



**MLS # 71110512 - Active  
Multi Family - 5-9 Family**

**169-175 S Union St  
Lawrence, MA 01843-1608**

**Essex County**

Color: **Gray**

Total Units: **6**

Total Rent: **\$0**

Total Bedrooms: **8**

Total Fireplaces: **0**

Middle School: **Public**

Directions: **Andover St to South Union St**

List Price: **\$185,900**

Total Floors: **3**

Total Rooms: **15**

Total Full/Half Baths: **4/2**

Grade School: **Public**

High School: **Public**

**Remarks**

**Six units mix use, four residential, plus two commercial units, separated utilities and six parking spaces.**

**Property Information**

Approx. Living Area: **1852 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.12 (5047 sq. ft.)**

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

Heat/Cool Units: **6/0**

Garage Spaces: **0**

Parking Spaces: **6** On Street Permit

Approx. Street Frontage:

**Annual Expenses**

Heating: **\$**

Repair & Maintenance: **\$**

Management: **\$**

Gross Income: **\$**

Gas: **\$**

Trash Removal: **\$**

Miscellaneous: **\$**

Gross Expenses: **\$**

Electricity: **\$**

Sewer: **\$**

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

Net Income: **\$**

Water: **\$**

Insurance: **\$**

Annual Expense Source: **--**

**Unit Descriptions**

**Unit #1**

Rooms: **2** Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **0**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **None**

**Unit #2**

Rooms: **3** Bedrooms: **2**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **0**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **None**

**Unit #3**

Rooms: **4** Bedrooms: **2**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent:

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **None**

**Unit #4**

Rooms: **4** Bedrooms: **2**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent:

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Interior Features: **Cable TV Available**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **None**

**Features**

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

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

Beach: **No**

Construction: **Frame**

Electric: **110 Volts, 220 Volts, 200 Amps, Individually Metered**

Energy Features: **Insulated Windows, Varies per Unit**

Exterior: **Clapboard, Redwood**

Exterior Features: **Porch**

Flooring: **Wood, Plywood, Vinyl, Varies Per Unit**

Foundation Size: **9999**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank**

Lot Description: **Corner, Paved Drive**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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

Utility Connections: **for Gas Range, Washer Hookup, Varies per Unit**

Waterfront: **No**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures: **Contingent upon Seller's Lender Approval.**

Exclusions:

Lead Paint: **Unknown**

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

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

Year Built Description: **Approximate**

Year Round: **Yes**

**Tax Information**

Pin #: **M:0081 B:0000 L:0056 A**

Assessed: **\$326,600**

Tax: **\$4105.36** Tax Year: **2010**

Book: **95** Page: **285**

Cert: **12470**

Zoning Code: **RES**

Map: **0081** Block: **0000** Lot: **0056A**


**MLS # 70953347 - Active  
Multi Family - 5-9 Family**
**32 COOPER ST  
Lynn, MA 01905**
List Price: **\$199,900**
**Essex County**Total Units: **6**Total Floors: **3**Total Rent: **\$0**Total Rooms: **12**Total Bedrooms: **6**Total Full/Half Baths: **6/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **USE MAP QUEST****Remarks**

**Please be advised that this property is listed post-foreclosure, and therefore caution should be exercised by brokers and their clients during any entry and inspection of the premises." Property sold in "AS IS" condition with no warranties, guarantees or representations either expressed or implied by agent or broker being sold " All offers are contingent upon receipt of a fully executed and mutually acceptable P & S agreement & all sellers' addendums.**

**Property Information**Approx. Living Area: **0 sq. ft.**Approx. Acres: **0.13 (5995 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **6** 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: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **550**Lease: **No**Heating: **Electric****Unit #2**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **550**Lease: **No**Heating: **Electric****Unit #3**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **3**Rent: **550**Lease: **No**Heating: **Electric****Unit #4**Heating: **Electric****Common Areas**Heating: **Electric****Features**Area Amenities: **Public Transportation, Shopping, Laundromat**Basement: **Yes Bulkhead**Beach: **No**Construction: **Frame**Exterior: **Vinyl**Exterior Features: **Porch**Flooring: **Wood**Foundation Size: **00000**Foundation Description: **Fieldstone**Lot Description: **Corner**Roof Material: **Other (See Remarks)**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **occupied need 24 hour notice to show ALL SALES SUBJECT TO CORPORATE APPROVAL Buyer is responsible**Exclusions: **The acceptance of good faith monies in escrow without an executed contract does not bind the seller**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1880** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$355,000**Tax: **\$4522.7** Tax Year: **2008**Book: **24250** Page: **521**

Cert:

Zoning Code: **res**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71130694 - Active**  
**Multi Family - 5-9 Family**  
**91-95 Newbury Street**  
**Lawrence, MA 01841-3918**  
**Essex County**

List Price: **\$199,900**

Color: **Tan**  
 Total Units: **9**  
 Total Rent: **\$0**  
 Total Bedrooms: **18**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Haverhill St 110 to Newbury**

Total Floors: **3**  
 Total Rooms: **33**  
 Total Full/Half Baths: **6/3**  
 Grade School:  
 High School:

**Remarks**

**Investor Alert – Rare opportunity to own an enormous 9 unit mixed use building. Three store front commercial units & six residential apartments above. Sold in as-is condition. E-mail highest and best offers to**

**Property Information**

Approx. Living Area: <b>12708 sq. ft.</b>	Approx. Acres: <b>0.09 (3920 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>9/9</b>	Parking Spaces: <b>0</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>\$0</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>--</b>	

**Unit Descriptions**

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

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Laundromat, Highway Access, House of Worship, Private School, Public School, T-Station**  
 Basement: **Yes Full**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch**  
 Flooring: **Varies Per Unit**  
 Foundation Size: **Irregular**  
 Foundation Description: **Brick**  
 Hot Water: **Natural Gas**  
 Lot Description: **Corner**  
 Road Type: **Public**  
 Roof Material: **Tar & Gravel, Rubber**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Must sign seller's addendum with all offers. Subject to seller obtaining title.**  
 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: **\$422,200**  
 Tax: **\$5307.05** Tax Year: **2010**  
 Book: **11337** Page: **216**  
 Cert:  
 Zoning Code: **N/A**  
 Map: **0087** Block: **0000** Lot: **0102**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71120505 - Active**  
**Multi Family - 4 Family**  
**136-138 High St**  
**Haverhill, MA 01832-5345**  
**Essex County**  
 Total Units: **4**  
 Total Rent: **\$4,040**  
 Total Bedrooms: **13**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Off Washington St. or off Essex St.**

List Price: **\$229,400**

Total Floors: **3**  
 Total Rooms: **21**  
 Total Full/Half Baths: **4/0**  
 Grade School:  
 High School:

**Remarks**

**Large 4 Family House, All Rented Now, \$4,040.00 Total Rent taken in each month. one unit has 7 Dealed rooms,5 Bedrooms, and a full Bath, one Unit has 6 rooms, 4 Bedrooms, and a full Bath, the other two units each have 4 Rooms and 2 Bedrooms and a full Bath, and one of these Units is Dealed, All Seperate Utilities, Roof on Back of House has been done over.**

**Property Information**

Approx. Living Area: **4632 sq. ft.**  
 Living Area Includes:  
 Living Area Source: **Public Record**  
 Living Area Disclosures:

Approx. Acres: **0.08 (3320 sq. ft.)**  
 Heat/Cool Zones: /  
 Heat/Cool Units: /

Garage Spaces: **0**  
 Parking Spaces: **0** On Street Permit  
 Approx. Street Frontage:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$48480</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$48480</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**  
 Rooms: **7** Bedrooms: **5** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1250** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Electric Baseboard, Electric**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**  
 Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1250** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Electric Baseboard, Electric**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **790** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Electric Baseboard, Electric**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #4**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Electric Baseboard, Electric**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Basement: **Yes Full, Interior Access, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows**  
 Exterior: **Wood**  
 Exterior Features: **Porch, Screens**  
 Flooring: **Wood, Vinyl, Wall to Wall Carpet**  
 Foundation Size: **0**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Other (See Remarks)**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**

**Other Property Info**

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

**Tax Information**

Pin #: **M:0512 B:00280 L:3**  
 Assessed: **\$302,800**  
 Tax: **\$3864** Tax Year: **2010**  
 Book: **28363** Page: **112**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71063212 - Active  
Multi Family - 2 Family**
**354-356 Lowell St  
Lawrence, MA 01841  
Essex County**
List Price: **\$249,900**Color: **of white**Total Units: **4**Total Rent: **\$0**Total Bedrooms: **6**Total Fireplaces: **0**

Middle School:

Directions: **Rte 28 to Lowell**Total Floors: **3**Total Rooms: **12**Total Full/Half Baths: **4/0**

Grade School:

High School:

**Remarks****Great investment opportunity! 2 retail spaces and 2 residential units with 3 bedrooms each! Tremendous potential!****Property Information**Approx. Living Area: **5158 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.08 (3618 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**Parking Spaces: **3 --**

Approx. Street Frontage:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: \$

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

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

Net Income: \$

Water: \$

Insurance: \$

Annual Expense Source: --

**Unit Descriptions****Unit #1**Rooms: **1**Bedrooms: **0**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **No****Unit #2**Rooms: **1**Bedrooms: **0**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **0**Lease: **Yes****Unit #3**Rooms: **5**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **0**Lease: **No****Unit #4**Rooms: **5**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **3**Rent: **0**Lease: **No****Features**Basement: **Yes**Beach: **No**Construction: **Frame**Foundation Size: **irrg**Foundation Description: **Other (See Remarks)**Lot Description: **Paved Drive, Level**Roof Material: **Rubber**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **Yes**Disclosures: **cooperating broker fee based upon sale price minus seller concessions**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1925** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$282,700**Tax: **\$3024** Tax Year: **2009**Book: **7286** Page: **340**

Cert:

Zoning Code: **res**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71112993 - Active  
Multi Family - 5-9 Family**

**73-75 Water St**

List Price: **\$263,000**

**Lawrence, MA 01841-4725**

**Essex County**

Total Units: **5**

Total Floors: **3**

Total Rent: **\$3,750**

Total Rooms: **18**

Total Bedrooms: **8**

Total Full/Half Baths: **5/2**

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Corner of Water and McFarlin**

**Remarks**

**Great income opportunity!! This property features 2 store fronts and three apartments...Money Maker! Fully occupied 5 units bring in \$3,750 per month.**

**Property Information**

Approx. Living Area: **4908 sq. ft.**

Approx. Acres: **0.1 (4300 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**

Parking Spaces: **8 --**

Living Area Source: **Public Record**

Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$      Repair & Maintenance: \$

Management: \$

Gross Income: **\$45000**

Gas: \$      Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$      Sewer: \$

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

Net Income: **\$45000**

Water: \$      Insurance: \$

Annual Expense Source: **--**

**Unit Descriptions**

**Unit #1**

Rooms: **1**    Bedrooms: **0**    Full/Half Baths: **0/1**    Fireplaces: **0**    Levels: **1**    Floor: **1**    Rent: **650**    Lease: **Yes**

**Unit #2**

Rooms: **1**    Bedrooms: **0**    Full/Half Baths: **1/0**    Fireplaces: **0**    Levels: **1**    Floor: **1**    Rent: **700**    Lease: **Yes**

**Unit #3**

Rooms: **5**    Bedrooms: **3**    Full/Half Baths: **1/0**    Fireplaces: **0**    Levels: **1**    Floor: **2**    Rent: **1200**    Lease: **Yes**

**Unit #4**

Rooms: **5**    Bedrooms: **3**    Full/Half Baths: **1/0**    Fireplaces: **0**    Levels: **1**    Floor: **2**    Rent: **1200**    Lease: **Yes**

**Features**

Basement: **Yes Full**

Beach: **No**

Foundation Size: **0\*0**

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:

Exclusions: **Tenants personal property.**

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Built Description: **Actual**

Year Round:

**Tax Information**

Pin #: **M:0164 B:0000 L:0025**

Assessed: **\$249,600**

Tax: **\$3137.47** Tax Year: **2010**

Book: **104** Page: **309**

Cert:

Zoning Code: **R**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71090080 - Active**  
**Multi Family - 4 Family - 4 Units Side by Side**

**110-112 Lafayette Park**

List Price: **\$265,000**

**Lynn, MA 01902**

**Essex County**

Color: **Maroon**

Total Units: **4**

Total Floors: **2**

Total Rent: **\$3,885**

Total Rooms: **19**

Total Bedrooms: **8**

Total Full/Half Baths: **4/0**

Total Fireplaces: **0**

Grade School:

Middle School:

High School: **English High**

Directions: **Lewis St to Chestnut then right around Goldfish Pd to Lafayette**

**Remarks**

**Investors or owner occupier Buyers! Hard to find four family income property steps to beautiful Goldfish Pond and near ocean, beach and Diamond District! Paved parking and near busline. Lead paint compliance certificates available. Great income to help pay the mortgage!! Call Broker to make appt to show.**

**Property Information**

Approx. Living Area: **4342 sq. ft.**

Approx. Acres: **0.09 (4094 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **4/0**

Parking Spaces: **4** Off-Street

Living Area Source: **Public Record**

Heat/Cool Units: **4/0**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$ Repair & Maintenance: \$

Management: \$

Gross Income: **\$46620**

Gas: \$ Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$ Sewer: \$

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

Net Income: **\$46620**

Water: \$ Insurance: \$

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **895** Lease: **No**

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

Appliances: **Range**

Heating: **Forced Air**

Rent Includes: **Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **795** Lease: **No**

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

Appliances: **Range**

Heating: **Forced Air**

Rent Includes: **Water**

**Unit #3**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1200** Lease: **No**

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

Appliances: **Range**

Heating: **Forced Air**

**Unit #4**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **900** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range**

Heating: **Forced Air**

Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat, House of Worship, Public School**

Basement: **Yes Full**

Beach: **Yes Ocean**

Beach Ownership: **Public**

Beach - Miles to: **Yes 0 to 1/10 Mile**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Shingles**

Exterior Features: **Porch**

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

Foundation Size: **0000**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas**

Lot Description: **Corner, Paved Drive**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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

Sewage District: **lynn**

Utility Connections: **for Gas Range**

Waterfront: **No**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Lead paint compliance certificates available**

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 #: **094-517-039**

Assessed: **\$284,200**

Tax: **\$4413.63** Tax Year: **2010**

Book: **20974** Page: **574**

Cert:

Zoning Code: **R**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71072856 - Active**  
**Multi Family - 5-9 Family**

**62 Washington Street**  
**Lawrence, MA 01841**

List Price: **\$289,900**

**Essex County**

Total Units: **6**

Total Rent: **\$0**

Total Bedrooms: **6**

Total Fireplaces: **0**

Middle School:

Directions: **Broadway to Manchester to Washington**

Total Floors: **3**

Total Rooms: **18**

Total Full/Half Baths: **6/0**

Grade School:

High School:

**Remarks**

**Owner says must sell now! 6 units with delead certificates. All units have separate utilities. Property offers newer vinyl windows, siding, roof, hardwood floors, and more. Electrical has been updated along with smoke detector system. Heating systems and hot water tanks are all in good condition. Current rents are between \$600-625/unit. 24 hour notice please.**

**Property Information**

Approx. Living Area: **7788 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.03 (1742 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**

Parking Spaces: **0 --**

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: **\$45600**

Gross Expenses: **\$7800**

Net Income: **\$37800**

**Unit Descriptions**

**Unit #1**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **Yes**

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

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **Water**

**Unit #2**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **Yes**

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

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **Water**

**Unit #3**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **625** Lease: **Yes**

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

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **Water**

**Unit #4**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **625** Lease: **Yes**

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

Appliances: **Range, Refrigerator**

Heating: **Hot Water Baseboard, Gas**

Cooling: **None**

Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Laundromat**

Basement: **Yes Full, Concrete Floor**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, Individually Metered, Varies per Unit**

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

Exterior: **Vinyl**

Exterior Features: **Screens**

Flooring: **Wood, Vinyl**

Foundation Size: **33 X 50**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank, Varies Per Unit**

Lot Description: **Easements**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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

Utility Connections: **for Gas Range**

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**

Disclosures: **SOLD AS IS. AGENT RELATED TO SELLER**

Exclusions:

Lead Paint: **Yes**

UFFI: **Unknown** Warranty Available:

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

Year Built Description: **Actual**

Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$366,600**

Tax: **\$3669.67** Tax Year: **2008**

Book: **6927** Page: **230**

Cert:

Zoning Code: **res**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.




**MLS # 70769520 - Active  
Multi Family - 4 Family**
**91-93 Bellevue Ave  
Haverhill, MA 01832  
Essex County**
List Price: **\$299,000**Color: **White**Total Units: **4**Total Rent: **\$0**Total Bedrooms: **9**Total Fireplaces: **0**

Middle School:

Directions: **Rt 97 to Bellevue**Total Floors: **4**Total Rooms: **17**Total Full/Half Baths: **4/0**

Grade School:

High School:

**Remarks**
**Great Investment opportunity positive cash flow! this is a solid 4 family set with a great view of the city all updated units, separate utilities, updated hot water heaters, electrical, and roof, laundry, all dealed with certificates good rental history, bring offers!!!!**
**Property Information**
Approx. Living Area: **4122 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.16 (7000 sq. ft.)**Heat/Cool Zones: **4/**Heat/Cool Units: **4/**Garage Spaces: **0**Parking Spaces: **0 --**

Approx. Street Frontage:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$28200**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$28200**

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: **575** Lease: **Yes**Appliances: **Range, Refrigerator**
**Unit #2**
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**Appliances: **Range, Refrigerator**
**Unit #3**
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **975** Lease: **No**Appliances: **Range, Refrigerator**
**Unit #4**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **800** Lease: **Yes**Appliances: **Range, Refrigerator**
**Features**
Basement: **Yes Full, Concrete Floor**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers, 200 Amps**Exterior: **Vinyl**Exterior Features: **Deck**Flooring: **Wood, Vinyl**Foundation Size: **0**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**Utility Connections: **for Gas Range, for Electric Range**Waterfront: **No**
**Other Property Info**
Disclosure Declaration: **No**Disclosures: **Listing Broker is related to Seller**

Exclusions:

Lead Paint: **Certified Treated**

UFFI: Warranty Available:

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

Year Round:

**Tax Information**

Pin #:

Assessed: **\$0**Tax: **\$2990** Tax Year: **2006**Book: **0** Page: **0**

Cert:

Zoning Code: **res**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71097313 - Active**  
**Multi Family - 4 Family**  
**40 Trinity Ave**  
**Lynn, MA 01902-2312**  
**Essex County**  
 Color: **blue**  
 Total Units: **4**  
 Total Rent: **\$3,550**  
 Total Bedrooms: **8**  
 Total Fireplaces: **0**  
 Middle School: **Eastern Jr.**  
 Directions: **Lynnshore Dr. to Broad St to Chatham St. to Trinity**

List Price: **\$299,000**

Total Floors: **3**  
 Total Rooms: **14**  
 Total Full/Half Baths: **4/0**  
 Grade School: **Burrill School**  
 High School: **Lynn English**

**Remarks**

**4 Family, Fully Rented, Separate Utilities, 5 Car Pkg, Some Updates, Hardwood Floors, Wall to Wall Carpeting. Walk up Attic, Full Basement with Coin-Op Washer and Dryer. Short Sale, Contingent upon 3rd party approval, 24hr notice to show.**

**Property Information**

Approx. Living Area: **3520 sq. ft.**  
 Living Area Includes:  
 Living Area Source: **Public Record**  
 Living Area Disclosures:

Approx. Acres: **0.08 (3282 sq. ft.)**  
 Heat/Cool Zones: **4/0**  
 Heat/Cool Units: **4/0**

Garage Spaces: **0**  
 Parking Spaces: **5 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: **\$42600**  
 Gross Expenses: \$  
 Net Income: **\$42600**

**Unit Descriptions**

**Unit #1**

Rooms: **3**      Bedrooms: **1**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **1**      Rent: **900**      Lease: **No**

Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Pantry, Tile Floor, Hardwood Floors**  
 Heating: **Forced Air, Gas, Unit Control**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **3**      Bedrooms: **1**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **1**      Rent: **800**      Lease: **No**

Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Interior Features: **Ceiling Fans, Cable TV Available, Pantry, Tile Floor, Hardwood Floors, Jacuzzi/Whirlpool Soaking Tub**  
 Heating: **Forced Air, Gas, Unit Control**  
 Rent Includes: **Water**

**Unit #3**

Rooms: **5**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **2**      Rent: **950**      Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Pantry**  
 Heating: **Forced Air, Oil, Unit Control**  
 Rent Includes: **Water**

**Unit #4**

Rooms: **5**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **3**      Rent: **900**      Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Forced Air, Gas, Unit Control**  
 Rent Includes: **Water**

**Common Areas**

Rooms: **Laundry, Other (See Remarks)**  
 Appliances: **Washer, Dryer, Other (See Remarks)**

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Marina, Private School, Public School, T-Station, University**  
 Basement: **Yes Full, Interior Access**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 3/10 to 1/2 Mile**  
 Construction: **Frame**  
 Electric: **Individually Metered**  
 Exterior: **Shingles, Asbestos**  
 Exterior Features: **Porch**  
 Flooring: **Tile, Vinyl, Wall to Wall Carpet, Varies Per Unit, Laminate**  
 Foundation Size: **0x0**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Level**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles, Other (See Remarks)**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed, Lender Approval Required**  
 Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, Washer Hookup, Icemaker Connection, Varies per Unit**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Asbestos Siding, Short Sale - 3rd party approval, owner lic. sales agent**  
 Exclusions: **Owners/Tenants Personal Property**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #: **B:095 L:516 S:004**  
 Assessed: **\$270,500**  
 Tax: **\$4201** Tax Year: **2010**  
 Book: **25389** Page: **523**  
 Cert:  
 Zoning Code: **R1**  
 Map: Block: Lot:


