

Brookline Massachusetts  
Three Unit Multi-Family

*For Sale*

15 East Milton Road  
Brookline, MA

Sale Price: \$1,250,000.00

**CONTACT:**

Joe Cawley  
617-877-0945 or 1-800-965-9295  
jcawley@pipre.com

Tom Cawley  
617-780-1773 or 1-800-965-9294  
tcawley@pipre.com



**PARTNERS INVESTMENT PROPERTIES**  
399 Washington Street  
Braintree, MA 02184  
Phone: 1-800-965-9281  
Fax: 1-800-965-9546  
E-mail: sales@pipre.com  
**WWW.PIPRE.COM**



# A CLOSER LOOK: INTERIOR

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# LISTING SHEET

15 EAST MILTON ROAD UNIT 2, BROOKLINE, MA, 02445

Shawn Cunniff  
Office: 617-964-7776 x12  
Cell: 617-908-7418  
Fax: 617-969-3572  
Email: shawncunniff@realtyexecutives.com



## QUICK VIEW:

MLS#  
Price: \$1,250,000  
Style: Multi-Family  
Built: 1890  
GLA: 4,856 sq. ft.  
Rooms: 18  
Bedrooms: 9  
Baths: 3  
Lot Size: 2,997 sq. ft.

Exceptional oversized multi-family on quiet dead-end street in a fantastic location. Seconds away from transportation, schools, playgrounds and shops. Completely updated with new roof, new electric, recessed lighting, new windows, new baths, and hardwood floors throughout. Fourth floor walk-up attic is 800 sq ft and is perfect For expansion. In addition - four Car Parking and (two) units with exterior back decks

Exclusively Offered By:  
Realty Executives, Prestige Properties

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# LISTING SHEET

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## STRUCTURE

Color: Grey  
Exterior: Shingles, Wood  
Roof: Asphalt/Fiberglass Shingles  
Floors: Wood  
Parking Spaces: 4 off-street  
Lot Description: Paved Drive  
Road Type: Private, Paved, Dead End  
Construction: Frame  
Foundation Description: Fieldstone  
Exterior: Shingles, Wood  
Exterior Features: Porch, Deck, Patio

## ROOMS/SIZE/LEVEL\*

### **Unit 2**

Rooms: 6  
Bedrooms: 3  
Full/Half Baths: 1/0  
Floor: 2  
Rent: 2400  
Lease: Yes  
Rooms: Living Room, Dining Room, Kitchen

Appliances: Range, Dishwasher, Disposal,  
Refrigerator  
Interior Features: Ceiling Fans, Cable TV  
Available, Pantry  
Heating: Steam, Gas  
Rent Includes: Heat, Water

## SERVICES

Hot Water: Natural Gas  
Electric: Circuit Breakers 100 amps, common  
Energy Features: Insulated Windows  
Water: City/Town  
Sewer: City/Town

## FINANCIAL/LEGAL

Assessment: \$1,054,700  
Taxes: \$10,262  
Tax Year: 2007  
Book: 16445  
Cert: 058965  
Page: 535  
Zoning: RES

Showing Instructions: Call MA Pass at 508-389-1780 to set up a showing



# TOP REASONS & SPECIFICATIONS

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## TOP REASONS WHY THE SELLER PURCHASED

- I found the location to be a great commuter location to Boston
- It was close to great school system
- The attic expansion possibility was a big key for me
- I wanted to be on a quiet street and safe street/neighborhood

## GENERAL SPECIFICATIONS

### *Dead End Street - Private*

- Parking for 3 cars in driveway and 2 out in front of house
- All units rented (2) on leases to August 2008 and (1) unit TAW
- Long term rental history

### *Heating / Cooling Systems:*

- Heat is included in monthly rent for all 3 units
- Heating system installed in 2004
- No central air conditioning system

### *Appliances:*

- All appliances will remain with the sale
- Landlord owns all Refrigerators, Dishwashers, and Stoves
- Washing Machine and Dryer included in sale – coin operated

### *Exterior:*

- Wood siding painted in 2004
- (2) back decks
- All new vinyl replacement windows installed in 2004

### *Other:*

- Unit #1 occupied since 2003
- Unit #2 occupied since 2007
- Unit #3 occupied since 2005

*\*All units except for unit #1 have security and last month's rent*



# INCOME SHEET



Apartment #	Vac	Rent	Rent	Rooms	#	Baths	Sq Ft
Apartment 1	Occ	1900	2200	6	3	1	1500
Apartment 2	Occ	2500	2600	6	3	1	1500
Apartment 3	Occ	2300	2600	6	3	1	1500
Apartment 4							
Apartment 5							
Apartment 6							

**Annual Income:**

Property Income	80,400	89,000
Laundry	1,500	1,500
Other		
<b>Total Income:</b>	82,000	91,000

**Annual Expenses:**

<b>Office</b>		
Supplies		
Legal		
Advertising		
Insurance	2,700	
Electric	384	
Fuel	3,600	
Water/Sewer	1,500	
Landscape		
Snow Removal		
Rubbish	1,200	
Maint/Repairs		
<b>Total Operating Exp</b>	9,384	
<b>Property Taxes:</b>	11,000	
<b>Total Property Exp</b>	20,384	
<b>Net Income:</b>	62,000	71,000



## PARTNERS INVESTMENT PROPERTIES, LLC

### RULES OF CONFIDENTIALITY

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

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

**Partners:**

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

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