpet**Foundation Size: **-**Foundation Description: **Poured Concrete, Fieldstone**Hot Water: **Oil, Tank**Lot Description: **Paved Drive**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**
**Other Property Info**
Disclosure Declaration: **Yes**Disclosures: **Subject to third party approval - Short Sale. SOLD "AS IS".**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1898** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

**Tax Information**
Pin #: **M:030 R:178 S:**Assessed: **\$380,700**Tax: **\$3655** Tax Year: **2008**Book: **31709** Page: **306**

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 # 70786129 - Active  
Multi Family - 5-9 Family**
**19 Clinton**List Price: **\$475,000****Brockton, MA 02301****Plymouth County**Color: **Green**Total Units: **14**Total Floors: **3**Total Rent: **\$6,625**Total Rooms: **20**Total Bedrooms: **15**Total Full/Half Baths: **6/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Rt #24 to Rt #123 Belmont st. one block before Main St. left on clinton far end on left.**
**Remarks**
**Nice money maker many updates down town walk to bus shopping and services.**
**Property Information**
Approx. Living Area: **5376 sq. ft.**Approx. Acres: **0.1 (4660 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **3/0**Parking Spaces: **3** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **1/0**Approx. Street Frontage: **50 ft**

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 19,79**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$79530**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$19794**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$59736**

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: **99** Lease: **No**
**Unit #2**
Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **99** Lease: **No**
**Unit #3**
Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **99** Lease: **No**
**Unit #4**
Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **99** Lease: **No**
**Features**
Area Amenities: **Public Transportation, Medical Facility**Basement: **Yes**Beach: **No**Construction: **Frame**Electric: **Fuses, Circuit Breakers, 200 Amps**Energy Features: **Storm Windows**Exterior: **Asbestos**Exterior Features: **Porch**Flooring: **Wood, Vinyl**Foundation Size: **26x69 ++**Foundation Description: **Fieldstone, Granite**Hot Water: **Oil**Lot Description: **Paved Drive**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **No**Disclosures: **Rooming house 10 rooms plus one two bedroomm and three one bedroom apts. furnished**Exclusions: **none**Lead Paint: **Yes**UFFI: **Unknown** Warranty Available: **No**Year Built: **1899** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
**Tax Information**

Pin #:

Assessed: **\$648,000**Tax: **\$5784** Tax Year: **08**Book: **6385** Page: **167**

Cert:

Zoning Code: **C-2**

Map: Block: Lot:

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


**MLS # 70831725 - Active  
Multi Family - 5-9 Family**
**553-561 Main St  
Brockton, MA 02301-6035  
Plymouth County**

 Total Units: **8**  
 Total Rent: **\$7,250**  
 Total Bedrooms: **0**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Between Foster and Hervey street**
List Price: **\$479,900**
 Total Floors: **0**  
 Total Rooms: **0**  
 Total Full/Half Baths: **0/0**  
 Grade School:  
 High School:

**Remarks**

**Ideal investment property. Only serious buyers! \$1,000.00 with all offers. Mixed used income generated conveniently located near downtown Brockton. Three fully rented business and five apartment rentals with deeded certificate. Newer windows. Separate heating systems for each unit as well as the electrical. Give me a call to set-up private showing! COMMISSION IS SUBJECT TO THIRD PARTY APPROVAL.**

**Property Information**

Approx. Living Area: <b>0 sq. ft.</b>	Approx. Acres: <b>0.22 (9583 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>0</b> Off-Street, Other (See Remarks)
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$79200</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Owner Provided, Other (See Remarks)</b>	

**Unit Descriptions**
**Unit #1**

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **3** Rent: **1150** Lease: **No**
**Unit #2**

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **3** Rent: **1200** Lease: **No**
**Unit #3**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **3** Floor: **3** Rent: **1150** Lease: **No**
**Unit #4**

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

 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame, Other (See Remarks)**  
 Electric: **Fuses, Circuit Breakers, 60 Amps/Less, Other (See Remarks)**  
 Energy Features: **Storm Windows, Other (See Remarks)**  
 Exterior Features: **Porch, Other (See Remarks)**  
 Flooring: **Wood, Vinyl, Wall to Wall Carpet, Other (See Remarks)**  
 Foundation Size: **76x36+14**  
 Foundation Description: **Granite**  
 Hot Water: **Natural Gas, Other (See Remarks)**  
 Lot Description: **Corner, Other (See Remarks)**  
 Road Type: **Public**  
 Roof Material: **Tar & Gravel, Rubber, Other (See Remarks)**  
 Sewer and Water: **City/Town Water, Other (See Remarks)**  
 Terms: **Lender Approval Required**  
 Utility Connections: **for Gas 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: **1900** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