**MLS # 71109129 - Active  
Multi Family - 4 Family**
**68-70 Salem Street  
Salem, MA 01970  
Essex County**
List Price: **\$299,900**Color: **Green**Total Units: **4**Total Rent: **\$2,975**Total Bedrooms: **8**Total Fireplaces: **0**

Middle School:

Directions: **Lafayette Street to Leavitt Street on corner of Salem Street.**Total Floors: **2**Total Rooms: **14**Total Full/Half Baths: **4/0**

Grade School:

High School:

**Remarks**

**Ideal investment property as all the work has been done! This four unit property features flexible floor plans, hardwood floors and is in excellent condition. Located on corner lot at Leavitt St, this property would make a great owner occupied or investment property. Spacious two bedroom units. Separate utilities, rents below market, walk to Salem State, downtown and park.**

**Property Information**
Approx. Living Area: **3572 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.07 (3267 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: **4/**Garage Spaces: **0**Parking Spaces: **0 --**

Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 12/09**
Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$35700**Gas: **\$**Trash Removal: **\$750**Miscellaneous: **\$**Gross Expenses: **\$8973**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$26727**Water: **\$1500**Insurance: **\$2000**Annual Expense Source: **Owner Provided**
**Unit Descriptions**
**Unit #1**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **775** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**Interior Features: **Ceiling Fans, Cable TV Available, Storage**Heating: **Forced Air, Gas**Cooling: **None**Rent Includes: **Water, Other (See Remarks)**
**Unit #2**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **775** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range**Interior Features: **Storage**
**Unit #3**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **775** Lease: **No**
**Unit #4**
Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **650** Lease: **No**
**Features**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Laundromat**Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**Beach: **Yes Bay, Harbor, Ocean**Beach Ownership: **Public**Beach - Miles to: Yes **3/10 to 1/2 Mile**Construction: **Frame**Electric: **Circuit Breakers, Individually Metered**Energy Features: **Insulated Windows, Varies per Unit**Exterior: **Asbestos, Other (See Remarks)**Exterior Features: **Porch, Fenced Yard**Flooring: **Wood, Tile, Vinyl, Varies Per Unit**Foundation Size: **26x65**Foundation Description: **Fieldstone, Granite**Hot Water: **Natural Gas, Tank, Varies Per Unit**Lot Description: **Corner**Road Type: **Public, Paved, Publicly Maint., Sidewalk**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup, Varies per Unit**Waterfront: **No Ocean, Bay, Harbor, Walk to**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions: **Second floor units have an extra room ! See this today**Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1915** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
**Tax Information**
Pin #: **34-0130-0**Assessed: **\$365,600**Tax: **\$4723.55** Tax Year: **2010**Book: **6650** Page: **744**

Cert:

Zoning Code: **R3**

Map: Block: Lot:



**MLS # 71130224 - Active  
Multi Family - 5-9 Family**

**2-6 Alden Court  
Lawrence, MA 01841  
Essex County**

List Price: **\$299,900**

Total Units: **6**  
Total Rent: **\$3,400**  
Total Bedrooms: **11**  
Total Fireplaces: **0**  
Middle School:  
Directions: **West to Alden Ct.**

Total Floors: **3**  
Total Rooms: **19**  
Total Full/Half Baths: **4/0**  
Grade School:  
High School:

**Remarks**

**NOT A SHORTSALE! Great Property with steady rental income, plenty of parking spaces. Call list office today don't miss out on this opportunity.**

**Property Information**

Approx. Living Area: <b>2604 sq. ft.</b>	Approx. Acres: <b>0.11 (4791 sq. ft.)</b>	Garage Spaces: <b>0</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>\$40800</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
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: **850** Lease: **No**  
Rooms: **Living Room, Dining Room, Kitchen**  
Rent Includes: **Water**

**Unit #2**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**  
Rooms: **Living Room, Dining Room, Kitchen**  
Rent Includes: **Water**

**Unit #3**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **850** Lease: **No**  
Rent Includes: **Water**

**Unit #4**

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**  
Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Medical Facility, Highway Access, Public School**  
Basement: **Yes**  
Beach: **No**  
Exterior: **Vinyl**  
Foundation Size: **0x0**  
Foundation Description: **Poured Concrete**  
Lot Description: **Paved Drive**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

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

**Tax Information**

Pin #:  
Assessed: **\$247,300**  
Tax: **\$3108.56** Tax Year: **2010**  
Book: **5812** Page: **72**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71133080 - Active**  
**Multi Family - 5-9 Family**  
**6-8 Gould Ct**  
**Gloucester, MA 01930-3515**  
**Essex County**  
 Color: **white**  
 Total Units: **6**  
 Total Rent: **\$3,500**  
 Total Bedrooms: **14**  
 Total Fireplaces: **0**  
 Middle School: **O'Maley**  
 Directions: **Washington St to Gould Court**

List Price: **\$300,000**  
 Total Floors: **3**  
 Total Rooms: **27**  
 Total Full/Half Baths: **7/0**  
 Grade School: **Fuller**  
 High School: **GHS**

**Remarks**

**Investment Opportunity. As Is! Six units, 5-two bedrooms units and one owners unit consisting of 5 bedrooms with fenced in yard. Owner occupy and collect rent from 5 units. New roofs. Just steps to downtown with all the amenities of in-town living, and harbor. Located on Gloucesters new Gateway to the City. Unfinished room for coin operated laundry is available. Needs work. Sold "as is". Could possibly be 7 units if you break up the owner's unit.**

**Property Information**

Approx. Living Area: **6762 sq. ft.**      Approx. Acres: **0.18 (7840 sq. ft.)**      Garage Spaces: **0**  
 Living Area Includes:      Heat/Cool Zones: **6/**      Parking Spaces: **10** Off-Street  
 Living Area Source: **Public Record**      Heat/Cool Units: **/**      Approx. Street Frontage:  
 Living Area Disclosures:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$26400</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>Tax Return</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **7**      Bedrooms: **5**      Full/Half Baths: **2/0**      Fireplaces: **1**      Levels: **3**      Floor: **1**      Rent: **0**      Lease: **No**  
 Rooms: **Living Room, Kitchen, Laundry, Living RM/Dining RM Combo**  
 Interior Features: **Cable TV Available**  
 Heating: **Electric Baseboard, Gas, Wall Unit**

**Unit #2**

Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **2**      Rent: **700**      Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Heating: **Electric Baseboard**

**Unit #3**

Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **1**      Rent: **700**      Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Heating: **Electric**

**Unit #4**

Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **2**      Rent: **700**      Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Heating: **Electric Baseboard**

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat**  
 Basement: **Yes Bulkhead, Dirt Floor**  
 Beach: **Yes Harbor, Ocean, River**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 0 to 1/10 Mile**  
 Construction: **Frame**  
 Electric: **Varies per Unit**  
 Exterior: **Wood, Vinyl**  
 Exterior Features: **Gutters, Storage Shed, Fenced Yard**  
 Foundation Size: **22x32/32x22/22x**  
 Foundation Description: **Fieldstone, Brick**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Dead End**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range, for Electric Range, for Electric Dryer, Washer Hookup, Varies per Unit**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Hallways need to be enclosed and finished. And owner's unit is unfinished.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown**      Warranty Available: **No**  
 Year Built: **1900**      Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$395,700**  
 Tax: **\$4170.68**      Tax Year: **2010**  
 Book: **9672**      Page: **330**  
 Cert:  
 Zoning Code: **R-4**  
 Map: **15**      Block:      Lot: **88**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71069255 - Active**  
**Multi Family - 4 Family**  
**225-227 Bailey St**  
**Lawrence, MA 01843-1839**  
**Essex County**  
 Color: **white**  
 Total Units: **4**  
 Total Rent: **\$1,450**  
 Total Bedrooms: **8**  
 Total Fireplaces: **4**  
 Middle School:  
 Directions: **Mass Ave to Shawsheen to Bailey**

List Price: **\$329,000**

Total Floors: **2**  
 Total Rooms: **16**  
 Total Full/Half Baths: **4/0**  
 Grade School:  
 High School:

**Remarks**

**South Lawrence 4-family. Great commuter location close to shopping and highways. Each unit offers kitchen, living room & 2 bedrooms with separate utilities. Off street parking (shared driveway) with two car garage. RARE FIND - NOT A SHORT SALE OR BANK OWNED!!!!**

**Property Information**

Approx. Living Area: <b>4048 sq. ft.</b>	Approx. Acres: <b>0.19 (8400 sq. ft.)</b>	Garage Spaces: <b>2</b>
Living Area Includes:	Heat/Cool Zones: <b>4/0</b>	Parking Spaces: <b>2 --</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>4/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$17400</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$17400</b>
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: **0** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Heating: **Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #2**

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

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **750** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Heating: **Hot Water Baseboard, Gas**  
 Rent Includes: **None**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **2** Rent: **700** Lease: **No**  
 Rooms: **Living Room**  
 Appliances: **Range, Refrigerator**  
 Heating: **Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **None**

**Features**

Area Amenities: **Shopping, Park, Highway Access**  
 Basement: **Yes Full, Bulkhead, Concrete Floor**  
 Beach: **No**  
 Exterior: **Vinyl**  
 Foundation Size: **IREGG**  
 Foundation Description: **Fieldstone**  
 Lot Description: **Shared Drive**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **Fireplaces have not been used in years and are not in working condition.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1920** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #: **M:0063 B:0000 L:0003**  
 Assessed: **\$330,200**  
 Tax: **\$3533** Tax Year: **2009**  
 Book: **9933** Page: **125**  
 Cert:  
 Zoning Code: **res**  
 Map: **0063** Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71135791 - Active  
Multi Family - 4 Family**
**21-23 Dorchester St**

 List Price: **\$329,900**
**Lawrence, MA : South Lawrence 01843-2205**
**Essex County**

 Color: **Grey**

 Total Units: **4**

 Total Floors: **2**

 Total Rent: **\$2,100**

 Total Rooms: **19**

 Total Bedrooms: **9**

 Total Full/Half Baths: **4/1**

 Total Fireplaces: **1**

Grade School:

Middle School:

High School:

 Directions: **Winthrop Ave (Route 114) to Dorchester St**
**Remarks**

**Why not live in this Beautifully well-kept and maintained, 3 Bedroom, 1.5 Bath, Single Family Home w private Roof Deck and let the Rental Units pay the Mortgage! Perfect for the 1st Time Buyer. The Old World Charm has been preserved throughout including Unique Tin Ceilings and Hardwood Floors. Property consists of a Single Family, a 2 Bedroom Unit, a 1 Bedroom Unit and a Single Family sized, Townhouse Style Apartment. All with Spacious Rooms. Quick Closing!**

**Property Information**

 Approx. Living Area: **4125 sq. ft.**

 Approx. Acres: **0.16 (7250 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

 Heat/Cool Zones: **4/0**

 Parking Spaces: **8** Off-Street

 Living Area Source: **Public Record**

 Heat/Cool Units: **4/0**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$25200</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$25200</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

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

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

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**
**Unit #3**

 Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **3** Rent: **850** Lease: **No**
**Unit #4**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **500** Lease: **No**
**Features**

Basement: **Yes Full, Partially Finished**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Storm Windows**  
 Exterior Features: **Porch, Fenced Yard, Roof Deck**  
 Flooring: **Wood**  
 Foundation Size: **Irregular**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Sold As-Is.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1885** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #: **0079-0000-0029**  
 Assessed: **\$242,900**  
 Tax: **\$3053.25** Tax Year: **2010**  
 Book: **4723** Page: **77**  
 Cert:  
 Zoning Code: **R**  
 Map: **0079** Block: **0000** Lot: **0029**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71020435 - Active**  
**Multi Family - 4 Family**

**53 Elliott Street**  
**Beverly, MA 01915**

**Essex County**

Color: **White**

Total Units: **4**

Total Rent: **\$2,950**

Total Bedrooms: **6**

Total Fireplaces: **0**

Middle School: **Briscoe Middle**

Directions: **Between Cabot and Rantoul Streets**

List Price: **\$349,000**

Total Floors: **3**

Total Rooms: **14**

Total Full/Half Baths: **4/1**

Grade School:

High School: **Beverly High**

**Remarks**

**Great 4-Family Investment property opportunity. All separate heat and utilities. Ideally located and convenient to downtown shopping, commuter train, beaches, shops and restaurants and more.**

**Property Information**

Approx. Living Area: **3164 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.03 (1742 sq. ft.)**

Heat/Cool Zones: **4/**

Heat/Cool Units: **4/**

Garage Spaces: **0**

Parking Spaces: **0 --**

Approx. Street Frontage:

**Annual Expenses**

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$35400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

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

Net Income: **\$35400**

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: **675**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Central Heat, Gas**

Cooling: **None**

Rent Includes: **Water**

**Unit #2**

Rooms: **5**

Bedrooms: **3**

Full/Half Baths: **1/1**

Fireplaces: **0**

Levels: **2**

Floor: **1**

Rent: **1000**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Central Heat, Gas**

Cooling: **None**

Rent Includes: **Water**

**Unit #3**

Rooms: **3**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **710**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Central Heat, Gas**

Cooling: **None**

**Unit #4**

Rooms: **3**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **3**

Rent: **650**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Refrigerator**

Heating: **Central Heat, Gas**

Cooling: **None**

**Common Areas**

Appliances: **Range, Refrigerator**

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Golf Course, Medical Facility, Laundromat, Highway Access, Public School, T-Station**

Basement: **Yes Full, Interior Access**

Beach: **Yes Harbor, Ocean, River, Walk to**

Beach Ownership: **Public**

Beach - Miles to: **Yes 3/10 to 1/2 Mile**

Construction: **Frame**

Electric: **220 Volts**

Exterior: **Vinyl**

Foundation Size: **0**

Foundation Description: **Fieldstone**

Lot Description: **Corner**

Road Type: **Public, Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

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

Utility Connections: **for Gas Range, Washer Hookup**

Waterfront: **No Ocean, River, Walk to, Access, Deep Water Access, Marina, Public**

**Other Property Info**

Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

Lead Paint: **Yes, Unknown**

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

Year Built: **1890** Source: **Public Record**

Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$247,400**

Tax: **\$2877.26** Tax Year: **2010**

Book: **16142** Page: **314**

Cert:

Zoning Code: **RMD**

Map: **20** Block: Lot: **206**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.





MLS # 71074479 - Active

**Multi Family - 5+ Family - 5+ Units Side by Side****116-120 Bennington**List Price: **\$359,900****Lawrence, MA 01841****Essex County**Color: **Red**Total Units: **6**Total Floors: **2**Total Rent: **\$4,400**Total Rooms: **18**Total Bedrooms: **9**Total Full/Half Baths: **6/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **q****Remarks**

**Six unit Multi-Family consist of Three-2 bedrooms Three-1 bedrooms. Lead paint certificates.All tenant paid utilities, long term tenants. Building is clean & maintained well. Roof replaced in 2006. Off St. parking. Seller retiring owned & operated for 31 years by the seller. Shows excellent return!!!**

**Property Information**Approx. Living Area: **6414 sq. ft.**Approx. Acres: **0.1 (4537 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 12/09**Heating: **\$0**Repair & Maintenance: **\$**Management: **\$0**Gross Income: **\$52800**Gas: **\$0**Trash Removal: **\$**Miscellaneous: **\$0**Gross Expenses: **\$11916**Electricity: **\$0**Sewer: **\$1162**Ann. Prop. Oper. Data: **Yes**Net Income: **\$38244**Water: **\$1162**Insurance: **\$3711**Annual Expense Source: **Owner Provided****Unit Descriptions****Unit #1**Rooms: **3**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **800**Lease: **Yes****Unit #2**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **750**Lease: **Yes****Features**Area Amenities: **Public Transportation, Shopping, Laundromat**Basement: **Yes Full**Beach: **No**Construction: **Frame, Stone/Concrete**Electric: **200 Amps**Exterior: **Wood**Exterior Features: **Balcony**Flooring: **Tile, Vinyl, Wall to Wall Carpet**Foundation Size: **a**Foundation Description: **Granite**Hot Water: **Natural Gas**Lot Description: **Corner, Paved Drive**Road Type: **Public**Roof Material: **Rubber**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Oven, Washer Hookup**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Renovated Since**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$254,500**Tax: **\$3200** Tax Year: **2010**Book: **0** Page: **0**

Cert:

Zoning Code: **R-4**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71086772 - Active  
Multi Family - 5-9 Family**
**270 Washington Street  
Salem, MA 01970  
Essex County**
List Price: **\$365,000**Color: **brick**Total Units: **5**Total Rent: **\$3,975**Total Bedrooms: **9**Total Fireplaces: **0**

Middle School:

Directions: **Lafayette to Washington**Total Floors: **3**Total Rooms: **16**Total Full/Half Baths: **5/0**

Grade School:

High School:

**Remarks**
**Investors, this one makes sense! Solid Brick building near Downtown, and train, walking distance to Salem State College. Separate utilities. 2 (3) bedrooms, 3 two room efficiency apts. Showings ar Wednesday at 5PM and Saturday a 12PM by appointment only.**
**Property Information**
Approx. Living Area: **4200 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.05 (2178 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**Parking Spaces: **0 --**

Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: \$

Repair & Maintenance: **\$4871**

Management: \$

Gross Income: **\$47700**

Gas: \$

Trash Removal: **\$889**

Miscellaneous: \$

Gross Expenses: **\$18462**Electricity: **\$2124**Sewer: **\$2927**Ann. Prop. Oper. Data: **Yes**Net Income: **\$29238**Water: **\$0**Insurance: **\$4065**

Annual Expense Source: --

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

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **No**  
 Rooms: **Living Room, Kitchen**
**Unit #2**

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1100** Lease: **No**  
 Rooms: **Living Room, Kitchen**
**Unit #3**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **725** Lease: **No**  
 Rooms: **Living Room, Kitchen**
**Unit #4**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **Yes**
**Features**
Area Amenities: **Public Transportation, Shopping**Basement: **Yes Full**Beach: **Yes Bay**Beach - Miles to: Yes **1/2 to 1 Mile**Construction: **Brick**Electric: **Circuit Breakers, 100 Amps, Individually Metered**Foundation Size: **44x30**Foundation Description: **Fieldstone, Granite**Lot Description: **Corner**Roof Material: **Rubber**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Range**Waterfront: **No**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: Warranty Available: **No**Year Built: **1915** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
**Tax Information**

Pin #:

Assessed: **\$373,200**Tax: **\$5229** Tax Year: **2010**Book: **127715** Page: **54**

Cert:

Zoning Code: **R3**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71021097 - Active  
Multi Family - 5-9 Family**
**14-20 Melrose Street**

 List Price: **\$374,900**
**Lawrence, MA 01841**
**Essex County**

 Total Units: **6**

 Total Floors: **3**

 Total Rent: **\$0**

 Total Rooms: **30**

 Total Bedrooms: **18**

 Total Full/Half Baths: **6/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Rt. 28 (Broadway ) to Water Street to Melrose Street**
**Remarks**
**Dealed 6 unit, total 30 rooms, washer and dryer hookups in each apartment. Parking for 25 cars. separate utilities and boilers for all units.**
**Property Information**

 Approx. Living Area: **6780 sq. ft.**

 Approx. Acres: **0.22 (10000 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **25** --

 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: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **800** Lease: **No**
**Unit #2**

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **800** Lease: **No**
**Unit #3**

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **800** Lease: **No**
**Unit #4**

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **0** Floor: **0** Rent: **800** Lease: **No**
**Features**

 Basement: **Yes Full**

 Beach: **No**

 Foundation Size: **0**

 Foundation Description: **Fieldstone**

 Hot Water: **Natural Gas**

 Lot Description: **Corner**

 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: **Unknown** Warranty Available:

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

 Year Built Description: **Actual**

Year Round:

**Tax Information**

Pin #:

 Assessed: **\$343,900**

 Tax: **\$3679.73** Tax Year: **2009**

 Book: **7891** Page: **301**

Cert:

 Zoning Code: **R4**

Map: Block: Lot:



**MLS # 71110497 - Active**

**Multi Family - 5+ Family - 5+ Units Up/Down**

**36-38 Winter Street**

List Price: **\$379,900**

**Lawrence, MA 01841**

**Essex County**

Total Units: **6**

Total Floors: **3**

Total Rent: **\$4,200**

Total Rooms: **0**

Total Bedrooms: **0**

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

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Lowell Street to Winter Street**

**Remarks**

**Great for investors, good rental income. 5 residential units and 1 commercial space rented to an active working salon, 3 car garage and plenty parking space. Don't miss out on this Opportunity!**

**Property Information**

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

Approx. Acres: **0 (0.23 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **0 --**

Living Area Source: **Owner**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$      Repair & Maintenance: \$

Management: \$

Gross Income: **\$53700**

Gas: \$      Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$8500**

Electricity: \$      Sewer: \$

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

Net Income: **\$4200**

Water: \$      Insurance: \$

Annual Expense Source: --

**Unit Descriptions**

**Features**

Basement: **Yes Full**

Beach: **No**

Foundation Size: **0**

Foundation Description: **Poured Concrete**

Lot Description: **Paved Drive**

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

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Built Description: **Actual**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$337,000**

Tax: **\$3373.37** Tax Year: **2009**

Book: **10474** Page: **194**

Cert:

Zoning Code: **commercial**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71019875 - Active**  
**Multi Family - 4 Family**

**81 Congress St**  
**Salem, MA 01970-5509**

**Essex County**

Total Units: **4**

Total Rent: **\$3,800**

Total Bedrooms: **12**

Total Fireplaces: **0**

Middle School:

Directions: **Congress street near Registry of Deeds**

List Price: **\$380,000**

Total Floors: **2**

Total Rooms: **20**

Total Full/Half Baths: **4/0**

Grade School:

High School:

**Remarks**

**Large 4 unit all 3 bedrooms units .Rent amount is the last rent that was paid.Property is vacant and easy to show.Short Sale.Negotiator has approved price at \$380,000 subject to 3rd party approval.**

**Property Information**

Approx. Living Area: **4798 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.07 (3049 sq. ft.)**

