



PARTNERS INVESTMENT PROPERTIES

Contact: Joe Cawley 617-877-0945 or 1-800-965-9295

Dorchester, MA 8 UNIT RETAIL CENTER

\$1,700,000.00

[CLICK HERE TO REQUEST THE ADDRESS & RENT ROLL](#)

**INVESTMENT SUMMARY**

Price	\$1,700,000.00
Down Payment	\$340,000.00
Price per Unit	\$212,500.00
Number of Units	8
Lot Size	10,064 SF
Heat	FHA Gas
Roof	Flat Rubber Exterior
	Brick
Parking	Street

**PROPERTY DESCRIPTION**

THE SELLER OF THIS RETAIL STRIP IS WILLING TO GUARANTEE A FIRST YEAR NET OPERATING INCOME OF \$200,000.00 BY PLACING \$44,150.00 IN ESCROW AT CLOSING FOR THE NEW OWNER TO DRAW FROM WHILE PURSUING TENANTS TO FILL THE CURRENT VACANCIES.

This eight unit retail strip is located only five miles from downtown Boston.

Several of the tenants have been occupants for 10+ years, with long term leases and aggressive escalations in annual rent.

Tenants pay all utilities and are responsible for maintenance of all systems within their unit.

NOTE: THE RULES OF CONFIDENTIALITY MUST BE FOLLOWED. NO ONE IS ALLOWED IN THE BUILDING WITHOUT REPRESENTATION FROM PARTNERS.

**OPERATING INFORMATION**

**INCOME**

Gross Rents \$170,220.00 AS PER OWNER

Effective Gross Annual Income **\$170,220.00**

**OPERATING EXPENSES**

Real Estate Taxes \$10,370.00 AS PER OWNER

Insurance \$4,000.00 AS PER OWNER

Water & Sewer \$0.00 PAID BY TENANT

Electric \$0.00 PAID BY TENANT

Heat \$0.00 PAID BY TENANT

Effective Operating Expenses **\$14,370.00**

**NET OPERATING INCOME**

Effective Gross Annual Income \$170,220.00

Effective Operating Expenses \$14,370.00

Total Net Operating Income **\$155,850.00**

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

**THE RULES BELOW MUST BE FOLLOWED BY ALL POTENTIAL BUYERS:**

- NOTE: (1) The tenants are not aware that this property is being sold and it is with the utmost importance that no one disturbs the tenants or the current owner.
- (2) In order for you to view the property, the owner has provided strict rules as to how to proceed, which are as follows: (a.) In order to view the property you, the buyer, must submit an Offer to Purchase with the Offer being subject to the walkthrough.
- (3) The Offer to Purchase must meet the price and terms of the owner before the owner will allow a walkthrough to take place.
- (4) Once you receive the address for the property, you can drive by the retail center, but you are not allowed to speak with any of the tenants or the owner.
- (5) Failure to abide by these rules and the Partners Rules of Confidentiality may result in legal redress.

**PARTNERS INVESTMENT PROPERTIES**

1-800-965-9281 (PHONE)

1-800-965-9546 (FAX)

www.PIPRE.com



## 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