 Pin #: **M:088 R:016 S:**  
 Assessed: **\$632,100**  
 Tax: **\$6068.16** Tax Year: **2008**  
 Book: **24268** Page: **41**  
 Cert:  
 Zoning Code: **C2**  
 Map: **088** Block: Lot:

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


**MLS # 70836988 - Active  
Multi Family - 5-9 Family**
**10 Baxendale Ave.  
Brockton, MA 02301  
Plymouth County**
List Price: **\$598,900**Color: **White**Total Units: **6**Total Rent: **\$0**Total Bedrooms: **11**Total Fireplaces: **0**

Middle School:

Directions: **Route 28 to Snow Ave. to Baxendale Ave.**Total Floors: **3**Total Rooms: **25**Total Full/Half Baths: **6/0**

Grade School:

High School:

**Remarks**

**If you want an Investment that makes money THIS IS IT. All the Upgrades have been done. Just sit back and collect the rents. Fantastic 6 FAMILY. All SEPERATE UTILITIES, BRAND NEW ROOF!!! Dealed with Certificates, Vinyl Sided, Very Spacious Units, Building Has Been Renovated With Updated Kitchens, Newer Windows, Newer Baths, New Flooring, and New Paint, Units are all 2-Bedrooms, Except for one 3-Bedroom.**

**Property Information**Approx. Living Area: **4600 sq. ft.**

Living Area Includes:

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres: **0.11 (4792 sq. ft.)**Heat/Cool Zones: **6/**Heat/Cool Units: **6/**Garage Spaces: **0**Parking Spaces: **8** Off-Street

Approx. Street Frontage:

**Annual Expenses**Heating: **\$0**Gas: **\$0**Electricity: **\$145**Water: **\$1200**

Repair &amp; Maintenance: \$

Trash Removal: **\$2000**Sewer: **\$1200**Insurance: **\$3300**

Management: \$

Miscellaneous: \$

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

Annual Expense Source: --

Gross Income: **\$68568**Gross Expenses: **\$0**Net Income: **\$68568****Unit Descriptions****Unit #1**Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **Yes**Rooms: **Living Room, Kitchen**Appliances: **Range, Refrigerator**Heating: **Gas****Unit #2**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **975** Lease: **Yes**Rooms: **Living Room, Kitchen**Appliances: **Range, Refrigerator**Heating: **Gas****Unit #3**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **950** Lease: **Yes**Rooms: **Living Room, Kitchen**Appliances: **Range, Refrigerator**Heating: **Gas****Unit #4**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **925** Lease: **Yes**Rooms: **Living Room, Kitchen**Appliances: **Range, Refrigerator**Heating: **Gas****Features**Area Amenities: **Public Transportation, Shopping, Medical Facility**Basement: **Yes Full**Beach: **No**Exterior: **Vinyl**Flooring: **Wood, Vinyl**Foundation Size: **9**Foundation Description: **Fieldstone, Other (See Remarks)**Lot Description: **Corner, Paved Drive**Road Type: **Paved**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:

Exclusions:

Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$499,000**Tax: **\$4790** Tax Year: **2008**Book: **32809** Page: **180**

Cert:

Zoning Code: **C2**Map: **106** Block: Lot:

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


**MLS # 70625485 - Active  
Multi Family - 5-9 Family**
**38 West Elm Terrace  
Brockton, MA 02301-3629  
Plymouth County**
List Price: **\$995,000**
 Total Units: **11**  
 Total Rent: **\$99**  
 Total Bedrooms: **22**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Off West Elm Near West**

 Total Floors: **3**  
 Total Rooms: **44**  
 Total Full/Half Baths: **11/0**  
 Grade School:  
 High School:

**Remarks**
**West Side Brick Apartment Building With Condo Docs, 11 Units All 2 Bedrooms, New Hip Roof, Windows, Dead End Street, One Of The Best Investments In The City.**
**Property Information**