Heat/Cool Zones: **4/**

Heat/Cool Units: **4/**

Garage Spaces: **0**

Parking Spaces: **2** Off-Street

Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: **\$**

Gas: **\$**

Electricity: **\$360**

Water: **\$1100**

Repair & Maintenance: **\$**

Trash Removal: **\$**

Sewer: **\$1100**

Insurance: **\$2100**

Management: **\$**

Miscellaneous: **\$**

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

Annual Expense Source: **Owner Provided**

Gross Income: **\$45600**

Gross Expenses: **\$10485**

Net Income: **\$35115**

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher**

Interior Features: **Cable TV Available**

Heating: **Forced Air, Gas, Individual**

Rent Includes: **Other (See Remarks)**

**Unit #2**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **950** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher**

Interior Features: **Cable TV Available**

Heating: **Forced Air, Gas, Individual**

Rent Includes: **Other (See Remarks)**

**Unit #3**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **900** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher**

Interior Features: **Cable TV Available**

Heating: **Forced Air, Gas, Individual**

Rent Includes: **Other (See Remarks)**

**Unit #4**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **900** Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range, Dishwasher**

Interior Features: **Cable TV Available**

Heating: **Forced Air, Gas, Individual**

Rent Includes: **Other (See Remarks)**

**Features**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, House of Worship, Public**

School, T-Station

Basement: **Yes**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Shingles, Wood**

Flooring: **Vinyl, Wall to Wall Carpet**

Foundation Size: **00**

Foundation Description: **Fieldstone**

Hot Water: **Oil**

Lot Description: **Paved Drive**

Road Type: **Public, Paved**

Roof Material: **Asphalt/Fiberglass Shingles**

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

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Waterfront: **No**

**Other Property Info**

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Short Sale Subject to 3rd party approval**

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1915** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

**Tax Information**

Pin #: **M:34 L:0196**

Assessed: **\$451,000**

Tax: **\$5827** Tax Year: **2009**

Book: **23658** Page: **343**

Cert:

Zoning Code: **B**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 70871348 - Active  
Multi Family - 5-9 Family**

**459-461 Haverhill St.  
Lawrence, MA 01841  
Essex County**

List Price: **\$380,000**

Total Units: **5**  
Total Rent: **\$3,700**  
Total Bedrooms: **10**  
Total Fireplaces: **0**  
Middle School:  
Directions: **RT. 28 to Haverhill St.**

Total Floors: **3**  
Total Rooms: **18**  
Total Full/Half Baths: **5/0**  
Grade School:  
High School:

**Remarks**

**NOT BANK OWNED OR SHORT SALE!!!! Well kept and excellently maintained 5 Unit multifamily near Methuen line. Located on public trans nearby schools and churches. Fully Rented. Great for owner occupancy or investor. NOTE!!! Unit #5 Studio also includes utilities.**

**Property Information**

Approx. Living Area: <b>4316 sq. ft.</b>	Approx. Acres: <b>0.1 (4500 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>0</b> 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>\$44400</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$44400</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Estimated, Owner Provided</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Oil**  
Cooling: **None**

**Unit #2**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Gas**  
Cooling: **None**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **700** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Gas**  
Cooling: **None**

**Unit #4**

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**  
Rooms: **Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Studio**  
Heating: **Gas**  
Cooling: **None**  
Rent Includes: **Heat, Electric, Gas**

**Features**

Area Amenities: **Public Transportation, Shopping**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Electric: **220 Volts**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Fenced Yard**  
Flooring: **Wood, Tile, Vinyl**  
Foundation Size: **ireg.**  
Foundation Description: **Fieldstone**  
Hot Water: **Oil, Natural Gas**  
Lot Description: **Other (See Remarks)**  
Road Type: **Public, Publicly Maint., 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: **No**  
Disclosures: **\*Compensation based on office policy**  
Exclusions: **W/D in units 1&2 do not stay**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1910** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$337,600**  
Tax: **\$3379.38** Tax Year: **2008**  
Book: **8517** Page: **123**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



MLS # 71134592 - Active

Multi Family - 4 Family

6 - 8 Jackson Terrace

List Price: \$399,900

Lawrence, MA 01840-1617

Essex County

Total Units: 4

Total Floors: 3

Total Rent: \$3,900

Total Rooms: 26

Total Bedrooms: 13

Total Full/Half Baths: 5/0

Total Fireplaces: 5

Grade School:

Middle School:

High School:

Directions: Jackson Street to Jackson Court or off Newbury Street

### Remarks

**Don't miss out on this wonderful opportunity to own these 4 units comprised of a large single family which was built in 1965 and has over 1700 sq ft of living and 8 rms, 4 brs, 2 bths with 2 fireplaces and a finished lower level as well as an incredible 3 family circa 1900 with three, 6 rm, 3 bedroom apartments, beautiful natural woodwork, high ceilings and loads of charm. This lovely estate is located privately on the terrace but within the heart of the city.**

### Property Information

Approx. Living Area: **0 sq. ft.**Approx. Acres: **0.37 (16180 sq. ft.)**Garage Spaces: **1**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **1** Off-StreetLiving Area Source: **Other**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures: **see remarks**

### Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$46800</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$46800</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

### Unit Descriptions

#### Unit #1

Rooms: **8** Bedrooms: **4** Full/Half Baths: **2/0** Fireplaces: **2** Levels: **3** Floor: **1** Rent: **1200** Lease: **Yes**Rooms: **Living Room, Dining Room, Kitchen, Family Room**Appliances: **Range, Dishwasher, Disposal, Refrigerator**Interior Features: **Security System, Cable TV Available, Central Vacuum, Fireplace - Wood burning**Heating: **Hot Water Baseboard**Rent Includes: **Water**

#### Unit #2

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **3** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Appliances: **Wall Oven, Countertop Range**Rent Includes: **Water**

#### Unit #3

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **950** Lease: **No**Rooms: **Living Room, Dining Room, Kitchen**Rent Includes: **Water**

#### Unit #4

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **750** Lease: **No**Rooms: **Living Room, Kitchen**Rent Includes: **Water**

### Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **Fuses, Circuit Breakers, 60 Amps/Less, 100 Amps**Exterior: **Wood, Shake**Exterior Features: **Porch, Patio, Storage Shed, Greenhouse, Screens, Fenced Yard**Flooring: **Wood, Tile, Wall to Wall Carpet**Foundation Size: **2 Properties**Foundation Description: **Fieldstone**Lot Description: **Other (See Remarks)**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**

### Other Property Info

Disclosure Declaration: **Yes**Disclosures: **3 Fireplaces in first floor of 3 family do not operate and are decorative only**

Exclusions:

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

Year Round:

### Tax Information

Pin #:

Assessed: **\$430,800**Tax: **\$5415.16** Tax Year: **2010**Book: **7141** Page: **68**

Cert:

Zoning Code: **R-4**

Map: Block: Lot:



**MLS # 71120484 - Active**  
**Multi Family - 4 Family**  
**14 Fowler St**  
**Salisbury, MA 01952-2722**  
**Essex County**  
 Total Units: **4**  
 Total Rent: **\$3,110**  
 Total Bedrooms: **8**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Salisbury Beach Center to Railroad Ave then Fowler St.**

List Price: **\$424,800**

Total Floors: **2**  
 Total Rooms: **16**  
 Total Full/Half Baths: **4/0**  
 Grade School:  
 High School:

**Remarks**

**Price-Slashed, Salisbury Beach, 4 Units/\$110,000 a Unit. All Units have 2 Bedrooms, Separate Utilities, Parking, Wood Floors, and White Washed Walls, View of Ocean from the Porch, Located closed to the Beach, Short distance to Center, but even Shorter Distance to Ocean, Vinyl Siding, good income, SPECIAL OWNER FIANCING POSSIBLE. OWER SAYS BRING ME AN OFFER.**

**Property Information**

Approx. Living Area: <b>2640 sq. ft.</b>	Approx. Acres: <b>0.06 (2500 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>5</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$</b>	Management: <b>\$</b>	Gross Income: <b>\$39360</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$3111</b>
Electricity: <b>\$</b>	Sewer: <b>\$1400</b>	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$39360</b>
Water: <b>\$600</b>	Insurance: <b>\$1111</b>	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **820** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Gas, Space Heater**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **820** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Gas, Space Heater**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **650** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Heating: **Gas, Space Heater**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #4**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **820** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Gas, Space Heater**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Basement: **Yes Finished**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 0 to 1/10 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows, Storm Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Gutters, Screens, Fenced Yard**  
 Flooring: **Wood, Vinyl**  
 Foundation Size: **0**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Waterfront: **Yes Walk to**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Warranty Available**  
 Year Built: **1950** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #: **M:32 P: 194**  
 Assessed: **\$257,000**  
 Tax: **\$2534** Tax Year: **2010**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **R3**  
 Map: **32** Block: Lot: **194**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.





MLS # 71124886 - Active  
**Multi Family - 4 Family**  
**14 Sadler St**  
**Gloucester, MA 01930-2918**  
**Essex County**  
 Color: **white**  
 Total Units: **4**  
 Total Rent: **\$4,050**  
 Total Bedrooms: **8**  
 Total Fireplaces: **0**  
 Middle School: **O'Maley Middle**  
 Directions: **Wester street to Sadler street**

List Price: **\$429,000**

Total Floors: **3**  
 Total Rooms: **16**  
 Total Full/Half Baths: **4/0**  
 Grade School: **Vet Memorial**  
 High School: **Gloucester**

**Remarks**

**Fantastic investment oppoty - priced to sell! Great money maker and owner occupied situation. Offering two 3BR units (1st fl is dealed) and two 1BR units, all are rented. Many updates, well maintained property w/ not a thing to do. 1 car garage & 4 more parking spaces. Double size lot, each unit has yard space. Beautiful hardwood floors, high ceilings, original moldings. Washer/dryer in ea unit. Separate utilities, large rental income/small expenses. Offering 2.25% agent commision.**

**Property Information**

Approx. Living Area: **3011 sq. ft.**      Approx. Acres: **0.18 (7650 sq. ft.)**      Garage Spaces: **1**  
 Living Area Includes:      Heat/Cool Zones: **5/0**      Parking Spaces: **5** Off-Street, Tandem, Other (See Remarks)  
 Living Area Source: **Public Record**      Heat/Cool Units: **5/0**      Approx. Street Frontage:  
 Living Area Disclosures: **potential for finished basement-has gas heater and sink**

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$0</b>	Repair & Maintenance: <b>\$0</b>	Management: <b>\$0</b>	Gross Income: <b>\$48840</b>
Gas: <b>\$0</b>	Trash Removal: <b>\$0</b>	Miscellaneous: <b>\$0</b>	Gross Expenses: <b>\$9000</b>
Electricity: <b>\$0</b>	Sewer: <b>\$</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$39840</b>
Water: <b>\$</b>	Insurance: <b>\$2800</b>	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: **1375**      Lease: **No**  
 Rooms: **Living Room, Kitchen, Laundry**  
 Appliances: **Range, Refrigerator, Other (See Remarks)**  
 Interior Features: **Ceiling Fans, Cable TV Available, Lead Certification Available, Storage**  
 Heating: **Hot Water Radiators, Oil, Gas**  
 Cooling: **None**  
 Rent Includes: **Water, None**

**Unit #2**

Rooms: **3**      Bedrooms: **1**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **2**      Rent: **700**      Lease: **No**  
 Rooms: **Living Room, Kitchen, Laundry**  
 Appliances: **Range, Refrigerator, Washer, Dryer**  
 Interior Features: **Ceiling Fans, Cable TV Available, Storage**  
 Heating: **Oil, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**

Rooms: **3**      Bedrooms: **1**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **2**      Rent: **700**      Lease: **No**  
 Rooms: **Living Room, Kitchen, Laundry**  
 Appliances: **Range, Refrigerator, Washer, Dryer**  
 Interior Features: **Ceiling Fans, Cable TV Available, Storage**  
 Heating: **Oil, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #4**

Rooms: **5**      Bedrooms: **3**      Full/Half Baths: **1/0**      Fireplaces: **0**      Levels: **1**      Floor: **3**      Rent: **1295**      Lease: **Yes**  
 Rooms: **Living Room, Kitchen, Laundry**  
 Appliances: **Range, Disposal, Refrigerator, Washer, Dryer**  
 Interior Features: **Ceiling Fans, Cable TV Available, Storage**  
 Heating: **Oil, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping**  
 Basement: **Yes Full, Partially Finished, Interior Access, Bulkhead, Sump Pump, Concrete Floor**  
 Beach: **Yes**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 3/10 to 1/2 Mile**  
 Construction: **Frame, Brick**  
 Electric: **Circuit Breakers, Individually Metered**  
 Energy Features: **Insulated Windows, Insulated Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck, Gutters, Screens**  
 Flooring: **Wood, Vinyl**  
 Foundation Size: **irreg**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Heavy rain leaves occasional water on basemt floor that hasn't needed attention. Sump pump never used**  
 Exclusions: **Refrig & stoves included in sale. First floor washer and dryer belongs to owner, other w/d included.**  
 Lead Paint: **Certified Treated**  
 UFFI: **No** Warranty Available: **No**  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #: **M:0046 B:0093 L:0000**  
 Assessed: **\$334,800**  
 Tax: **\$3512** Tax Year: **2010**  
 Book: **25761** Page: **142**  
 Cert:  
 Zoning Code: **R4**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71092041 - Active  
Multi Family - 4 Family**

**3 Center St.  
Peabody, MA 01960  
Essex County**  
Color: **White**  
Total Units: **4**  
Total Rent: **\$3,400**  
Total Bedrooms: **8**  
Total Fireplaces: **0**  
Middle School: **Higgins Middle**  
Directions: **Walnut St. to Harris St. to Center St.**

List Price: **\$429,000**

Total Floors: **3**  
Total Rooms: **16**  
Total Full/Half Baths: **4/0**  
Grade School: **Carroll School**  
High School:

**Remarks**

**Excellent condition - 4 unit building in good neighborhood.**

**Property Information**

Approx. Living Area: <b>2853 sq. ft.</b>	Approx. Acres: <b>0.06 (2874 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>4/4</b>	Parking Spaces: <b>3 Tandem</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>4/3</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$</b>	Management: <b>\$</b>	Gross Income: <b>\$42000</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$3144</b>
Electricity: <b>\$144</b>	Sewer: <b>\$1200</b>	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$40056</b>
Water: <b>\$</b>	Insurance: <b>\$1800</b>	Annual Expense Source: <b>--</b>	

**Unit Descriptions**

**Unit #1**  
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **950** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Dishwasher, Refrigerator - Wine Storage**  
Heating: **Hot Water Baseboard, Gas, Individual, Unit Control**  
Cooling: **Window AC, Individual, Unit Control**  
Rent Includes: **Water**

**Unit #2**  
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **650** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Gas, Individual, Unit Control**  
Rent Includes: **Water**

**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: **Range, Dishwasher**  
Heating: **Electric Baseboard, Individual, Unit Control**  
Rent Includes: **Water**

**Unit #4**  
Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1050** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Dishwasher**  
Heating: **Forced Air, Oil**  
Cooling: **Window AC, Individual**  
Rent Includes: **Electric, Gas, Water**

**Common Areas**

Rooms: **Kitchen, Laundry, Other (See Remarks)**  
Appliances: **Range, Refrigerator**  
Heating: **Electric Baseboard**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Golf Course**  
Basement: **Yes Full, Walk Out**  
Beach: **No**  
Construction: **Frame**  
Electric: **Individually Metered**  
Energy Features: **Insulated Windows, Storm Doors, Varies per Unit**  
Exterior: **Aluminum**  
Exterior Features: **Porch, Patio, Fenced Yard, Satellite Dish**  
Flooring: **Varies Per Unit**  
Foundation Size: **00**  
Foundation Description: **Fieldstone, Brick**  
Hot Water: **Natural Gas, Tank**  
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 Dryer**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Warranty Available**  
Year Built: **1920** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$346,000**  
Tax: **\$3633** Tax Year: **2010**  
Book: **28089** Page: **358**  
Cert:  
Zoning Code: **Res-2**  
Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



MLS # 71090576 - Active  
Multi Family - 4 Family

54 Eastern Avenue  
Gloucester, MA 01930

Essex County

Color: **Yellow**

Total Units: **4**

Total Rent: **\$3,439**

Total Bedrooms: **6**

Total Fireplaces: **0**

Middle School: **Gloucester**

Directions: **Eastern Avenue near lights**

List Price: **\$449,000**

Total Floors: **3**

Total Rooms: **12**

Total Full/Half Baths: **4/0**

Grade School: **Gloucester**

High School: **Gloucester**

**Remarks**

**Gloucester - Conveniently located four unit building with parking and income!! This stately four unit multifamily sits at Cape Ann's crossroads- just steps to town, harbor, beach, or easily drive right on to Rt. 128. Spacious first and third floor units, and two smaller units on the 2nd floor. Fully occupied and ready for sale!**

**Property Information**

Approx. Living Area: <b>2514 sq. ft.</b>	Approx. Acres: <b>0.23 (10130 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>/</b>	Parking Spaces: <b>6 Off-Street</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>\$41268</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$41268</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>--</b>	

**Unit Descriptions**

Unit #	Rooms	Bedrooms	Full/Half Baths	Fireplaces	Levels	Floor	Rent	Lease
<b>Unit #1</b>	<b>4</b>	<b>2</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1389</b>	<b>Yes</b>
Rooms: <b>Living Room, Dining Room, Kitchen, Laundry</b>								
Appliances: <b>Range, Refrigerator</b>								
Interior Features: <b>Ceiling Fans, Cable TV Available, Tile Floor, Hardwood Floors</b>								
Heating: <b>Hot Water Radiators, Oil</b>								
Cooling: <b>None</b>								
Rent Includes: <b>Heat</b>								
<b>Unit #2</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>750</b>	<b>No</b>
Rooms: <b>Living Room, Kitchen</b>								
Appliances: <b>Range, Refrigerator</b>								
Interior Features: <b>Cable TV Available</b>								
Heating: <b>Hot Water Radiators, Oil</b>								
Cooling: <b>None</b>								
Rent Includes: <b>Heat</b>								
<b>Unit #3</b>	<b>2</b>	<b>1</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>600</b>	<b>No</b>
Rooms: <b>Kitchen</b>								
Appliances: <b>Range, Refrigerator</b>								
Interior Features: <b>Cable TV Available, Hardwood Floors</b>								
Heating: <b>Other (See Remarks)</b>								
Cooling: <b>None</b>								
Rent Includes: <b>None</b>								
<b>Unit #4</b>	<b>3</b>	<b>2</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>700</b>	<b>No</b>
Rooms: <b>Living Room, Kitchen</b>								
Appliances: <b>Range</b>								
Interior Features: <b>Ceiling Fans, Tile Floor, Hardwood Floors</b>								
Heating: <b>Other (See Remarks)</b>								
Cooling: <b>None</b>								
Rent Includes: <b>None</b>								

**Features**

Area Amenities: **Public Transportation, Shopping, Public School**  
 Basement: **Yes Full, Bulkhead**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 1/2 to 1 Mile**  
 Construction: **Frame**  
 Electric: **Fuses, Circuit Breakers**  
 Energy Features: **Varies per Unit**  
 Exterior: **Clapboard, Vinyl**  
 Exterior Features: **Gutters**  
 Flooring: **Wood, Tile, Varies Per Unit**  
 Foundation Size: **36 x 38**  
 Foundation Description: **Brick, Granite**  
 Hot Water: **Natural Gas**  
 Lot Description: **Corner**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range, Varies per Unit**  
 Waterfront: **No Ocean, Harbor, Walk to**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **Seller's Description; right of way over driveway for property behind 52 Eastern Ave.**  
 Exclusions: **3rd floor refrigerator; Personal property**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:   
 Assessed: **\$345,100**  
 Tax: **\$3620.09** Tax Year: **2010**  
 Book: **13388** Page: **202**  
 Cert:   
 Zoning Code: **R10**  
 Map: **47** Block:  Lot: **6**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71016028 - Active**  
**Multi Family - 5-9 Family**  
**15 Leavitt St**  
**Salem, MA 01970-4944**  
**Essex County**  
 Color: **Blue**  
 Total Units: **5**  
 Total Rent: **\$4,900**  
 Total Bedrooms: **8**  
 Total Fireplaces: **0**  
 Middle School: **Collins MS**  
 Directions: **LaFayette>Leavitt**

List Price: **\$449,000**

Total Floors: **3**  
 Total Rooms: **20**  
 Total Full/Half Baths: **5/0**  
 Grade School:  
 High School: **SHS**

**Remarks**

**Investment opportunity for a 5 unit building with a solid rental history, sep. utilities, new gas heating systems, etc. The 4 bedroom unit is de-leaded and the common area near this unit.**

**Property Information**

Approx. Living Area: <b>4695 sq. ft.</b>	Approx. Acres: <b>0.1 (4695 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>5/0</b>	Parking Spaces: <b>2 Off-Street</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>5/0</b>	Approx. Street Frontage: <b>38 ft</b>
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$4200</b>	Management: <b>\$0</b>	Gross Income: <b>\$58800</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$1500</b>	Gross Expenses: <b>\$14848</b>
Electricity: <b>\$200</b>	Sewer: <b>\$750</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$43952</b>
Water: <b>\$750</b>	Insurance: <b>\$3900</b>	Annual Expense Source: <b>Owner Provided, Limited Information</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator - Wine Storage**  
 Heating: **Central Heat, Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Heating: **Central Heat, Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**

Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1250** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Heating: **Central Heat, Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #4**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **900** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Heating: **Central Heat, Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Public School, T-Station, University**  
 Basement: **Yes Full, Interior Access**  
 Beach: **No Harbor, Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **No 1 to 2 Mile**  
 Construction: **Frame, Block**  
 Electric: **Circuit Breakers, Individually Metered**  
 Energy Features: **Insulated Windows**  
 Exterior: **Other (See Remarks)**  
 Exterior Features: **Porch**  
 Flooring: **Wood, Vinyl**  
 Foundation Size: **30x51**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Electric, Tank**  
 Lot Description: **Corner, Paved Drive, Easements, Zero Lot Line**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No Walk to**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Certified Treated**  
 UFFI: **Unknown** Warranty Available:  
**No**  
 Year Built: **1915** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #: **M:34 L:0128**  
 Assessed: **\$505,000**  
 Tax: **\$6525** Tax Year: **2009**  
 Book: **20882** Page: **312**  
 Cert:  
 Zoning Code: **R3**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71107311 - Active**  
**Multi Family - 5-9 Family**  
**94-98 Groveland St**  
**Haverhill, MA : Riverside 01830**  
**Essex County**

List Price: **\$449,900**

Color: **Grey**  
 Total Units: **5**  
 Total Rent: **\$4,450**  
 Total Bedrooms: **9**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Groveland St on left towards Groveland**

Total Floors: **2**  
 Total Rooms: **21**  
 Total Full/Half Baths: **5/0**  
 Grade School:  
 High School:

### Remarks

**Outstanding five unit in Riverside. New roof and siding, windows and paved driveway with numbered spaces. Nothing to do but collect rents.**

### Property Information

Approx. Living Area: **4168 sq. ft.**      Approx. Acres: **0.21 (9378 sq. ft.)**      Garage Spaces: **0**  
 Living Area Includes:      Heat/Cool Zones: **5/0**      Parking Spaces: **7 Off-Street**  
 Living Area Source: **Public Record**      Heat/Cool Units: **5/0**      Approx. Street Frontage:  
 Living Area Disclosures: **5th unit is a 4 rm, 1 bedrm w/rent \$800.00**

### Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$43800</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$43800</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: **950**      Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans**  
 Rent Includes: **Water**

#### 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**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans**  
 Rent Includes: **Water**

#### Unit #3

Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/**      Fireplaces:      Levels:      Floor:      Rent: **875**      Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Rent Includes: **Water**

#### Unit #4

Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/**      Fireplaces:      Levels:      Floor:      Rent: **875**      Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Rent Includes: **Water**

### Features

Area Amenities: **Public Transportation, Shopping**  
 Basement: **Yes Full, Interior Access, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Covered Patio/Deck**  
 Flooring: **Wood**  
 Foundation Size: **00x00**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Natural Gas**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**

### Other Property Info

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **COMMISSION NOT PAID ON ANY SALES CONCESSIONS**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

### Tax Information

Pin #:  
 Assessed: **\$377,200**  
 Tax: **\$4813.07** Tax Year: **2010**  
 Book: **19013** Page: **68**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71136690 - Active**  
**Multi Family - 5-9 Family**  
**279-281 Broadway**  
**Lawrence, MA : South Lawrence 01841**  
**Essex County**  
 Color: **Gray**  
 Total Units: **6**  
 Total Rent: **\$5,350**  
 Total Bedrooms: **7**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Rt 28**

List Price: **\$449,900**

Total Floors: **2**  
 Total Rooms: **19**  
 Total Full/Half Baths: **6/0**  
 Grade School:  
 High School:

**Remarks**

**SOUTH LAWRENCE GREAT 6 UNIT BUILDING NUMBERS WILL WORK NEW ROOF, NEWER HEATING SYSTEM, OFF STREET PARKING VERY WELL KEPT BUILDING RIGHT ON RT 28 CONVIENT TO RT 495 NOT A SHORT SALE OR FORCLOSURE THERE ARE 5-1BEDS AND 1-2BED.**

**Property Information**

Approx. Living Area: <b>6758 sq. ft.</b>	Approx. Acres: <b>0.1 (4535 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>6</b> Off-Street, Unpaved Driveway
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>\$64200</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$43800</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

<b>Unit #1</b>							
Rooms: <b>3</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>0</b>	Rent: <b>850</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Heating: <b>Hot Water Baseboard, Gas</b>							
Rent Includes: <b>Heat, Hot Water</b>							
<b>Unit #2</b>							
Rooms: <b>3</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>0</b>	Rent: <b>850</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Heating: <b>Forced Air, Gas</b>							
Rent Includes: <b>Heat, Hot Water</b>							
<b>Unit #3</b>							
Rooms: <b>3</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces:	Levels: <b>1</b>	Floor: <b>0</b>	Rent: <b>850</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Heating: <b>Forced Air, Gas</b>							
Rent Includes: <b>Heat, Hot Water</b>							
<b>Unit #4</b>							
Rooms: <b>5</b>	Bedrooms: <b>2</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>0</b>	Rent: <b>1100</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Dining Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Heating: <b>Forced Air, Gas</b>							
Rent Includes: <b>Heat, Hot Water</b>							

**Features**

Area Amenities: **Public Transportation, Shopping, Highway Access**  
 Basement: **Yes Full**  
 Beach: **No**  
 Construction: **Frame, Stone/Concrete**  
 Electric: **Fuses, Circuit Breakers**  
 Exterior Features: **Porch**  
 Flooring: **Wood, Wall to Wall Carpet**  
 Foundation Size: **0**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Natural Gas**  
 Lot Description: **Corner, Level**  
 Road Type: **Public, Paved**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**

**Other Property Info**

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

**Tax Information**

Pin #:  
 Assessed: **\$324,400**  
 Tax: **\$4077.71** Tax Year: **2010**  
 Book: **3409** Page: **291**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71133382 - Active**  
**Multi Family - 5-9 Family**  
**56-58 Kent St**  
**Lawrence, MA 01843-2830**  
**Essex County**  
 Color: **Brick**  
 Total Units: **6**  
 Total Rent: **\$5,425**  
 Total Bedrooms: **11**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **South Union to Kent St.**

List Price: **\$454,900**

Total Floors: **3**  
 Total Rooms: **23**  
 Total Full/Half Baths: **6/0**  
 Grade School:  
 High School:

**Remarks**

**Beautiful six family with many recent updates including 5 new 14,000 BTU Wal A/C's, coin operated washer and dryers, replacement windows, roof section, as well as, new finishing touches in all units. Location, off-street parking and a great rental history make this property a real gem!**

**Property Information**

Approx. Living Area: <b>3136 sq. ft.</b>	Approx. Acres: <b>0.21 (9000 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>6/6</b>	Parking Spaces: <b>7</b> Off-Street, Assigned
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/6</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$65100</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$0</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: **800** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors**  
 Heating: **Hot Water Baseboard**  
 Cooling: **Wall AC**  
 Rent Includes: **Heat, Gas, Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **925** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors**  
 Heating: **Hot Water Baseboard**  
 Cooling: **Wall AC**  
 Rent Includes: **Heat, Gas, Water**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **925** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors**  
 Heating: **Hot Water Baseboard**  
 Cooling: **Wall AC**  
 Rent Includes: **Heat, Gas, Water**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **925** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available, Tile Floor, Hardwood Floors**  
 Heating: **Hot Water Baseboard**  
 Cooling: **Wall AC**  
 Rent Includes: **Heat, Gas, Water**

**Common Areas**

Rooms: **Laundry**

**Features**

Area Amenities: **Public Transportation, Shopping, Highway Access**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Brick**  
 Electric: **220 Volts, Individually Metered**  
 Energy Features: **Insulated Windows**  
 Exterior: **Brick**  
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **1600**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Oven**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Seller has a Massachusetts Real Estate license.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1965** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

Pin #: **M:0077 B:0000 L:0015**  
 Assessed: **\$414,900**  
 Tax: **\$5215** Tax Year: **2010**  
 Book: **0** Page: **0**  
 Cert: **14407**  
 Zoning Code: **MF**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71115379 - Active  
Multi Family - 4 Family**

**40-42 Bellevue St.  
Haverhill, MA 01832  
Essex County**

List Price: **\$459,900**

Color: **White**  
Total Units: **4**  
Total Rent: **\$0**  
Total Bedrooms: **10**  
Total Fireplaces: **0**  
Middle School:  
Directions: **Rt97 to Blaisdell or Bellevue**

Total Floors: **5**  
Total Rooms: **20**  
Total Full/Half Baths: **5/0**  
Grade School:  
High School:

**Remarks**

**If you're not interested in a fixer-upper, you must consider this property. Many recent updates and capital improvements resulted in a high income pristine property. Low maintenance and a complete turn key operation for the astute investor. All tenants on leases with guaranteed income by Section 8. Serious investors must see this high cash-flow investment property.**

**Property Information**

Approx. Living Area: <b>3713 sq. ft.</b>	Approx. Acres: <b>0.23 (10018 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>4/0</b>	Parking Spaces: <b>8 Off-Street</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>4/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: \$
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: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Pantry, Lead Certification Available**  
 Heating: **Hot Water Baseboard, Gas**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Pantry, Lead Certification Available**  
 Heating: **Hot Water Radiators, Gas**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Pantry, Lead Certification Available**  
 Heating: **Hot Water Baseboard, Gas**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Pantry, Lead Certification Available**  
 Heating: **Hot Water Baseboard, Gas**

**Features**

Area Amenities: **Public Transportation, Laundromat**  
 Basement: **Yes Full, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows, Varies per Unit**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Patio, Screens, Varies per Unit**  
 Flooring: **Vinyl, Wall to Wall Carpet**  
 Foundation Size: **0**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **None**  
 UFFI: **Warranty Available**  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$340,700**  
 Tax: **\$4743** Tax Year: **2010**  
 Book: **25386** Page: **3**  
 Cert:  
 Zoning Code: **RES**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.




**MLS # 71133016 - Active  
Multi Family - 4 Family**
**4-41/2 Dexter Street  
Haverhill, MA 01830**
List Price: **\$469,900****Essex County**Total Units: **4**Total Rent: **\$0**Total Bedrooms: **10**Total Fireplaces: **0**

Middle School:

Directions: **Dexter Street**Total Floors: **5**Total Rooms: **20**Total Full/Half Baths: **4/0**

Grade School:

High School:

**Remarks**
**Excellent opportunity to own or invest in a 4 family. 2 - two family residences. Total 4 units, fully rented, off street parking, separate utilities,**
**Property Information**Approx. Living Area: **4136 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.13 (5924 sq. ft.)**Heat/Cool Zones: **4/0**Heat/Cool Units: **4/0**Garage Spaces: **0**Parking Spaces: **6** Off-Street

Approx. Street Frontage:

**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: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**Rooms: **Living Room, Kitchen**Appliances: **Range, Refrigerator**Heating: **Gas**Rent Includes: **Water****Unit #2**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **0** Lease: **No**Rooms: **Living Room, Kitchen, Laundry**Appliances: **Range, Refrigerator****Unit #3**Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No****Unit #4**Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **800** Lease: **No****Features**Basement: **Yes**Beach: **No**Electric: **220 Volts**Flooring: **Wood, Tile, Wall to Wall Carpet**Foundation Size: **IRREG**Foundation Description: **Fieldstone, Brick**Lot Description: **Paved Drive**Road Type: **Public**Roof Material: **Wood Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: **No** Warranty Available: **No**Year Built: **1880** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$322,400**Tax: **\$4114** Tax Year: **2010**Book: **20368** Page: **536**

Cert:

Zoning Code: **RES**

Map: Block: Lot:



**MLS # 71115566 - Active**

**Multi Family - 5+ Family - 5+ Units Up/Down**

**55 ESTES ST**

List Price: **\$495,000**

**Lynn, MA 01902-3057**

**Essex County**

Color: **grey**

Total Units: **6**

Total Floors: **3**

Total Rent: **\$5,250**

Total Rooms: **18**

Total Bedrooms: **6**

Total Full/Half Baths: **6/0**

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Off of rt 107**

**Remarks**

**Great opportunity for Investment....currently 5 units are rented, 1 unit Vacant....features 1 living room, 1 bedroom, 1 kitchen and 1 bath in each unit. Located in downtown for convenience to shops and restaurants.**

**Property Information**

Approx. Living Area: **4428 sq. ft.**

Approx. Acres: **0.08 (3484 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 for Fiscal Year Ending 12/09**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$63000</b>
Gas: <b>\$3262</b>	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$15202</b>
Electricity: <b>\$3262</b>	Sewer: <b>\$1675</b>	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$47798</b>
Water: <b>\$1675</b>	Insurance: <b>\$3323</b>	Annual Expense Source: <b>Estimated</b>	

**Unit Descriptions**

**Unit #1**

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

**Unit #2**

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

**Features**

Basement: **Yes Full**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior: **Clapboard**  
 Exterior Features: **Porch, Deck, Covered Patio/Deck, Gutters**  
 Flooring: **Wood, Tile**  
 Foundation Size: **0000**  
 Foundation Description: **Irregular**  
 Lot Description: **Other (See Remarks)**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Available:  
 Year Built: **1898** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$349,700**  
 Tax: **\$5430.84** Tax Year: **2010**  
 Book: **2702** Page: **543**  
 Cert:  
 Zoning Code: **CI/MF**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71127218 - Active  
Multi Family - 4 Family**

**10 Thorndike Steet  
Beverly, MA 01915  
Essex County**

List Price: **\$499,000**

Total Units: **4**  
Total Rent: **\$0**  
Total Bedrooms: **9**  
Total Fireplaces: **6**  
Middle School:  
Directions: **Lothrop to Thorndike**

Total Floors: **3**  
Total Rooms: **20**  
Total Full/Half Baths: **6/2**  
Grade School:  
High School:

**Remarks**

**Attention developers: rare opportunity to restore historic John Meacom house to four impressive upscale condos in one of Beverly's most desirable neighborhood near the ocean. Architectural plans available for proposed renovation. Many original features remain such as the sweeping staircase with stained glass window featured in 1970's Liza Minelli movie, 6 period fireplaces with carved mantels and tiles, crown moldings, original wood work, huge, covered side porch and more. Extensive work needed**

**Property Information**

Approx. Living Area: <b>5560 sq. ft.</b>	Approx. Acres: <b>0.24 (10885 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>5/</b>	Parking Spaces: <b>8</b> Off-Street
Living Area Source: <b>Owner</b>	Heat/Cool Units: <b>1/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

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

**Unit Descriptions**

**Unit #1**

Rooms: **8** Bedrooms: **3** Full/Half Baths: **1/1** Fireplaces: **4** Levels: **3** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Living Room, Dining Room, Kitchen, Family Room**

**Unit #2**

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

**Unit #3**

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

**Unit #4**

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

**Features**

Area Amenities: **Public Transportation, Shopping, Marina**  
Basement: **Yes Full, Interior Access**  
Beach: **Yes Bay**  
Beach Ownership: **Public**  
Beach - Miles to: **Yes 0 to 1/10 Mile**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Exterior: **Aluminum**  
Exterior Features: **Porch, Deck, Handicap Access, Gutters**  
Flooring: **Wood**  
Foundation Size: **xx**  
Foundation Description: **Granite, Irregular**  
Lot Description: **Corner, Paved Drive**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Waterfront: **No Ocean, Walk to**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures:  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1848** Source: **Owner**  
Year Built Description: **Approximate**  
Year Round: **Yes**

**Tax Information**

Pin #:  
Assessed: **\$374,700**  
Tax: **\$435776** Tax Year: **2110**  
Book: **28109** Page: **442**  
Cert:  
Zoning Code: **R6**  
Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71067496 - Active  
Multi Family - 5-9 Family**

**45 Washington St  
Peabody, MA 01960**

List Price: **\$519,000**

**Essex County**

Color: **White**

Total Units: **5**

Total Rent: **\$4,175**

Total Bedrooms: **8**

Total Fireplaces: **0**

Middle School:

Directions: **Main St to Washington St**

Total Floors: **3**

Total Rooms: **20**

Total Full/Half Baths: **7/0**

Grade School:

High School:

**Remarks**

**Impeccably maintained and in pristine condition. Unit 4 can be split into two units. On major bus line and within walking distance to downtown area. Easy access to major highways. 5th unit has rental income of \$1,025 per month, 4 rooms, 1 bath.**

**Property Information**

Approx. Living Area: **6646 sq. ft.**

Living Area Includes: **Finished Basement**

Living Area Source: **Owner**

Living Area Disclosures:

Approx. Acres: **0.36 (16117 sq. ft.)**

Heat/Cool Zones: **1/0**

Heat/Cool Units: **1/0**

Garage Spaces: **0**

Parking Spaces: **20** Off-Street

Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: **\$3900**

Repair & Maintenance: **\$2600**

Management: **\$**

Gross Income: **\$66200**

Gas: **\$1047**

Trash Removal: **\$**

Miscellaneous: **\$**

Gross Expenses: **\$22191**

Electricity: **\$3072**

Sewer: **\$**

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

Net Income: **\$41809**

Water: **\$1614**

Insurance: **\$4774**

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **3**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **800**

Lease: **Yes**

Appliances: **Range, Refrigerator**

Heating: **Oil, Common**

Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Unit #2**

Rooms: **2**

Bedrooms: **1**

Full/Half Baths: **1/0**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **800**

Lease: **Yes**

Appliances: **Range, Refrigerator**

Heating: **Oil, Common**

Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Unit #3**

Rooms: **4**

Bedrooms: **2**

Full/Half Baths: **2/0**

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **975**

Lease: **Yes**

Appliances: **Range, Refrigerator**

Heating: **Oil, Common**

Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Unit #4**

Rooms: **6**

Bedrooms: **2**

Full/Half Baths: **2/0**

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **1600**

Lease: **Yes**

Appliances: **Range, Refrigerator**

Heating: **Oil, Common**

Rent Includes: **Heat, Electric, Gas, Water, Hot Water**

**Features**

Basement: **Yes Full, Finished, Concrete Floor**

Beach: **No**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows**

Exterior: **Vinyl**

Exterior Features: **Deck, Patio, Inground Pool, Screens**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Varies Per Unit, Other (See Remarks)**

Foundation Size: **IRR**

Foundation Description: **Irregular**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Slate, 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: **Unknown**

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

Year Built: **1930** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$493,800**

Tax: **\$5185** Tax Year: **2010**

Book: **21606** Page: **568**

Cert:

Zoning Code: **R4**

Map: Block: Lot:



**MLS # 71068365 - Active**  
**Multi Family - 4 Family - 4 Units Up/Down**  
**2 WATER STREET**  
**Danvers, MA : Danversport 01923**  
**Essex County**  
 Total Units: **5**  
 Total Rent: **\$4,675**  
 Total Bedrooms: **5**  
 Total Fireplaces: **0**  
 Middle School: **Dunn**  
 Directions: **RTE 35**

List Price: **\$519,000**

Total Floors: **3**  
 Total Rooms: **17**  
 Total Full/Half Baths: **5/1**  
 Grade School: **Riverside**  
 High School: **Danvers High**

**Remarks**

**Wonderful 5 unit building in convenient location. All separate utilities, last unit was once used as a store. Plenty off street parking, large yard, walk to Sandy Beach, and George Park. Town marina at end of street. All units in good condition. Lots of updates and renovations over past few years. 3 Sheds on property. Property is a legal 4 family with the town.**

**Property Information**

Approx. Living Area: <b>3817 sq. ft.</b>	Approx. Acres: <b>0.41 (17915 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>5/1</b>	Parking Spaces: <b>10</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>5/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/01**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$1000</b>	Management: <b>\$</b>	Gross Income: <b>\$56100</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$600</b>	Gross Expenses: <b>\$8582</b>
Electricity: <b>\$120</b>	Sewer: <b>\$2520</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$47518</b>
Water: <b>\$2520</b>	Insurance: <b>\$2550</b>	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Oil**  
 Cooling: **Central Air**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1100** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans, Storage**  
 Heating: **Central Heat, Hot Water Baseboard, Gas**  
 Rent Includes: **Water**

**Unit #3**

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **725** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator, Washer, Dryer**  
 Heating: **Central Heat, Electric Baseboard**  
 Rent Includes: **Water**

**Unit #4**

Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1400** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Balcony/Deck, Tile Floor**  
 Heating: **Central Heat, Hot Water Baseboard, Gas**  
 Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Marina, Public School**  
 Basement: **Yes Partial, Bulkhead**  
 Beach: **Yes River, Direct Access, Walk to**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 1/10 to 3/10**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows, Storm Windows, Storm Doors**  
 Exterior: **Aluminum, Vinyl**  
 Exterior Features: **Balcony, Fenced Yard**  
 Flooring: **Tile, Vinyl, Wall to Wall Carpet**  
 Foundation Size: **0**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Oil, Natural Gas, Electric**  
 Lot Description: **Corner, Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water**  
 Utility Connections: **for Gas Range, for Electric Range**  
 Waterfront: **No River, Walk to, Public**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **BLDG NON CONFORM USE, COULD BE COMMERCIAL ZONING, ONCE STORE IN BUILDING, 5TH UNIT**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Warranty Available**  
 Year Built: **1830** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$439,500**  
 Tax: **\$5370** Tax Year: **2010**  
 Book: **26639** Page: **178**  
 Cert:  
 Zoning Code: **r1**  
 Map: **Block: Lot:**


**MLS # 71045541 - Active  
Multi Family - 4 Family**
**8 Blaine Ave  
Beverly, MA 01915-2504  
Essex County**
List Price: **\$538,000**Total Units: **4**Total Floors: **2**Total Rent: **\$4,600**Total Rooms: **20**Total Bedrooms: **8**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **mapquest**
**Remarks**

**Fantastic investment. as close to 10 X rent as it gets . Certified Lead safe- X-large 4 unit building with room for expansion all units are 3 bedroom units per town and public records, units rented as 2 bedroom with 3 additional rooms each. previously used as 3 bedrooms each unit . Finish the walk up attic. Separate systems for each unit. all major work have been completed . 3 units leased 1 unit left vacant for possible owner occupant come and see for yourself. owner wants offers Thank you**

**Property Information**
Approx. Living Area: **3812 sq. ft.**Approx. Acres: **0.11 (4600 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

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

Approx. Street Frontage:

Living Area Disclosures: **overall size is of the building is 7080sqft**
**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$55200**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$55800**