Approx. Living Area: <b>9000 sq. ft.</b>	Approx. Acres: <b>0.24 (10454 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>11/</b>	Parking Spaces: <b>11 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$0</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</b>
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: **9** Lease: **No**
**Unit #2**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **9** Lease: **No**
**Unit #3**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **9** Lease: **No**
**Unit #4**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **9** Lease: **No**
**Features**

 Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility**  
 Basement: **Yes Full, Partial, Finished, Walk Out, Concrete Floor**  
 Beach: **No**  
 Construction: **Brick**  
 Electric: **Individually Metered**  
 Exterior: **Brick**  
 Foundation Size: **59 X 51**  
 Foundation Description: **Poured Concrete, Concrete Block**  
 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:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1960** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

 Pin #: **M:031 R:119 S:**  
 Assessed: **\$911,100**  
 Tax: **\$8555** Tax Year: **2007**  
 Book: **0** Page: **0**  
 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 # 70625492 - Active  
Multi Family - 5-9 Family**
**49 West Elm Terrace  
Brockton, MA 02301-3628  
Plymouth County**
List Price: **\$995,000**
 Total Units: **11**  
 Total Rent: **\$99**  
 Total Bedrooms: **22**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Off West Elm Near West**

 Total Floors: **3**  
 Total Rooms: **44**  
 Total Full/Half Baths: **11/0**  
 Grade School:  
 High School:

**Remarks**
**West Side Brick Apartment Building With Condo Docs, 11 Units All 2 Bedrooms, New Hip Roof, Heat, Windows, Balconies, Dead End Street, One Of The Best Investments In The City.**
**Property Information**

Approx. Living Area: <b>9360 sq. ft.</b>	Approx. Acres: <b>0.29 (12632 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>11/</b>	Parking Spaces: <b>11 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$0</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</b>
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: **99** Lease: **No**
**Unit #2**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **99** Lease: **No**
**Unit #3**

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

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

 Area Amenities: **Public Transportation, Shopping, Park, Medical Facility**  
 Basement: **No Full, Finished, Partially Finished**  
 Beach: **No**  
 Construction: **Frame, Brick, Block**  
 Electric: **Individually Metered**  
 Energy Features: **Insulated Windows**  
 Exterior: **Brick**  
 Exterior Features: **Balcony**  
 Foundation Size: **52 x 60**  
 Foundation Description: **Poured Concrete, Concrete Block**  
 Hot Water: **Oil**  
 Lot Description: **Corner, Paved Drive**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 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: **1960** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

 Pin #: **M:031 R:109 S:**  
 Assessed: **\$911,100**  
 Tax: **\$8555** Tax Year: **2007**  
 Book: **0** Page: **0**  
 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 # 70785175 - Active  
Multi Family - 5-9 Family**
**162 Warren Ave  
Brockton, MA 02301-3897  
Plymouth County**
List Price: **\$1,995,000**
 Total Units: **35**  
 Total Rent: **\$0**  
 Total Bedrooms: **36**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Mapquest**

 Total Floors: **3**  
 Total Rooms: **40**  
 Total Full/Half Baths: **11/0**  
 Grade School:  
 High School:

**Remarks**

**Money maker! Well-respected boarding house located in downtown Brockton. This building generates great income. Perfect for 1031 exchange. Professional manager on-site and willing to stay aboard or help transition. Financials available after showing. Seller financing available.**

**Property Information**
Approx. Living Area: **4066 sq. ft.**Approx. Acres: **0.17 (7405 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **14 --**Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 2007**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$348218</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$151747</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$196471</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**
**Unit #1**

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

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

 Area Amenities: **Public Transportation, Shopping**  
 Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**  
 Beach: **No**  
 Foundation Size: **999999**  
 Foundation Description: **Fieldstone**  
 Lot Description: **Corner, Paved Drive**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Seller W/Participate**  
 Waterfront: **No**
**Other Property Info**

 Disclosure Declaration: **No**  
 Disclosures: **Tenant parking is rented from the City of Brockton next door. Limited parking on-site.**  
 Exclusions: **All tenants personal belongings and tools.**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built: **1890** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

 Pin #: **M:091 R:019 S:**  
 Assessed: **\$1,539,600**  
 Tax: **\$14780** Tax Year: **2008**  
 Book: **31047** Page: **162**  
 Cert:  
 Zoning Code: **C2**  
 Map: Block: Lot:

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