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: **1050** Lease: **Yes**
**Unit #2**
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1100** Lease: **Yes**
**Unit #3**
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1250** Lease: **No**
**Unit #4**
Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1250** Lease: **No**
**Features**
Basement: **Yes Full, Walk Out**Beach: **No**Foundation Size: **999x999**Foundation Description: **Concrete Block, Granite**Lot Description: **Zero Lot Line**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No**
**Other Property Info**
Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **call for rent roll and expenses , on street parking**Exclusions: **new decks, new siding, newer windows, roof , and, electrical**Lead Paint: **Certified Treated**UFFI: **Unknown** Warranty Available: **No**Year Built: **1900** Source: **Public Record**Year Built Description: **Renovated Since**Year Round: **Yes**
**Tax Information**
Pin #: **M:0042 B:0008 L:**Assessed: **\$498,300**Tax: **\$5412** Tax Year: **2009**Book: **28223** Page: **105**

Cert:

Zoning Code: **R10**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71069210 - Active  
Multi Family - 5-9 Family**

**29 Hanover St  
Lynn, MA 01902-4305  
Essex County**

List Price: **\$550,000**

Total Units: **6**  
Total Rent: **\$4,000**  
Total Bedrooms: **7**  
Total Fireplaces: **0**  
Middle School: **Breed**  
Directions: **Western Ave, Left on Franklin, Right onto Hanover**

Total Floors: **3**  
Total Rooms: **25**  
Total Full/Half Baths: **6/0**  
Grade School: **Cobbet**  
High School: **Classical**

**Remarks**

**Very appealing 6 Family in GREAT condition! Unit 1 is a 2 Bedroom, owner occupied. Units 2-6 are 1 Bedroom units, big enough to convert to 2 Bedrooms. All units are modern and have been completely remodeled in 2003. Rubber roof, new windows and hard wood floors throughout are just a fraction of the updates. Located in a good area of Lynn. This is a solid investment as all the work is done for you. Just sit back and collect your Rent!**

**Property Information**

Approx. Living Area: <b>6300 sq. ft.</b>	Approx. Acres: <b>0.14 (6187 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>1/0</b>	Parking Spaces: <b>12</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$28800</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$28800</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

<b>Unit #1</b>							
Rooms: <b>5</b>	Bedrooms: <b>2</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>0</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Dining Room, Kitchen</b>							
Appliances: <b>Range, Dishwasher, Disposal, Microwave, Refrigerator</b>							
Interior Features: <b>Ceiling Fans, Security System, Cable TV Available</b>							
Heating: <b>Gas</b>							
Rent Includes: <b>Heat, Gas, Water</b>							
<b>Unit #2</b>							
Rooms: <b>4</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>800</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Interior Features: <b>Cable TV Available</b>							
Heating: <b>Gas</b>							
Rent Includes: <b>Heat, Water</b>							
<b>Unit #3</b>							
Rooms: <b>4</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>2</b>	Rent: <b>800</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Interior Features: <b>Cable TV Available</b>							
Heating: <b>Gas</b>							
Rent Includes: <b>Heat, Water</b>							
<b>Unit #4</b>							
Rooms: <b>4</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>3</b>	Rent: <b>800</b>	Lease: <b>No</b>
Rooms: <b>Living Room, Dining Room, Kitchen</b>							
Appliances: <b>Range, Refrigerator</b>							
Interior Features: <b>Cable TV Available</b>							
Heating: <b>Gas</b>							
Rent Includes: <b>Heat, Water</b>							

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat, Public School**  
 Basement: **Yes Partial**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 3/10 to 1/2 Mile**  
 Electric: **Circuit Breakers, 200 Amps, Individually Metered**  
 Exterior: **Shingles, Wood**  
 Exterior Features: **Porch, Deck, Patio, Gutters**  
 Flooring: **Wood, Tile, Vinyl**  
 Foundation Size: **00000000**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Tankless**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range, for Gas Oven**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **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 #: **B:053 L:717 S:022**  
 Assessed: **\$379,400**  
 Tax: **\$5892** Tax Year: **2010**  
 Book: **15972** Page: **223**  
 Cert: **10/01/1999**  
 Zoning Code: **R5**  
 Map: Block: **053** Lot: **717**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71058172 - Active  
Multi Family - 5-9 Family**
**111 White Street  
Haverhill, MA 01830  
Essex County**
List Price: **\$559,000**Total Units: **9**Total Floors: **3**Total Rent: **\$0**Total Rooms: **22**Total Bedrooms: **7**Total Full/Half Baths: **9/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Rte 125 to Monument Square to White Street (Rte 110)****Remarks**
**Great investment opportunity! Mixed use brick building with steady income flow in an urban area. Some owner financing available.**
**Property Information**Approx. Living Area: **8072 sq. ft.**Approx. Acres: **0.24 (10724 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **9/0**Parking Spaces: **0 --**Living Area Source: **Public Record**Heat/Cool Units: **9/0**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**Heating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$0**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$0**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **Yes**Net Income: **\$0**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **650** Lease: **No****Unit #2**Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **600** Lease: **No****Unit #3**Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **550** Lease: **No****Unit #4**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **650** Lease: **No****Features**Area Amenities: **Public Transportation, Shopping**Basement: **Yes**Beach: **No**Construction: **Brick, Block**Foundation Size: **0**Foundation Description: **Other (See Remarks)**Lot Description: **Other (See Remarks)**Roof Material: **Wood Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **Commssion based on sale price minus seller commission**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Round:

**Tax Information**

Pin #:

Assessed: **\$479,200**Tax: **\$5486.84** Tax Year: **2009**Book: **27917** Page: **203**

Cert:

Zoning Code: **Com/Res**Map: **0109** Block: **00021** Lot: **9A**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.





MLS # 71131205 - Active  
Multi Family - 4 Family

123 Main St  
Rockport, MA 01966  
Essex County

List Price: **\$575,000**

Color: **yellow**  
Total Units: **4**  
Total Rent: **\$3,650**  
Total Bedrooms: **6**  
Total Fireplaces: **0**  
Middle School:  
Directions: **On Main just b4 intersection with Chestnut Drive & Agawam Lane**

Total Floors: **3**  
Total Rooms: **12**  
Total Full/Half Baths: **4/0**  
Grade School:  
High School:

**Remarks**

**Investment Opportunity or Owner-Occupied -- Handsome Victorian 4-Family in wonderful condition, TAW, electric heat individually controlled & paid for by tenants, coin-op washer/dryer plus extra storage area for each unit in well-lit, clean, dry basement. Paved parking area in back. 2-Bed units have 2 spaces each, 1-Bed units have 1 space each. Units C & D have small decks. Building is in Historic District. No parking on Chestnut Drive which is a deeded ROW.**

**Property Information**

Approx. Living Area: <b>2136 sq. ft.</b>	Approx. Acres: <b>0.12 (5585 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>6</b> Off-Street, Tandem
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage: <b>58 ft</b>
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$480</b>	Repair & Maintenance: <b>\$500</b>	Management: <b>\$</b>	Gross Income: <b>\$45600</b>
Gas: <b>\$</b>	Trash Removal: <b>\$814</b>	Miscellaneous: <b>\$240</b>	Gross Expenses: <b>\$13301</b>
Electricity: <b>\$270</b>	Sewer: <b>\$</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$32299</b>
Water: <b>\$1525</b>	Insurance: <b>\$3502</b>	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **No**  
Rooms: **Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Storage, Studio, Hardwood Floors**  
Heating: **Electric Baseboard, Unit Control**  
Cooling: **None**  
Rent Includes: **Other (See Remarks)**

**Unit #2**

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **750** Lease: **No**  
Rooms: **Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Storage, Studio, Hardwood Floors**  
Heating: **Electric Baseboard, Unit Control**  
Cooling: **None**  
Rent Includes: **Other (See Remarks)**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1300** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Balcony/Deck, Wood Flooring**  
Heating: **Electric Baseboard, Unit Control**  
Cooling: **None**  
Rent Includes: **Other (See Remarks)**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1000** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Balcony/Deck, Hardwood Floors**  
Heating: **Electric Baseboard, Unit Control**  
Cooling: **None**  
Rent Includes: **Other (See Remarks)**

**Common Areas**

Rooms: **Other (See Remarks)**  
Heating: **Forced Air, Oil**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Conservation Area, T-Station**  
Basement: **Yes Full, Walk Out, Sump Pump, Concrete Floor**  
Beach: **Yes Bay**  
Beach Ownership: **Public**  
Beach - Miles to: **Yes 1/10 to 3/10**  
Construction: **Frame**  
Electric: **200 Amps**  
Energy Features: **Storm Windows, Storm Doors, Prog. Thermostat**  
Exterior: **Clapboard, Shingles**  
Exterior Features: **Porch, Deck, Gutters**  
Flooring: **Wood, Vinyl, Hardwood**  
Foundation Size: **26 x 28**  
Foundation Description: **Granite**  
Hot Water: **Electric**  
Lot Description: **Corner, Paved Drive**  
Road Type: **Public, Private, Paved, Publicly Maint., Privately Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Electric Range**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Disclosures: **Units are electric heat/ Basement is oil heat/ Add'l storage & Coin-Op W/D in basement**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Warranty Available**  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$532,300**  
Tax: **\$4769.41** Tax Year: **2010**  
Book: **20408** Page: **78**  
Cert:  
Zoning Code: **R**  
Map: **18** Block: **373** Lot: **B**



MLS # 71096838 - Active  
Multi Family - 5-9 Family

15 Vermont St  
Salisbury, MA 01952-2730

Essex County

Total Units: **8**  
Total Rent: **\$0**  
Total Bedrooms: **9**  
Total Fireplaces: **0**  
Middle School:  
Directions: **BEACH CENTER TO RAILROAD AVENUE TO VERMONT STREET**

List Price: **\$595,000**

Total Floors: **2**  
Total Rooms: **24**  
Total Full/Half Baths: **9/0**  
Grade School:  
High School:

**Remarks**

**ATTENTION INVESTORS!!! THIS RARE INVESTMENT OPPORTUNITY CONSISTS OF SIX COTTAGE BUILDINGS ON 5,880 SF LOT WITH SOME UPGRADING. PROPERTY ABUTS NEW CONDO DEVELOPMENT & IS 150 YARDS FROM OCEAN -- PRIME LOCATION FOR REHAB OR BUILD NEW.**

**Property Information**

Approx. Living Area: <b>3800 sq. ft.</b>	Approx. Acres: <b>0.13 (5880 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>6/0</b>	Parking Spaces: <b>6</b> On Street Permit
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>6/0</b>	Approx. Street Frontage:
Living Area Disclosures: <b>6 buildings 11-13-15-17-19 Vermont + 28 Atlantic</b>		

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$66500</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$66500</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>Estimated, Owner Provided</b>	

**Unit Descriptions**

**Unit #1**  
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Forced Air**  
Cooling: **None**  
Rent Includes: **Heat, Water**

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

**Unit #3**  
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Forced Air**  
Cooling: **None**  
Rent Includes: **Heat, Water**

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

**Common Areas**

Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Heating: **Forced Air**  
Cooling: **None**

**Features**

Area Amenities: **Public Transportation, Shopping**  
Basement: **No**  
Beach: **Yes Ocean**  
Beach Ownership: **Public**  
Beach - Miles to: **Yes 0 to 1/10 Mile**  
Construction: **Frame**  
Exterior: **Vinyl**  
Foundation Size: **0,0**  
Foundation Description: **Slab**  
Lot Description: **Other (See Remarks)**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water, City/Town Sewer**  
Utility Connections: **for Electric Range**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **SHOWN & SOLD AS IS - PROPERTY CONSISTS OF 11,13,15,17 & 19 VERMONT ST & 28 ATLANTIC AV**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1947** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**

**Tax Information**

Pin #: **M:32 P: 91**  
Assessed: **\$613,300**  
Tax: **\$6047** Tax Year: **2010**  
Book: **0** Page: **0**  
Cert: **80835**  
Zoning Code: **4**  
Map: **32** Block: **Lot: 91**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71010270 - Active**  
**Multi Family - 4 Family**  
**90-92 Main Street**  
**North Andover, MA : Downtown 01845-2427**  
**Essex County**  
 Total Units: **4**  
 Total Rent: **\$2,725**  
 Total Bedrooms: **6**  
 Total Fireplaces: **1**  
 Middle School:  
 Directions: **North Andover Center - Main Street**

List Price: **\$624,900**  
 Total Floors: **2**  
 Total Rooms: **14**  
 Total Full/Half Baths: **5/0**  
 Grade School:  
 High School:

**Remarks**

**4 Family Owner Occupied Building with Parking (4 car garage plus additional 5 spaces)! Located in North Andover Center on Main Street and close to shopping and major highways! Updated electric. Additional on-site storage for each unit. Please contact Listing Agent for details.**

**Property Information**

Approx. Living Area: <b>3109 sq. ft.</b>	Approx. Acres: <b>0.16 (6970 sq. ft.)</b>	Garage Spaces: <b>4</b>
Living Area Includes:	Heat/Cool Zones: <b>2/0</b>	Parking Spaces: <b>9</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>2/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$0</b>	Management: <b>\$0</b>	Gross Income: <b>\$47100</b>
Gas: <b>\$4800</b>	Trash Removal: <b>\$0</b>	Miscellaneous: <b>\$0</b>	Gross Expenses: <b>\$14062</b>
Electricity: <b>\$480</b>	Sewer: <b>\$0</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$33038</b>
Water: <b>\$1280</b>	Insurance: <b>\$3000</b>	Annual Expense Source: <b>Estimated</b>	

**Unit Descriptions**

**Unit #1**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher, Refrigerator**  
 Interior Features: **Cable TV Available, Storage, Fireplace - Natural Gas**  
 Heating: **Hot Water Radiators, Gas**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #2**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **875** Lease: **Yes**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher, Refrigerator**  
 Interior Features: **Cable TV Available, Storage**  
 Heating: **Hot Water Radiators, Gas**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #3**  
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **850** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Storage**  
 Heating: **Hot Water Radiators, Gas**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #4**  
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Storage**  
 Heating: **Hot Water Radiators, Gas**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Laundromat, Highway Access, Public School**  
 Basement: **Yes Full, Walk Out, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **100 Amps**  
 Energy Features: **Insulated Windows, Storm Doors**  
 Exterior: **Clapboard**  
 Exterior Features: **Porch**  
 Flooring: **Wood, Tile**  
 Foundation Size: **9999**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Easements, Shared Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles, Rubber**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **Easement. Property being sold "As Is".**  
 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: **\$353,400**  
 Tax: **\$4502.32** Tax Year: **2010**  
 Book: **4316** Page: **149**  
 Cert:  
 Zoning Code: **GB**  
 Map: **29** Block: **52** Lot: **0**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71057013 - Active**  
**Multi Family - 4 Family**  
**85-87 Main st.**  
**North Andover, MA 01845**  
**Essex County**  
 Total Units: **4**  
 Total Rent: **\$4,300**  
 Total Bedrooms: **5**  
 Total Fireplaces: **0**  
 Middle School: **NAMS**  
 Directions: **Sutton to Main**

List Price: **\$625,000**

Total Floors: **3**  
 Total Rooms: **10**  
 Total Full/Half Baths: **3/1**  
 Grade School:  
 High School: **NAHS**

### Remarks

**Completely updated, new walls, new baths. Commercial building has store front on first floor with central air and studio apartment in rear. 2 new apartments on 2nd and 3rd floor. Front apartment 1,400 sq.ft. Townhouse style Two bedroom 1 1/2 bath with vaulted ceiling living room and kitchen also has Washer/Dryer hook up. The rear apartment is 1055sq.ft. also has two bedroom and 1 1/2 bath with W/D hook-ups. This property was redone from the studs out.**

### Property Information

Approx. Living Area: **3995 sq. ft.** Approx. Acres: **0.12 (5644 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 & Maintenance: \$	Management: \$	Gross Income: <b>\$51600</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$51600</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

### Unit Descriptions

#### Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1300** Lease: **Yes**  
 Rooms: **Living Room, Kitchen, Laundry**  
 Appliances: **Range, Dishwasher, Refrigerator**  
 Interior Features: **Cable TV Available, Cathedral/Vaulted Ceilings**  
 Heating: **Hot Water Baseboard, Gas**  
 Rent Includes: **Water**

#### Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/1** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1100** Lease: **Yes**  
 Rooms: **Living Room, Kitchen, Laundry**  
 Appliances: **Range, Dishwasher, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Hot Water Baseboard, Gas**  
 Rent Includes: **Water**

#### Unit #3

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **Yes**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Studio**  
 Heating: **Unit Control**  
 Cooling: **Unit Control**  
 Rent Includes: **Water**

#### Unit #4

Rooms: **1** Bedrooms: **0** Full/Half Baths: **0/1** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1250** Lease: **Yes**  
 Rooms: **Other (See Remarks)**  
 Heating: **Central Heat, Forced Air**  
 Cooling: **Central Air**

### Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat**  
 Basement: **Yes Partial**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior Features: **Porch**  
 Foundation Size: **0x0**  
 Foundation Description: **Concrete Block**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

### Other Property Info

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Land and building assessment based on 2007 taxes before building renovations**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available:  
 Year Built: **2007** Source: **Builder**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

### Tax Information

Pin #:  
 Assessed: **\$269,600**  
 Tax: **\$4344** Tax Year: **2009**  
 Book: **10612** Page: **18**  
 Cert:  
 Zoning Code: **GB**  
 Map: **29** Block: **43** Lot: **0**



**MLS # 71014422 - Active  
Multi Family - 4 Family**

**63 Aborn Street  
Peabody, MA 01960  
Essex County**

List Price: **\$649,000**

Total Units: **4**  
Total Rent: **\$9,999**  
Total Bedrooms: **8**  
Total Fireplaces: **0**  
Middle School: **Higgins**  
Directions: **Washington Street or Main Street to Aborn**

Total Floors: **2**  
Total Rooms: **20**  
Total Full/Half Baths: **4/0**  
Grade School: **Welch**  
High School: **Peabody High**

**Remarks**

**Wonderful investment opportunity to own these 2 multi family buildings...1 four family unit and 1 two family unit on one parcel of land. Many recent updates! Separate utilities, ample driveway. Parking spaces and public transportation! This is a must have.**

**Property Information**

Approx. Living Area: <b>3531 sq. ft.</b>	Approx. Acres: <b>0.08 (3920 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>10</b> Off-Street
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>\$36000</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$36000</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: **1150** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Cable TV Available, Pantry, Lead Certification Available, Storage**  
Heating: **Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **Water**

**Unit #2**  
Rooms: **6** 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: **Cable TV Available, Pantry, Lead Certification Available, Storage**  
Heating: **Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **Water**

**Unit #3**  
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Cable TV Available, Pantry, Lead Certification Available, Storage**  
Heating: **Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **Water**

**Unit #4**  
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Cable TV Available, Pantry, Lead Certification Available, Storage**  
Heating: **Forced Air, Gas**  
Cooling: **None**  
Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Park, Laundromat**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Electric: **Circuit Breakers**  
Energy Features: **Insulated Windows**  
Exterior: **Wood**  
Flooring: **Wood, Vinyl**  
Foundation Size: **45x25**  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas, Tank**  
Lot Description: **Paved Drive**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer and Water: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Disclosures: **2 multi family buildings on 1 parcel of land. 61-63 Aborn Street. Sold as package.**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Available: **No**  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:

**Tax Information**

Pin #:  
Assessed: **\$426,700**  
Tax: **\$3968.31** Tax Year: **2009**  
Book: **12582** Page: **450**  
Cert:  
Zoning Code: **R2**  
Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71054954 - Active  
Multi Family - 5-9 Family**
**121 High Rock St  
Lynn, MA 01902  
Essex County**
List Price: **\$649,900**
 Total Units: **8**  
 Total Rent: **\$8,200**  
 Total Bedrooms: **22**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Google or Mapquest Map.**

 Total Floors: **4**  
 Total Rooms: **38**  
 Total Full/Half Baths: **8/0**  
 Grade School:  
 High School:

**Remarks**
**TOTALLY RENOVATED FULLY OCCUPIED. GROSSES \$98400 YR, INSTANT CASH FLOW, NEW ROOF 2009, HARDWOOD FLOORS THROUGHOUT, ALL NEW WINDOWS, SHOW VERY WELL 2 2-BEDROOMS, 6 3-BEDROOMS. BIG PRICE REDUCTION, SOLID INVESTMENT!!! EASY TO SHOW, MOTIVATED SELLER!!! PRICE REDUCTION FROM \$679000. SELLERS WILL CONSIDER OWNER'S FINANCING WITH 40% DOWN.**
**Property Information**

Approx. Living Area: <b>9953 sq. ft.</b>	Approx. Acres: <b>0.08 (3608 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>8/</b>	Parking Spaces: <b>3 Off-Street</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/10**

Heating: <b>\$9000</b>	Repair & Maintenance: <b>\$0</b>	Management: <b>\$0</b>	Gross Income: <b>\$98400</b>
Gas: <b>\$</b>	Trash Removal: <b>\$1764</b>	Miscellaneous: <b>\$1932</b>	Gross Expenses: <b>\$32976</b>
Electricity: <b>\$1080</b>	Sewer: <b>\$6800</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$65424</b>
Water: <b>\$4000</b>	Insurance: <b>\$8400</b>	Annual Expense Source: <b>Estimated, Owner Provided, Projected</b>	

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

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **6500** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator - ENERGY STAR**  
 Interior Features: **Ceiling Fans, Security System, Tile Floor, Hardwood Floors**  
 Heating: **Oil**  
 Rent Includes: **Heat**
**Unit #2**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1700** Lease: **Yes**  
 Rooms: **Living Room, Kitchen, Living RM/Dining RM Combo**  
 Appliances: **Range, Dishwasher, Refrigerator - ENERGY STAR**  
 Interior Features: **Ceiling Fans, Security System, Hardwood Floors**
**Features**

 Area Amenities: **Public Transportation**  
 Basement: **Yes Dirt Floor, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **110 Volts, Circuit Breakers, 100 Amps, Common, Individually Metered**  
 Energy Features: **Insulated Windows, Storm Windows, Insulated Doors**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Patio**  
 Flooring: **Hardwood**  
 Foundation Size: **44x53**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Natural Gas**  
 Lot Description: **Corner**  
 Road Type: **Public**  
 Roof Material: **Tar & Gravel, Rubber**  
 Sewer and Water: **City/Town Water**  
 Utility Connections: **for Gas Range, for Gas Dryer**  
 Waterfront: **No**
**Other Property Info**

 Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Seller is related to listing agent.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **No** Warranty Available: **No**  
 Year Built: **1880** Source: **Public Record**  
 Year Built Description: **Renovated Since**  
 Year Round: **Yes**
**Tax Information**

 Pin #:  
 Assessed: **\$517,200**  
 Tax: **\$8032** Tax Year: **2010**  
 Book: **1000** Page: **00**  
 Cert:  
 Zoning Code: **R2**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71052274 - Active  
Multi Family - 4 Family**
**98 Pleasant St  
Newburyport, MA 01950-2537  
Essex County**
List Price: **\$659,000**Color: **grey**Total Units: **4**Total Rent: **\$0**Total Bedrooms: **4**Total Fireplaces: **0**

Middle School:

Directions: **downtown Newburyport. State Street or Green Street to Pleasant Street**Total Floors: **2**Total Rooms: **12**Total Full/Half Baths: **4/0**

Grade School:

High School:

**Remarks**

**PRIME LOCATION. DOWNTOWN NEWBURYPORT. This property consists of 4 - one bedroom apartments with wood flooring, high ceilings, and water views from the second floor decks. Good rental income and B2 Zoning district. 2 car parking and separate utilities. Location, Location. Call us for details.**

**Property Information**
Approx. Living Area: **2903 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.06 (2773 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**Parking Spaces: **2 --**

Approx. Street Frontage:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$48000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$48000**

Water: \$

Insurance: \$

Annual Expense Source: --

**Unit Descriptions**
**Unit #1**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
**Unit #2**
Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **1000** Lease: **No**
**Unit #3**
Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1000** Lease: **No**
**Unit #4**
Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1000** Lease: **No**
**Features**
Basement: **Yes**Beach: **No**Construction: **Post & Beam**Energy Features: **Insulated Windows**Exterior: **Clapboard, Wood**Exterior Features: **Deck**Flooring: **Wood, Vinyl**Foundation Size: **0**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Other (See Remarks)**Road Type: **Public, Paved**Roof Material: **Asphalt/Fiberglass Shingles**Sewer and Water: **City/Town Water, City/Town Sewer**Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer**Waterfront: **No**
**Other Property Info**
Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1840** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes**
**Tax Information**
Pin #: **M:0047 B:0032 L:0000**Assessed: **\$547,000**Tax: **\$5979** Tax Year: **2010**Book: **0** Page: **0**Cert: **72819**Zoning Code: **B**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71072455 - Active**  
**Multi Family - 5+ Family - 5+ Units Up/Down**

**120 Foster St**  
**Peabody, MA 01960**  
**Essex County**  
 Total Units: **6**  
 Total Rent: **\$4,800**  
 Total Bedrooms: **12**  
 Total Fireplaces: **0**  
 Middle School:  
 High School:  
 Directions: **128 to Lowell Street to Peabody Square to Foster Street**

List Price: **\$669,000**  
 Total Floors: **4**  
 Total Rooms: **24**  
 Total Full/Half Baths: **6/0**  
 Grade School:  
 High School:

**Remarks**

**In addition to the 6 residential units there is 1800 square feet formerly used as Tanners Cafe. The commercial space can be used as a food establishment or office space or converted into one or two residential units. Engineered plans available for 7 condo units. Unlimited possibilities. Many updates. This is a must see!**

**Property Information**

Approx. Living Area: **3320 sq. ft.**  
 Living Area Includes:  
 Living Area Source: **Public Record**  
 Living Area Disclosures:

Approx. Acres: **0.08 (3920 sq. ft.)**  
 Heat/Cool Zones: /  
 Heat/Cool Units: /

Garage Spaces: **0**  
 Parking Spaces: **4** Paved Driveway  
 Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$57600</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$13000</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$44600</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **No**

Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Wood Flooring**  
 Heating: **Electric Baseboard**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **800** Lease: **No**

Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Hardwood Floors**  
 Heating: **Electric Baseboard**  
 Cooling: **None**  
 Rent Includes: **Water, None**

**Unit #3**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **800** Lease: **No**

Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Wood Flooring**  
 Heating: **Electric**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #4**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **800** Lease: **No**

Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Hardwood Floors**  
 Heating: **Electric**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Area Amenities: **Public Transportation, Shopping, Laundromat, Highway Access**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch**  
 Foundation Size: **42 X 42**  
 Foundation Description: **Granite**  
 Lot Description: **Paved Drive**  
 Roof Material: **Asphalt/Composition 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: **1900** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$648,400**  
 Tax: **\$6808.02** Tax Year: **2010**  
 Book: **23694** Page: **393**  
 Cert:  
 Zoning Code: **BN2**  
 Map: **0094** Block: Lot: **0009**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.





MLS # 70953079 - Active  
**Multi Family - 4 Family**  
**29 Ingalls Terrace**  
**Swampscott, MA 01907**  
**Essex County**  
 Color: **White**  
 Total Units: **4**  
 Total Rent: **\$4,700**  
 Total Bedrooms: **7**  
 Total Fireplaces: **0**  
 Middle School: **SMS**  
 Directions: **Humphrey Street to Ingalls Terrace**

List Price: **\$675,000**

Total Floors: **4**  
 Total Rooms: **17**  
 Total Full/Half Baths: **4/0**  
 Grade School:  
 High School: **SHS**

**Remarks**

If you love panoramic ocean views of Swampscott Harbor and the Boston skyline, you will love this four unit multi-family. Every unit is currently rented with tenants-at-will generating total monthly income of \$4700.00. This property is located at the end of the street on a cul-de-sac with 5+ off-street parking spaces. Small back yard and easy stroll down to Fisherman's Beach. Possible condo conversion.Brand new asphalt shingled roof . Prime opportunity.

**Property Information**

Approx. Living Area: <b>3740 sq. ft.</b>	Approx. Acres: <b>0.09 (4181 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>4/0</b>	Parking Spaces: <b>5 Off-Street</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/0</b>	Approx. Street Frontage:
Living Area Disclosures: <b>Does not include decks</b>		

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$5704</b>	Repair & Maintenance: <b>\$5400</b>	Management: <b>\$1485</b>	Gross Income: <b>\$58801</b>
Gas: <b>\$0</b>	Trash Removal: <b>\$0</b>	Miscellaneous: <b>\$0</b>	Gross Expenses: <b>\$26555</b>
Electricity: <b>\$473</b>	Sewer: <b>\$0</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$32246</b>
Water: <b>\$2152</b>	Insurance: <b>\$2241</b>	Annual Expense Source: <b>Estimated, Owner Provided</b>	

**Unit Descriptions**

**Unit #1**  
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator, Freezer**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Hot Water Baseboard, Oil, Unit Control**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #2**  
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1300** Lease: **Yes**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Hot Water Baseboard, Oil, Unit Control**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #3**  
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1300** Lease: **Yes**  
 Rooms: **Living Room, Dining Room, Kitchen, Laundry**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator, Freezer**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Hot Water Baseboard, Oil, Unit Control**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #4**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **4** Rent: **1300** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator, Freezer**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Hot Water Baseboard, Oil, Unit Control**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Common Areas**

Appliances: **None**  
 Heating: **None**  
 Cooling: **None**

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat**  
 Basement: **Yes Partial, Interior Access, Concrete Floor**  
 Beach: **No Bay, Harbor, Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **No 0 to 1/10 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, Individually Metered, Varies per Unit**  
 Energy Features: **Storm Windows, Storm Doors, Prog. Thermostat, Varies per Unit**  
 Exterior: **Aluminum**  
 Exterior Features: **Deck, Covered Patio/Deck, Gutters, Screens**  
 Flooring: **Wood, Vinyl, Wall to Wall Carpet, Varies Per Unit**  
 Foundation Size: **Irregular**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Oil, Tankless, Separate Booster**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac, Dead End**  
 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, for Electric Dryer, Washer Hookup, Varies per Unit**  
 Waterfront: **No Ocean, Bay, Harbor, Walk to, Access**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **All appliances are gifts.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1920** Source: **Public Record**  
 Year Built Description: **Approximate, Renovated Since**  
 Year Round: **Yes**

**Tax Information**

Pin #: **2-115-0**  
 Assessed: **\$744,100**  
 Tax: **\$12262.7** Tax Year: **2010**  
 Book: **6924** Page: **354**  
 Cert: **04/13/82**  
 Zoning Code: **A3**  
 Map: **2** Block: **115** Lot: **0**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71088804 - Active  
Multi Family - 5-9 Family**
**28 Mount Pleasant Ave  
Ipswich, MA 01938-2144  
Essex County**
List Price: **\$685,000**Color: **Natural**Total Units: **6**Total Rent: **\$5,450**Total Bedrooms: **11**Total Fireplaces: **0**

Middle School:

Directions: **From Topsfield Rd. turn up Congress St. and go to end. House is on left on corner at Mt. Pleasant.**Total Floors: **3**Total Rooms: **22**Total Full/Half Baths: **6/0**

Grade School:

High School:

**Remarks**

**Good solid 6 unit income property with detached 2 car garage for extra rental income on corner lot in residential neighborhood. Huge three bedroom owner's unit is currently vacant and has it's own laundry hook-up in unit, eat-in kitchen w/separate pantry & very large L.R! Convenient to commuter rail, downtown and shopping. Unit sizes vary from a studio unit to 3 BR units. All separate heat and electric. Roof new in 2006. Plenty of off-street parking, nice yard, hilltop location. Crane Beach!!**

**Property Information**

Approx. Living Area: <b>5340 sq. ft.</b>	Approx. Acres: <b>0.32 (13939 sq. ft.)</b>	Garage Spaces: <b>2</b>
Living Area Includes:	Heat/Cool Zones: <b>6/0</b>	Parking Spaces: <b>12</b> Off-Street, Assigned, Paved Driveway
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>6/0</b>	Approx. Street Frontage: <b>259 ft</b>
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$0</b>	Repair & Maintenance: <b>\$</b>	Management: <b>\$</b>	Gross Income: <b>\$65400</b>
Gas: <b>\$1429</b>	Trash Removal: <b>\$2937</b>	Miscellaneous: <b>\$1330</b>	Gross Expenses: <b>\$20067</b>
Electricity: <b>\$1147</b>	Sewer: <b>\$3429</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$45333</b>
Water: <b>\$0</b>	Insurance: <b>\$3474</b>	Annual Expense Source: <b>Owner Provided</b>	

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

Rooms: <b>3</b>	Bedrooms: <b>1</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>900</b>	Lease: <b>No</b>
-----------------	--------------------	-----------------------------	----------------------	------------------	-----------------	------------------	------------------

**Unit #2**

Rooms: <b>5</b>	Bedrooms: <b>3</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>975</b>	Lease: <b>No</b>
-----------------	--------------------	-----------------------------	----------------------	------------------	-----------------	------------------	------------------

**Unit #3**

Rooms: <b>1</b>	Bedrooms:	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>2</b>	Rent: <b>450</b>	Lease: <b>No</b>
-----------------	-----------	-----------------------------	----------------------	------------------	-----------------	------------------	------------------

**Unit #4**

Rooms: <b>5</b>	Bedrooms: <b>3</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>2</b>	Rent: <b>1225</b>	Lease: <b>No</b>
-----------------	--------------------	-----------------------------	----------------------	------------------	-----------------	-------------------	------------------

**Features**

Area Amenities: **Public Transportation, Shopping, Stables, Golf Course, Laundromat, Other (See Remarks), Public School, T-Station**

Basement: **Yes Full, Walk Out, Concrete Floor**

Beach: **No Other (See Remarks)**

Construction: **Frame**

Electric: **Circuit Breakers, Individually Metered**

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

Exterior: **Shingles, Wood, Vinyl**

Foundation Size: **35X37&20X22**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank**

Lot Description: **Corner, Paved Drive**

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

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

Utility Connections: **for Gas Range, Varies per Unit**

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**

Disclosures: **Studio Apt. not tested for lead paint & is assumed to have lead paint present. All else is certified.**

Exclusions:

Lead Paint: **Certified Treated**

UFFI: **Warranty Available:**

Year Built: **1950** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

**Tax Information**

Pin #: **M:41B B:155A L:0**

Assessed: **\$520,600**

Tax: **\$6008** Tax Year: **2010**

Book: **26845** Page: **174**

Cert:

Zoning Code: **IR**

Map: **41B** Block: Lot: **155A**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71096648 - Active**  
**Multi Family - 5+ Family - 5+ Units Up/Down**  
**3 Sunset Lane**  
**Rockport, MA 01966**  
**Essex County**  
 Color: **gray**  
 Total Units: **5**  
 Total Rent: **\$3,800**  
 Total Bedrooms: **7**  
 Total Fireplaces: **1**  
 Middle School: **local**  
 Directions: **Upper Main St to Hodgkins left to Sunset**

List Price: **\$699,000**

Total Floors: **2**  
 Total Rooms: **15**  
 Total Full/Half Baths: **6/0**  
 Grade School: **local**  
 High School: **Local**

**Remarks**

**Modern three bedroom unit with approx 900+ sqft living area and partially finished lower level with laundry and one car garage and one parking space. Big back yard, room for a garden and more. Also included there are four one bedroom units attached that are rented/leased year round. Each unit has a kitchen/ living area, full bath and one bedroom with large shared deck. Parking. Fifth unit not shown on listing same as units 2,3,and 4. Convenient to town , commuter rail , etc.**

**Property Information**

Approx. Living Area: <b>1716 sq. ft.</b>	Approx. Acres: <b>0.22 (10010 sq. ft.)</b>	Garage Spaces: <b>1</b>
Living Area Includes:	Heat/Cool Zones: <b>5/0</b>	Parking Spaces: <b>5</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>5/0</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$6000</b>	Management: <b>\$</b>	Gross Income: <b>\$45600</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$12939</b>
Electricity: <b>\$</b>	Sewer: <b>\$</b>	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$24861</b>
Water: <b>\$2909</b>	Insurance: <b>\$4030</b>	Annual Expense Source: <b>--</b>	

**Unit Descriptions**

**Unit #1**  
 Rooms: **7** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **1** Levels: **2** Floor: **1** Rent: **1200** Lease: **No**  
 Rooms: **Living Room, Kitchen, Family Room**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Balcony/Deck, Tile Floor, Fireplace - Wood burning, Upgraded Cabinets**  
 Heating: **Hot Water Baseboard**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #2**  
 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **No**  
 Rooms: **Kitchen, Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Balcony/Deck**  
 Heating: **Electric Baseboard**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #3**  
 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **650** Lease: **No**  
 Rooms: **Kitchen, Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available, Balcony/Deck**  
 Heating: **Electric Baseboard**  
 Cooling: **None**  
 Rent Includes: **None**

**Unit #4**  
 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **650** Lease:  
 Rooms: **Kitchen, Living RM/Dining RM Combo**  
 Appliances: **Range**  
 Interior Features: **Cable TV Available**  
 Heating: **Electric Baseboard**  
 Cooling: **None**  
 Rent Includes: **None**

**Features**

Area Amenities: **Public Transportation**  
 Basement: **No**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Exterior: **Vinyl**  
 Flooring: **Plywood, Vinyl, Wall to Wall Carpet**  
 Foundation Size: **1700**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Electric**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water**  
 Utility Connections: **for Electric Range**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures: **One of the units has a remainder one year lease.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available:  
 Year Built: **1985** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$514,100**  
 Tax: **\$4606.34** Tax Year: **2010**  
 Book: **6732** Page: **252**  
 Cert:  
 Zoning Code: **r**  
 Map: **12** Block: Lot: **65E**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



MLS # 71099402 - Active

**Multi Family - 5+ Family - 5+ Units Up/Down****4-12 Woodland**List Price: **\$749,900****Lawrence, MA 01841****Essex County**Total Units: **13**Total Floors: **3**Total Rent: **\$10,500**Total Rooms: **13**Total Bedrooms: **31**Total Full/Half Baths: **13/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **0****Remarks**

**13 units 3-buildings on 1 lot. Consist of 9-3 bed rooms, 4-1 bedrooms. Tenant paid utilities. Buildings show well and have been maintained. Owner retiring after 35 years. CASH COW at list price!!! Please don't enter property or disturb tenants without listing broker.**

**Property Information**Approx. Living Area: **7900 sq. ft.**Approx. Acres: **0.5 (22000 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **13** Off-StreetLiving Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 12/09**Heating: **\$**Repair & Maintenance: **\$6300**Management: **\$**Gross Income: **\$126000**Gas: **\$**Trash Removal: **\$3500**Miscellaneous: **\$**Gross Expenses: **\$20406**Electricity: **\$600**Sewer: **\$3083**Ann. Prop. Oper. Data: **Yes**Net Income: **\$105594**Water: **\$3083**Insurance: **\$3840**Annual Expense Source: **Owner Provided****Unit Descriptions****Unit #1**Rooms: **1**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **3**Rent: **950**Lease: **Yes****Unit #2**Rooms: **1**Bedrooms: **3**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **975**Lease: **Yes****Features**Area Amenities: **Public Transportation**Basement: **Yes Full**Beach: **No**Construction: **Frame**Electric: **100 Amps**Energy Features: **Insulated Windows, Storm Doors**Flooring: **Vinyl, Wall to Wall Carpet**Foundation Size: **0**Foundation Description: **Granite**Hot Water: **Natural Gas**Lot Description: **Corner, Paved Drive**Road Type: **Public**Roof Material: **Asphalt/Fiberglass Shingles, Rubber**Sewer and Water: **City/Town Water**Utility Connections: **for Gas Oven, Washer Hookup**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: **Actual**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$862,000**Tax: **\$7059** Tax Year: **2010**Book: **0** Page: **0**

Cert:

Zoning Code: **0**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 70962516 - Active**  
**Multi Family - 5-9 Family**  
**248 Lafayette St**  
**Salem, MA 01970-4741**  
**Essex County**  
 Color: **White**  
 Total Units: **11**  
 Total Rent: **\$8,340**  
 Total Bedrooms: **12**  
 Total Fireplaces: **6**  
 Middle School:  
 Directions: **Route 114 to Lafayette (before Salem State College)**

List Price: **\$874,900**

Total Floors: **3**  
 Total Rooms: **14**  
 Total Full/Half Baths: **11/0**  
 Grade School:  
 High School: **Salem High**

**Remarks**

**Very well maintained Landmark Victorian in an ideal location. Less than half mile to Salem State College, train, restaurants, and ocean. 10 Studio's and one 2 Bedroom apartment with one car parking for each unit. All units have kitchens and full bathrooms. Separate Storage in basement with Coin-Operated Washer and Dryer. Renovated in 1992 with a great rental history.**

**Property Information**

Approx. Living Area: <b>3895 sq. ft.</b>	Approx. Acres: <b>0.21 (9148 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>3/0</b>	Parking Spaces: <b>11</b> Off-Street
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>1/0</b>	Approx. Street Frontage: <b>80 ft</b>
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/08**

Heating: <b>\$5518</b>	Repair & Maintenance: <b>\$0</b>	Management: <b>\$0</b>	Gross Income: <b>\$100080</b>
Gas: <b>\$0</b>	Trash Removal: <b>\$960</b>	Miscellaneous: <b>\$0</b>	Gross Expenses: <b>\$26336</b>
Electricity: <b>\$4420</b>	Sewer: <b>\$0</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$73744</b>
Water: <b>\$2106</b>	Insurance: <b>\$3685</b>	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

**Unit #1**

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **1150** Lease: **Yes**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Hot Water Baseboard, Oil, Unit Control**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #2**

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **1** Rent: **720** Lease: **Yes**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans, Cable TV Available, Studio**  
 Heating: **Hot Water Baseboard, Oil**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #3**

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **1** Levels: **1** Floor: **2** Rent: **750** Lease: **Yes**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans, Cable TV Available, Studio**  
 Heating: **Hot Water Baseboard, Oil**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Unit #4**

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **Yes**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Ceiling Fans, Cable TV Available, Studio**  
 Heating: **Hot Water Baseboard, Oil**  
 Rent Includes: **Heat, Electric, Water, Hot Water**

**Common Areas**

Rooms: **Laundry**  
 Appliances: **Washer, Dryer**  
 Interior Features: **Storage**  
 Heating: **Hot Water Baseboard, Oil**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat**  
 Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**  
 Beach: **Yes Harbor, Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 0 to 1/10 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, 200 Amps, Common**  
 Energy Features: **Storm Windows, Insulated Doors, Attic Vent Elec., Prog. Thermostat, Varies per Unit**  
 Exterior: **Aluminum**  
 Exterior Features: **Porch, Patio, Gutters, Prof. Landscape, Sprinkler System, Screens**  
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet, Varies Per Unit**  
 Foundation Size: **0000**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Oil, Tank**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Roof Material: **Asphalt/Fiberglass Shingles, Slate**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Electric Range, for Electric Oven**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Property Manager is Licensed Real Estate Professional.**  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1873** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #: **M:33 L:0342**  
 Assessed: **\$816,600**  
 Tax: **\$10550** Tax Year: **2009**  
 Book: **25568** Page: **117**  
 Cert: **4/14/06**  
 Zoning Code: **R3**  
 Map: **33** Block: Lot: **342**


**MLS # 71025467 - Active  
Multi Family - 4 Family**
**34 TITCOMB STREET  
Newburyport, MA 01950  
Essex County**
List Price: **\$888,000**
 Total Units: **4**  
 Total Rent: **\$0**  
 Total Bedrooms: **7**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Rte 95, exit 57, right to Rt 113, Green Street, Pleasant Street**

 Total Floors: **2**  
 Total Rooms: **16**  
 Total Full/Half Baths: **5/0**  
 Grade School:  
 High School:

**Remarks**

**This beautiful Colonial in the historic Downtown Newburyport can be used as a single family as it was originally built; 4 family as a rental property as present; or for an office space. This Property offers 16 rooms, 7 bedrooms, 5 bathrooms and 2 off street parking. Plenty of street parkings on this one way street. THIS RARE OFFERING IN THIS PRIME LOCATION is only 2 blocks away from the Merrimac River boardwalk, theater, restaurants, parks, museums, library and close to the Plum Island beach.**

**Property Information**
Approx. Living Area: **3064 sq. ft.**Approx. Acres: **0.06 (2840 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **2 Off-Street**Living Area Source: **Appraiser**

Heat/Cool Units: /

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: **7** Bedrooms: **4** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Heating: **Central Heat, Hot Water Radiators, Steam, Gas**  
 Rent Includes: **Heat, Hot Water**
**Unit #2**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**  
 Heating: **Central Heat, Hot Water Radiators, Steam, Gas**  
 Rent Includes: **Heat, Hot Water**
**Unit #3**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**  
 Heating: **Central Heat, Hot Water Radiators, Steam, Gas**  
 Rent Includes: **Heat, Hot Water**
**Unit #4**

 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **0** Lease: **No**  
 Heating: **Central Heat, Hot Water Radiators, Steam, Gas**  
 Rent Includes: **Heat, Hot Water**
**Features**

 Basement: **Yes Full, Interior Access**  
 Beach: **No**  
 Electric: **Fuses, Circuit Breakers, 100 Amps, Individually Metered, Varies per Unit**  
 Energy Features: **Insulated Windows, Prog. Thermostat, Varies per Unit**  
 Flooring: **Wood, Varies Per Unit, Hardwood**  
 Foundation Size: **0x0**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, Washer Hookup, Varies per Unit**  
 Waterfront: **No**
**Other Property Info**

 Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **For the exact measurements, use the architectural plans. Owner is a Realtor.**  
 Exclusions: **none**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1850** Source: **Appraiser**  
 Year Built Description: **Actual**  
 Year Round:

**Tax Information**

 Pin #:  
 Assessed: **\$489,900**  
 Tax: **\$4899** Tax Year: **2008**  
 Book: **13218** Page: **29**  
 Cert:  
 Zoning Code: **res,bus3**  
 Map: Block: Lot:



**MLS # 71117938 - Active**  
**Multi Family - 5-9 Family**  
**82-84/84R Front Street**  
**Marblehead, MA : Old Town 01945**  
**Essex County**

List Price: **\$899,900**

Color: **Blue**

Total Units: **6**

Total Rent: **\$0**

Total Bedrooms: **10**

Total Fireplaces: **5**

Middle School:

Directions: **Washington Street to State Street; Take Left on Front Street (Building on Left Side of Front St.)**

Total Floors: **3**

Total Rooms: **21**

Total Full/Half Baths: **5/3**

Grade School:

High School: **Marblehead**

## Remarks

**Renovation/development opportunity! Antique multi-family in the heart of Old Town near the harbor and public landing. Property consists of two separate buildings. Front building contains 15 rooms and rear building contains 6 rooms. Distant views of the harbor. In need of TLC. Main building was built in 1680, formerly the old Three Cod Inn.**

## Property Information

Approx. Living Area: **4914 sq. ft.**

Approx. Acres: **0.09 (3920 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

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

Parking Spaces: **1** Off-Street

Living Area Source: **Public Record**

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

Approx. Street Frontage:

Living Area Disclosures: **Buyer to confirm square footage. Living area from public record.**

## Annual Expenses

Heating: **\$**

Repair & Maintenance: **\$**

Management: **\$**

Gross Income: **\$**

Gas: **\$**

Trash Removal: **\$**

Miscellaneous: **\$**

Gross Expenses: **\$**

Electricity: **\$**

Sewer: **\$**

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

Net Income: **\$**

Water: **\$**

Insurance: **\$**

Annual Expense Source: **--**

## Unit Descriptions

### Unit #1

Rooms: **15** Bedrooms: **8** Full/Half Baths: **4/3** Fireplaces: **0** Levels: **3** Floor: **1** Rent: **0** Lease: **No**

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

Appliances: **Range, Refrigerator**

Interior Features: **Walk-Up Attic, Storage, Tile Floor, Fireplace - Wood burning, Hardwood Floors, High Speed Internet Hookup**

Heating: **Oil**

### Unit #2

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

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

Appliances: **Range, Refrigerator, Washer, Dryer**

Interior Features: **Storage, Tile Floor, Wood Flooring**

Heating: **Electric**

## Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Laundromat, Conservation Area, House of Worship, Private School, Public School**

Basement: **Yes Crawl, Interior Access, Dirt Floor**

Beach: **Yes Harbor, Ocean**

Beach Ownership: **Public**

Beach - Miles to: **Yes 1/10 to 3/10**

Construction: **Frame**

Exterior: **Clapboard, Wood**

Exterior Features: **Patio, Gutters, Storage Shed**

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

Foundation Size: **9999999999**

Foundation Description: **Fieldstone**

Hot Water: **Oil, Electric, Tank**

Lot Description: **Corner**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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

Sewage District: **SESX**

Waterfront: **No**

## Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **Buyer to confirm square footage, number of legal units, number of rooms and parking.**

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1680** Source: **Public Record**

Year Built Description: **Approximate**

Year Round: **Yes**

## Tax Information

Pin #:

Assessed: **\$1,088,300**

Tax: **\$10415** Tax Year: **2010**

Book: **6837** Page: **343**

Cert:

Zoning Code: **SCR**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71127255 - Active  
Multi Family - 5-9 Family**

**84-88 Main Street**

List Price: **\$999,000**

**North Andover, MA : Downtown 01845**

**Essex County**

Color: **Grey**

Total Units: **6**

Total Floors: **3**

Total Rent: **\$0**

Total Rooms: **23**

Total Bedrooms: **12**

Total Full/Half Baths: **6/1**

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Main between Waverly and 1st**

**Remarks**

**Must check this out ! Great Location .Great Cash flow, Many updates. 2 new units 2 years old. Check out the cash flow and the pictures and make an appointment today !**

**Property Information**

Approx. Living Area: **6461 sq. ft.**

Approx. Acres: **0.2 (8712 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **11** Off-Street

Living Area Source: **Measured**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$87600**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$16800**

Electricity: \$

Sewer: \$

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

Net Income: **\$70800**

Water: \$

Insurance: \$

Annual Expense Source: **Owner Provided**

**Unit Descriptions**

**Unit #1**

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1600** Lease: **No**

**Unit #2**

Rooms: **6** Bedrooms: **4** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1600** Lease: **No**

**Features**

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

Basement: **Yes Full, Dirt Floor, Concrete Floor**

Beach: **No**

Construction: **Frame**

Exterior Features: **Porch**

Foundation Size: **irregular**

Foundation Description: **Granite**

Lot Description: **Paved Drive**

Roof Material: **Asphalt/Fiberglass Shingles**

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

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Built Description: **Renovated Since**

Year Round: **Yes**

**Tax Information**

Pin #:

Assessed: **\$592,700**

Tax: **\$7551** Tax Year: **2010**

Book: **10802** Page: **134**

Cert:

Zoning Code: **GB**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.





**MLS # 71120578 - Active**  
**Multi Family - 4 Family**  
**207 N End Blvd**  
**Salisbury, MA 01952-2133**  
**Essex County**  
 Total Units: **5**  
 Total Rent: **\$3,025**  
 Total Bedrooms: **6**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Salisbury Center, then go towards Seabrook Beach, that is N. End Blvd**

List Price: **\$1,000,000**

Total Floors: **2**  
 Total Rooms: **12**  
 Total Full/Half Baths: **3/1**  
 Grade School:  
 High School:

**Remarks**

**North End Blvd, Reduced, This Multi-Parceled Property is located across the St from the Ocean. Boasts a Raised Ranch with an Open Concept, 2/3 Bedrms Full Bath, Laundry Rm, and a View of the Ocean from the Porch. There are 2 other Quaint, Open Concept Wood Floors, White Washed Walls Cottages on this Parcel, with a Parking Lot for 40 Cars during the Summer Season, A 3rd Rustic Cottage sits on its Own Lot with an Open Concept, 2 Bedrms, Full Bath, FINANCING AVAILABLE. OWNER SAYS MAKE ME AN OFFER**

**Property Information**

Approx. Living Area: <b>4022 sq. ft.</b>	Approx. Acres: <b>0.23 (10000 sq. ft.)</b>	Garage Spaces: <b>1</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>4</b> Off-Street
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>\$36300</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$34800</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**  
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1400** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen**  
 Appliances: **Range, Dishwasher, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Hot Water Baseboard, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #2**  
 Rooms: **2** Bedrooms: **1** Full/Half Baths: **0/1** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
 Rooms: **Living Room**  
 Appliances: **None**  
 Interior Features: **Cable TV Available**  
 Heating: **Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**  
 Rooms: **3** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Gas**  
 Rent Includes: **Water**

**Unit #4**  
 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **625** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Features**

Basement: **Yes Partial**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 0 to 1/10 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Insulated Windows, Storm Doors**  
 Exterior: **Shingles, Vinyl**  
 Exterior Features: **Porch, Screens**  
 Flooring: **Wood, Vinyl**  
 Foundation Size: **0**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Natural Gas, Tank**  
 Lot Description: **Corner, Other (See Remarks)**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Warranty Available**  
 Year Built: **1986** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #: **M:34 P: 20**  
 Assessed: **\$404,000**  
 Tax: **\$3983** Tax Year: **2010**  
 Book: **7440** Page: **465**  
 Cert:  
 Zoning Code: **3**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



MLS # 71121931 - Active  
**Multi Family - 5+ Family - 5+ Units Up/Down**  
 68 Corning Street  
 Beverly, MA 01915  
 Essex County  
 Color: **white**  
 Total Units: **7**  
 Total Rent: **\$8,045**  
 Total Bedrooms: **9**  
 Total Fireplaces: **7**  
 Middle School: **Briscoe**  
 Directions: **Rte 22 to 68 Corning Street**

List Price: **\$1,125,000**

Total Floors: **3**  
 Total Rooms: **24**  
 Total Full/Half Baths: **7/0**  
 Grade School: **Cove**  
 High School: **Beverly High**

**Remarks**

**68-70 Corning Street called "Parramatta" was the summer home of President Taft in the summers of 1911 and 1912. It had been the estate of the late Henry W. Peabody a Salem and Boston merchant. The 18 room "cottage" was leased to President Taft from the widow of Henry W. Peabody.**

**Property Information**

Approx. Living Area: **6724 sq. ft.**      Approx. Acres: **2.5 (109270 sq. ft.)**      Garage Spaces: **8**  
 Living Area Includes:      Heat/Cool Zones: **1/0**      Parking Spaces: **8 Off-Street**  
 Living Area Source: **Public Record**      Heat/Cool Units: **1/0**      Approx. Street Frontage:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: <b>\$10699</b>	Repair & Maintenance: <b>\$3986</b>	Management: <b>\$</b>	Gross Income: <b>\$94128</b>
Gas: <b>\$0</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$25760</b>
Electricity: <b>\$845</b>	Sewer: <b>\$1994</b>	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$18700</b>
Water: <b>\$2600</b>	Insurance: <b>\$5636</b>	Annual Expense Source: <b>Owner Provided</b>	

**Unit Descriptions**

**Unit #1**  
 Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **2**      Levels: **1**      Floor: **1**      Rent: **1200**      Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen, Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Oil**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #2**  
 Rooms: **3**      Bedrooms: **1**      Full/Half Baths: **1/0**      Fireplaces: **1**      Levels: **1**      Floor: **1**      Rent: **1190**      Lease: **Yes**  
 Rooms: **Living Room, Family Room, Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Oil**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #3**  
 Rooms: **4**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces: **1**      Levels: **2**      Floor: **1**      Rent: **1315**      Lease: **No**  
 Rooms: **Family Room, Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Oil**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Unit #4**  
 Rooms: **3**      Bedrooms: **2**      Full/Half Baths: **1/0**      Fireplaces:      Levels: **2**      Floor: **1**      Rent:      Lease: **No**  
 Rooms: **Kitchen, Living RM/Dining RM Combo**  
 Appliances: **Range, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Central Heat, Oil**  
 Cooling: **None**  
 Rent Includes: **Heat, Water, Hot Water**

**Common Areas**

Heating: **Central Heat, Oil**  
 Cooling: **None**

**Features**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Stables, Golf Course, Medical Facility, Laundromat, Highway Access, Marina, Private School, Public School**  
 Basement: **Yes Full, Partially Finished, Dirt Floor, Concrete Floor**  
 Beach: **Yes Harbor, Ocean, Access, Walk to**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 1 to 2 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers, Individually Metered**  
 Energy Features: **Storm Windows, Storm Doors**  
 Exterior: **Clapboard, Shingles**  
 Exterior Features: **Porch, Deck, Gutters, Decor. Lighting, Roof Deck, Wood Deck**  
 Flooring: **Wood, Tile, Vinyl, Wall to Wall Carpet, Varies Per Unit, Hardwood**  
 Foundation Size: **00 x 00**  
 Foundation Description: **Fieldstone, Brick**  
 Hot Water: **Oil, Tank**  
 Lot Description: **Paved Drive, Cleared, Gentle Slope**  
 Road Type: **Public, Paved**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Other (See Remarks)**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No Ocean, Harbor, Public**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Available:  
**No**  
 Year Built: **1880** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$666,000**  
 Tax: **\$7745.58** Tax Year: **2010**  
 Book: **7175** Page: **48**  
 Cert:  
 Zoning Code: **R10**  
 Map: **0022** Block: **0066** Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 7111243 - Active  
Multi Family - 5-9 Family**
**254 N. End Blvd**

 List Price: **\$1,149,900**
**Salisbury, MA : Salisbury Beach 01952**
**Essex County**

 Total Units: **5**

 Total Floors: **3**

 Total Rent: **\$6,000**

 Total Rooms: **25**

 Total Bedrooms: **15**

 Total Full/Half Baths: **8/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Rt 110 to Rt 1A (N. End Blvd) or Rt286 Right on Rt 1A (N. End Blvd)**
**Remarks**

**Investors & Contractors this Unique 2 Building 5 unit property offers a Duplex w/2 Turn Key Luxury Beachfront Townhouses one is owner occupied while other has a great history of returning summer rentals. There is also 3 unit building each unit has 3 bedrooms and beach access 2 units have water views, great for conversion or keep as an investment, call for Financials**

**Property Information**

 Approx. Living Area: **5583 sq. ft.**

 Approx. Acres: **0.14 (6229 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: \$
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: \$
Water: \$	Insurance: \$	Annual Expense Source: --	

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

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

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

 Rooms: **5** Bedrooms: **3** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **1** Rent: Lease: **No**
**Unit #4**

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

 Basement: **No**

 Beach: **Yes**

 Beach - Miles to: Yes **0 to 1/10 Mile**

 Foundation Size: **48 x 36**

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

 Lot Description: **Paved Drive, Scenic View(s)**

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

 Waterfront: **Yes Ocean**
**Other Property Info**

 Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

 Lead Paint: **Unknown**

UFFI: Warranty Available:

 Year Built: **1990** Source: **Public Record**

 Year Built Description: **Actual**

Year Round:

**Tax Information**

Pin #:

 Assessed: **\$963,800**

 Tax: **\$9503** Tax Year: **2010**

 Book: **10495** Page: **356**

Cert:

 Zoning Code: **R**

Map: Block: Lot:



**MLS # 71083064 - Active**  
**Multi Family - 5-9 Family**  
**61-67B Water St**  
**North Andover, MA 01845-2525**  
**Essex County**  
 Total Units: **8**  
 Total Rent: **\$7,065**  
 Total Bedrooms: **15**  
 Total Fireplaces: **0**  
 Middle School:  
 Directions: **Main to Water, near Brown Court**

List Price: **\$1,199,999**  
 Total Floors: **3**  
 Total Rooms: **30**  
 Total Full/Half Baths: **8/0**  
 Grade School:  
 High School: **NAHS**

### Remarks

**Potential monthly income of \$10,550 derived from 8 residential units, 3 first-floor retail spaces, & 3 office spaces. Most of the windows in the residential units have been replaced with vinyl. Some residential units are lead compliant. The right side of the property sits on Brown Court, a private street with multiple parking spaces for tenants. Seller may consider a second mortgage. Property includes three attached buildings with blue awnings as shown in the photo gallery.**

### Property Information

Approx. Living Area: **6642 sq. ft.** Approx. Acres: **0.23 (10019 sq. ft.)** Garage Spaces: **0**  
 Living Area Includes: Heat/Cool Zones: / Parking Spaces: **10** Off-Street  
 Living Area Source: **Public Record** Heat/Cool Units: / Approx. Street Frontage:  
 Living Area Disclosures: **Incl: residential, retail, office space**

### Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$126600</b>
Gas: <b>\$1440</b>	Trash Removal: \$	Miscellaneous: <b>\$1200</b>	Gross Expenses: <b>\$18561</b>
Electricity: <b>\$1200</b>	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$108039</b>
Water: <b>\$4000</b>	Insurance: <b>\$3000</b>	Annual Expense Source: <b>Owner Provided</b>	

### Unit Descriptions

Unit #	Rooms	Bedrooms	Full/Half Baths	Fireplaces	Levels	Floor	Rent	Lease
<b>Unit #1</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>795</b>	<b>No</b>
<b>Unit #2</b>	<b>4</b>	<b>2</b>	<b>1/0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>895</b>	<b>No</b>
<b>Unit #3</b>	<b>3</b>	<b>1</b>	<b>1/0</b>	<b>0</b>	<b>1</b>		<b>795</b>	<b>No</b>
<b>Unit #4</b>	<b>5</b>	<b>3</b>	<b>1/0</b>	<b>0</b>	<b>1</b>		<b>1100</b>	<b>Yes</b>

### Features

Area Amenities: **Public Transportation, Shopping, Park, Medical Facility, Highway Access, House of Worship, Private School, Public School**  
 Basement: **Yes**  
 Beach: **No**  
 Construction: **Frame**  
 Foundation Size: **0**  
 Foundation Description: **Irregular**  
 Hot Water: **Natural Gas**  
 Lot Description: **Paved Drive**  
 Road Type: **Public, Private, Paved, Publicly Maint.**  
 Sewer and Water: **City/Town Water, City/Town Sewer**  
 Terms: **Seller W/Participate**  
 Utility Connections: **Washer Hookup**  
 Waterfront: **No**

### Other Property Info

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Seller's Disclosure on file.**  
 Exclusions:  
 Lead Paint: **Certified Treated, Unknown**  
 UFFI: **Unknown** Warranty Available: **No**  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

### Tax Information

Pin #: **M:00041 B:00011 L:00000**  
 Assessed: **\$606,000**  
 Tax: **\$7720.44** Tax Year: **2010**  
 Book: **3186** Page: **175**  
 Cert:  
 Zoning Code: **GB**  
 Map: Block: Lot:



MLS # 71118302 - Active

Multi Family - 4 Family

118 Front Street

List Price: **\$1,200,000**

Marblehead, MA : Old Town 01945

Essex County

Total Units: **4**Total Floors: **3**Total Rent: **\$0**Total Rooms: **15**Total Bedrooms: **5**Total Full/Half Baths: **4/0**Total Fireplaces: **4**

Grade School:

Middle School:

High School:

Directions: **State St, left at the harbor and on to Front St**

### Remarks

**What an opportunity here. Expansive views of Marblehead harbor from this wonderfully sited 4 unit building on over a quarter acre. This property does need work, but could be incredible.**

### Property Information

Approx. Living Area: **3808 sq. ft.**Approx. Acres: **0.27 (12109 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **6** Off-StreetLiving Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

### Annual Expenses

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: \$

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

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

Net Income: \$

Water: \$

Insurance: \$

Annual Expense Source: --

### Unit Descriptions

#### Unit #1

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

#### Unit #2

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

#### Unit #3

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

#### Unit #4

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

### Features

Area Amenities: **Public Transportation, Shopping, Park**Basement: **Yes Crawl**Beach: **No**Exterior: **Aluminum**Exterior Features: **Porch**Flooring: **Wood**Foundation Size: **1x1**Foundation Description: **Fieldstone**Lot Description: **Corner**Sewer and Water: **City/Town Water**Waterfront: **No**

### Other Property Info

Disclosure Declaration: **No**Disclosures: **Please allow at least 24 hours notice to show...**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1725** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

### Tax Information

Pin #:

Assessed: **\$835,800**Tax: **\$7998** Tax Year: **2010**Book: **0** Page: **0**Cert: **C76181**Zoning Code: **cr**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71120951 - Active  
Multi Family - 5-9 Family**
**17 Central Street  
Peabody, MA 01960  
Essex County**
List Price: **\$1,250,000**Total Units: **13**Total Floors: **4**Total Rent: **\$12,458**Total Rooms: **36**Total Bedrooms: **12**Total Full/Half Baths: **12/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Lowell or Main Street to Central**
**Remarks**

**13 units. One comm., 3-2 bed. apts., 6-1 bed apts. and 3 studios. 100% occ. All units have updated kit. and baths, lead certs. and show well. Commercial Tenant has a "NN" lease. The building just been painted and is in good cond. including the roof. This property is across from the court house and near to the Peabody Mall, Liberty Tree Mall, Route 128, 95 and Route 1. Off street parking. Do not disturb any tenants! Call for income/expenses.**

**Property Information**
Approx. Living Area: **11000 sq. ft.**Approx. Acres: **0.2 (9000 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **9 --**Living Area Source: **Owner**Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$149350</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$40000</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$109350</b>
Water: \$	Insurance: \$	Annual Expense Source: <b>--</b>	

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

 Rooms: **1** Bedrooms: **0** Full/Half Baths: **0/1** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **550** Lease: **Yes**
**Unit #2**

 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **985** Lease: **Yes**
**Features**

 Basement: **Yes**  
 Beach: **No**  
 Foundation Size: **30x100**  
 Foundation Description: **Poured Concrete**  
 Lot Description: **Paved Drive, Easements, Flood Plain**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**
**Other Property Info**

 Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Call for rent roll and expenses.**  
 Exclusions:  
 Lead Paint: **None**  
 UFFI: Warranty Available:  
 Year Built: **1915** Source: **Owner**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

 Pin #:  
 Assessed: **\$985,000**  
 Tax: **\$12600** Tax Year: **2010**  
 Book: **23790** Page: **680**  
 Cert:  
 Zoning Code: **R2**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



MLS # 71129894 - Active

**Multi Family - 5+ Family - 5+ Units Up/Down****25 Hamilton Ave.**List Price: **\$1,350,000****Lynn, MA 01902****Essex County**Total Units: **18**Total Floors: **3**Total Rent: **\$15,020**Total Rooms: **54**Total Bedrooms: **18**Total Full/Half Baths: **18/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Western to Washington to Hamilton****Remarks**

**Younger brick building with 18 1-Br. Apts. with balconies. Gas heat and hot water. Nice location and nice condition. Off street parking. Upside potential for rents. Assumable financing. Balance is \$967,000.00 at 5.95% due in 2014 with P&I payments of \$6,200.00 per month P&I. Call for income/expenses and rent roll.**

**Property Information**Approx. Living Area: **11000 sq. ft.**Approx. Acres: **0.28 (12588 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **18 --**Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$180240**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$60000**

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **Yes**Net Income: **\$120000**

Water: \$

Insurance: \$

Annual Expense Source: **Estimated****Unit Descriptions****Unit #1**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **850**Lease: **Yes****Unit #2**Rooms: **3**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **850**Lease: **Yes****Features**Basement: **Yes**Beach: **No**Foundation Size: **3723**Foundation Description: **Poured Concrete**Lot Description: **Fenced/Enclosed**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **None**

UFFI: Warranty Available:

Year Built: **1973** Source: **Public Record**Year Built Description: **Actual**

Year Round:

**Tax Information**

Pin #:

Assessed: **\$935,000**Tax: **\$15000** Tax Year: **2010**Book: **2968** Page: **345**

Cert:

Zoning Code: **R2**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71129964 - Active**

**Multi Family - 5+ Family - 5+ Units Up/Down**

**22 Warren Street**

List Price: **\$1,575,000**

**Lynn, MA 01902**

**Essex County**

Total Units: **21**

Total Floors: **3**

Total Rent: **\$18,750**

Total Rooms: **34**

Total Bedrooms: **34**

Total Full/Half Baths: **21/0**

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Western Ave to S. Common to Commercial Street to Warren.**

### Remarks

**Nice clean brick building, shows well. Upside on rents. Building features new rubber roof, new tuck pointing, all re-habbed decks and excellent off street parking. This property has an assumable mortgage. The current balance is approximately \$1,127,000.00 with an interest rate at 5.77% and monthly payments of Approx. \$7,000.00 per month P&I. Balance is due in 2015. Call for income/expenses and rent roll.**

### Property Information

Approx. Living Area: **16000 sq. ft.**

Approx. Acres: **0.43 (18774 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **26 --**

Living Area Source: **Other**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

### Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$225000</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$90000</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$135000</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

### Unit Descriptions

#### Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **975** Lease: **Yes**

#### Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **810** Lease: **Yes**

### Features

Basement: **Yes**  
 Beach: **No**  
 Foundation Size: **5700**  
 Foundation Description: **Fieldstone**  
 Lot Description: **Fenced/Enclosed**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

### Other Property Info

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Yes**  
 UFFI: Warranty Available:  
 Year Built: **1930** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

### Tax Information

Pin #:  
 Assessed: **\$1,079,000**  
 Tax: **\$19000** Tax Year: **2010**  
 Book: **2398** Page: **345**  
 Cert:  
 Zoning Code: **R-2**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.





**MLS # 71120476 - Active**  
**Multi Family - 5-9 Family**  
**73 Atlantic Avenue**  
**Salisbury, MA 01592**  
**Essex County**  
 Total Units: **8**  
 Total Rent: **\$6,300**  
 Total Bedrooms: **17**  
 Total Fireplaces: **3**  
 Middle School:  
 Directions: **Right on the Ocean**

List Price: **\$1,599,000**

Total Floors: **4**  
 Total Rooms: **39**  
 Total Full/Half Baths: **10/0**  
 Grade School:  
 High School:

**Remarks**

**Cape Cod Environment at Affordable Prices, Price Reduced, This 8 Unit Parcel sits on the Ocean. The Top Floor Boasts Two Lofts, 2 Fireplaces, Two Baths, Two or Three Bedrooms, Central A/C and a Wrap Around Porch. The Remaining 7 Units have Separate Utilities and Two or Three Bedrooms, Parking, SPECIAL OWNER FIANCING AVAILABLE, OWER SAYS BRING ME AN OFFER.**

**Property Information**

Approx. Living Area: <b>6284 sq. ft.</b>	Approx. Acres: <b>0.12 (5540 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>6 Off-Street</b>
Living Area Source: <b>Public Record</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses**

Heating: <b>\$</b>	Repair & Maintenance: <b>\$</b>	Management: <b>\$</b>	Gross Income: <b>\$75600</b>
Gas: <b>\$</b>	Trash Removal: <b>\$</b>	Miscellaneous: <b>\$</b>	Gross Expenses: <b>\$8522</b>
Electricity: <b>\$</b>	Sewer: <b>\$1440</b>	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$75600</b>
Water: <b>\$1200</b>	Insurance: <b>\$5882</b>	Annual Expense Source: --	

**Unit Descriptions**

**Unit #1**  
 Rooms: **9** Bedrooms: **3** Full/Half Baths: **2/0** Fireplaces: **2** Levels: **2** Floor: **3** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Dining Room, Kitchen, Family Room, Other (See Remarks)**  
 Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**  
 Interior Features: **Ceiling Fans, Security System, Cable TV Available**  
 Heating: **Forced Air, Gas**  
 Cooling: **Central Air**  
 Rent Includes: **Water**

**Unit #2**  
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **2/0** Fireplaces: **1** Levels: **2** Floor: **1** Rent: **0** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Forced Air, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #3**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1400** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Forced Air, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Unit #4**  
 Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **500** Lease: **No**  
 Rooms: **Living Room, Kitchen**  
 Appliances: **Range, Disposal, Refrigerator**  
 Interior Features: **Cable TV Available**  
 Heating: **Forced Air, Gas**  
 Cooling: **None**  
 Rent Includes: **Water**

**Common Areas**

Appliances: **Range, Refrigerator**  
 Heating: **Gas**  
 Cooling: **None**

**Features**

Area Amenities: **Walk/Jog Trails**  
 Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Concrete Floor**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **Yes 0 to 1/10 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Energy Features: **Storm Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Gutters, Screens**  
 Flooring: **Wood, Tile, Vinyl**  
 Foundation Size: **0**  
 Foundation Description: **Concrete Block**  
 Hot Water: **Natural Gas, Tank**  
 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: **Other (See Remarks)**  
 Utility Connections: **for Gas Range**  
 Waterfront: **Yes Ocean**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **None, Unknown**  
 UFFI: Warranty Available:  
 Year Built: **1978** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round: **Yes**

**Tax Information**

Pin #:  
 Assessed: **\$1,286,200**  
 Tax: **\$11781.59** Tax Year: **2009**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **RES**  
 Map: **32** Block: Lot: **130**

MLS # 71011604 - Active

**Multi Family - 5+ Family - 5+ Units Up/Down****264 Pleasant Street**List Price: **\$1,599,000****Marblehead, MA 01945****Essex County**Total Units: **10**Total Floors: **3**Total Rent: **\$0**Total Rooms: **20**Total Bedrooms: **10**Total Full/Half Baths: **10/0**Total Fireplaces: **1**

Grade School:

Middle School:

High School:

Directions: **Rte 114 East becomes Pleasant Street****Remarks**

**GREAT INVESTMENT OPPORTUNITY FOR ENTREPRENEUR! The "Marblehead Inn" is an Antique Victorian Estate (Built in 1872) close to ocean harbors, fine dining, wonderful local shops, Boston, Historic Salem and much more. The property features 10 spacious 2 room suites, all w/ kitchenettes, private bathrooms (most w/ Jacuzzi tubs) & ample parking. The grounds are professionally maintained. This property would easily carry itself as an owner occupation. Please call for a private tour by appointment only.**

**Property Information**Approx. Living Area: **6474 sq. ft.**Approx. Acres: **0.77 (33569 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **20** Off-StreetLiving Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$

Repair &amp; Maintenance: \$

Management: \$

Gross Income: **\$11400**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$11400**

Water: \$

Insurance: \$

Annual Expense Source: --

**Unit Descriptions****Unit #1**Rooms: **2**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **475**Lease: **No****Unit #2**Rooms: **2**Bedrooms: **1**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **475**Lease: **No****Features**Area Amenities: **Public Transportation, Walk/Jog Trails, Bike Path, Public School**Basement: **Yes Full**Beach: **Yes Harbor, Ocean**Beach Ownership: **Public**Beach - Miles to: **Yes 1/2 to 1 Mile**Construction: **Frame**Electric: **Circuit Breakers**Exterior: **Clapboard**Exterior Features: **Porch, Deck**Flooring: **Wood, Tile, Wall to Wall Carpet**Foundation Size: **000**Foundation Description: **Other (See Remarks)**Hot Water: **Natural Gas**Lot Description: **Paved Drive**Road Type: **Public, Publicly Maint.**Roof Material: **Slate**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: **1872** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$1,119,300**Tax: **\$10711.7** Tax Year: **2010**Book: **26926** Page: **223**

Cert:

Zoning Code: **SR**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 71129953 - Active**  
**Multi Family - 5+ Family - 5+ Units Up/Down**  
**24-30 Franklin street** List Price: **\$1,950,000**  
**Lynn, MA 01902**  
**Essex County**  
 Total Units: **26** Total Floors: **3**  
 Total Rent: **\$22,820** Total Rooms: **86**  
 Total Bedrooms: **30** Total Full/Half Baths: **26/0**  
 Total Fireplaces: **0** Grade School:  
 Middle School: High School:  
 Directions: **Westen Ave. to Franklin**

**Remarks**

**Two adjacent parcels being sold together. First parcel is a two unit frame bldg. completely re habbed in 2008. Second parcel is a 24 unit brick apt. building containing 5-2 BR. apts and 19-1 Br. apts. Both properties are in very good condition and show well. 28 Franklin features a new rubber roof, Newer gas fired boilers and 10-12 off street parking. Rents have upside potential. Call for income/expenses and rent roll.**

**Property Information**

Approx. Living Area: <b>17000 sq. ft.</b>	Approx. Acres: <b>0.37 (16117 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: <b>10 --</b>
Living Area Source: <b>Other</b>	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/09**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$273000</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$86000</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$187000</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

**Unit Descriptions**

<b>Unit #1</b>							
Rooms: <b>5</b>	Bedrooms: <b>3</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>1225</b>	Lease: <b>Yes</b>
<b>Unit #2</b>							
Rooms: <b>4</b>	Bedrooms: <b>2</b>	Full/Half Baths: <b>1/0</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>900</b>	Lease: <b>Yes</b>

**Features**

Basement: **Yes**  
 Beach: **No**  
 Foundation Size: **5500**  
 Foundation Description: **Fieldstone**  
 Lot Description: **Shared Drive**  
 Sewer and Water: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **Yes**  
 Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Lead Paint: **Yes**  
 UFFI: Warranty Available:  
 Year Built: **1928** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:

**Tax Information**

Pin #:  
 Assessed: **\$1,550,000**  
 Tax: **\$19000** Tax Year: **2009**  
 Book: **2389** Page: **350**  
 Cert:  
 Zoning Code: **R2**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71052100 - Active**  
**Multi Family - 5+ Family - 5+ Units Up/Down**
**1 THRU 4 Kingsley Ter.**
List Price: **\$2,200,000**
**Lynn, MA 01901**
**Essex County**

 Total Units: **48**

 Total Floors: **3**

 Total Rent: **\$9,999**

 Total Rooms: **99**

 Total Bedrooms: **48**

 Total Full/Half Baths: **48/0**

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Corner of Chestnut st and Union st.**
**Remarks**

**TURN KEY INVESTMENT, MAKE \$\$\$ RIGHT AWAY. 48 ONE BEDROOM APTS, FULLY OCCUPIED W/ WAITING LIST. 48 SEPARATE GAS BOILERS. MOST UNITS FEATURE MODERN KITCHENS & BATHROOMS, HARDWOOD FLOORS. NEWER REPLACEMENT WINDOWS, VINYL SIDING IN GOOD SHAPE. ALL UNITS DELEADED WITH CERTIFICATES! BUYER MUST ASSUME LOAN, 1% ASSUMPTION FEE. LOAN WILL BE \$1,950,000 OR 80% OF PURCHASE PRICE, 25 YR AMORT. @6.6%. 2.5 YRS REMAIN. ASK BROKER FOR DETAILS**

**Property Information**

 Approx. Living Area: **31908 sq. ft.**

 Approx. Acres: **0.39 (17000 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

 Heat/Cool Zones: **48/**

 Parking Spaces: **9** Off-Street

 Living Area Source: **Public Record**

 Heat/Cool Units: **4/**

Approx. Street Frontage:

Living Area Disclosures:

**Annual Expenses**

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: <b>\$32340</b>
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: <b>\$0</b>
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: <b>Yes</b>	Net Income: <b>\$32340</b>
Water: \$	Insurance: \$	Annual Expense Source: --	

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

 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **695** Lease: **Yes**
**Unit #2**

 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **675** Lease: **Yes**
**Unit #3**

 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **675** Lease: **Yes**
**Unit #4**

 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **650** Lease: **Yes**
**Features**

 Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Other (See Remarks), Highway Access, House of Worship, Private School, Public School, T-Station**

 Basement: **Yes Full**

 Beach: **No**

 Construction: **Frame**

 Exterior: **Vinyl**

 Flooring: **Wood**

 Foundation Size: **99999**

 Foundation Description: **Fieldstone**

 Hot Water: **Natural Gas**

 Lot Description: **Paved Drive**

 Roof Material: **Tar & Gravel**

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

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

 Disclosure Declaration: **No**

 Disclosures: **SOLD ON 8/14/2007 FOR \$2,675,000. CURRENT PROPERTY MANAGER WILL STAY ON.**

Exclusions:

 Lead Paint: **None, Certified Treated**

UFFI: Warranty Available:

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

 Year Built Description: **Approximate**

Year Round:

**Tax Information**

Pin #:

 Assessed: **\$2,158,800**

 Tax: **\$33526** Tax Year: **2010**

 Book: **27105** Page: **35**

Cert:

 Zoning Code: **res**

Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 70973660 - Active  
Commercial/Industrial - 5+ Residential**
**70-74 River Street**

 List Price: **\$690,000**
**Haverhill, MA 01830**
**Essex County**

 Directions: **Exit 49 off 495 River Street**
**Remarks**

**River Front 10 Residential Units! Totally rehabbed building sits on the banks of the Merrimack River close to downtown and train station. The building comes with a new elevator, dock rights, spectacular views and potential parking for 15 cars. All units have separate utilities, most have balconies, exposed brick in living rooms, Central Air and washer and dryer hookups. Tastefully done in a growing downtown location. A 15 space parking structure needs to be built in order to get CO's.**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>10</b>	<b>11016</b>	Land: <b>\$200,000</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$506,300</b>	Lease Type: --
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$706,300</b>	Lease Price Includes: --
Warehouse:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Stories: <b>5</b>	Sublet: <b>No</b>
Total:	<b>10</b>	<b>16608</b>	# Units: <b>10</b>	21E on File: <b>No</b>

Drive in Doors:	Expandable: <b>No</b>	Gross Annual Inc:
Loading Docks:	Dividable: <b>No</b>	Gross Annual Exp:
Ceiling Height:	Elevator: <b>Yes</b>	Net Operating Inc:
# Restrooms:	Sprinklers: <b>Yes</b>	Special Financing:
Hndcp Accessibl: <b>Yes</b>	Railroad Siding:	Assc: <b>No</b> Assoc Fee: <b>\$</b>

Lot Size: <b>16608</b>	Frontage:	Traffic Count:
Acres: <b>0.38</b>	Depth:	Lien & Encumb:
Survey:	Subdivide: <b>No</b>	Undrgrnd Tank: <b>No</b>
Plat Plan:	Parking Spaces: <b>15</b>	Easements:

**Features**

Construction : **Brick**  
 Location: **Downtown, Public Transportation**  
 Roof Material: **Membrane**  
 Utilities: **Public Water, Public Sewer**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Subject to 3rd party approval. Commission based on sale price less concessions.**  
 Exclusions:  
 Year Built: **1910**  
 Year Built Source: **Public Record**

**Tax Information**

Pin #:  
 Assessed: **\$706,300**  
 Tax: **\$9012.39** Tax Year: **2010**  
 Book: **8408** Page: **484**  
 Cert:  
 Zoning Code: **SC**  
 Zone Desc: **Other (See Remarks)**  
 Map: **501** Block: **227** Lot: **2**

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 70981687 - Active  
Commercial/Industrial - 5+ Residential**
**42-52 Common St**

 List Price: **\$799,000**
**Lawrence, MA 01840-1724**
**Essex County**

 Directions: **Downtown Lawrence**
**Remarks**

**DO NOT CALL FRONT DESK TO SET APPTS. 16 Total units. 14, 2-3 Br Apartments (all de-lead), all sep. utils. Current rents (most TAW) \$750-850 (should be higher). 2 Storefronts are restaurants (\$1100 and 1000). 16 car parking lot beside buildings is included in sale. Taxes \$9249. Insurance \$8200. water/sewer \$10000. Electric \$1200. Trash \$2100. Sale includes 42-52 Common Street 2 Storefronts, and the 16-car parking lot to the left of building**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>14</b>	<b>13376</b>	Land: <b>\$131,500</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$671,300</b>	Lease Type: <b>Other (See Remarks)</b>
Retail:	<b>2</b>	<b>1760</b>	Total: <b>\$802,800</b>	Lease Price Includes: <b>Building, Land, Other (See Remarks)</b>
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>2</b>	Sublet: <b>No</b>
			# Stories: <b>4</b>	21E on File: <b>No</b>
<b>Total:</b>	<b>16</b>	<b>15136</b>	# Units: <b>16</b>	

Drive in Doors:	Expandable: <b>No</b>	Gross Annual Inc: <b>176400</b>
Loading Docks:	Dividable: <b>No</b>	Gross Annual Exp: <b>30749</b>
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc: <b>145651</b>
# Restrooms:	Sprinklers: <b>No</b>	Special Financing: <b>No</b>
Hndcp Accessibl:	Railroad Siding: <b>No</b>	Assc: <b>No</b> Assoc Fee: <b>\$</b>

Lot Size: <b>9300</b>	Frontage:	Traffic Count:
Acres: <b>0.21</b>	Depth:	Lien & Encumb: <b>No</b>
Survey: <b>No</b>	Subdivide:	Undrgrnd Tank: <b>Unknown</b>
Plat Plan: <b>No</b>	Parking Spaces: <b>16</b>	Easements: <b>Unknown</b>

**Features**

Construction : **Frame**  
 Location: **Downtown**  
 Parking Features: **Open**  
 Roof Material: **Tar & Gravel**  
 Utilities: **Public Water, Public Sewer, Natural Gas, 220 Volts**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Referral fee due on sale.**  
 Exclusions:  
 Year Built: **1925**  
 Year Built Source: **Public Record**

**Tax Information**

Pin #: **M:0086 B:0000 L:0025**  
 Assessed: **\$802,800**  
 Tax: **\$8620** Tax Year: **2009**  
 Book: **9434** Page: **1**  
 Cert: **11303**  
 Zoning Code: **unk**  
 Zone Desc: **Other (See Remarks)**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.


**MLS # 71082255 - Active  
Commercial/Industrial - 5+ Residential**
**242-246 Humphrey St  
Swampscott, MA 01907-2513  
Essex County**
List Price: **\$989,000**Directions: **Lynn Shore Drive To Humphrey St****Remarks**

**INVESTORS WANTED!!! Prime Location .Terrific Opportunity!!! 3 Story brick building. Mix Commercial/Residential use. First floor has 3 front commercial units. Second and third floor are 9 room + 2 one bed units operating as Rooming House. Unique potential for condo conversion. Some of the units have water views. Large storage area in the back adds more opportunity and potential to the building. Great rental history. Call to view. Do not Miss!!!**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>11</b>	<b>4700</b>	Land: <b>\$246,200</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$596,000</b>	Lease Type: --
Retail:	<b>3</b>	<b>2600</b>	Total: <b>\$842,200</b>	Lease Price Includes: --
Warehouse:	<b>1</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
Total:			# Stories: <b>3</b>	21E on File: <b>No</b>
			# Units:	

Drive in Doors:	Expandable:	Gross Annual Inc: <b>138018</b>
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers: <b>Yes</b>	Special Financing: <b>Yes</b>
Hndcp Accessibl:	Railroad Siding:	Assoc: Assoc Fee: <b>\$</b>

Lot Size: <b>4020</b>	Frontage:	Traffic Count:
Acres: <b>0.09</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>0</b>	Easements:

**Features**

Construction : **Brick**  
 Location: **Park, Historic, Public Transportation, Central Business District, Neighborhood**  
 Parking Features: **Street, Off Site**  
 Roof Material: **Membrane, Rolled**  
 Utilities: **Public Water, Public Sewer, Natural Gas, 220 Volts**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures: **Seller will hold PMM up to \$400K. Call for details and operating data**  
 Exclusions: **Mix use property commercial/rooming house. Potential condo conversion. Check with building inspect**  
 Year Built: **1900**  
 Year Built Source: **Public Record**

**Tax Information**

Pin #: **M:0002 B:0146 L:0**  
 Assessed: **\$842,200**  
 Tax: **\$12077.14** Tax Year: **2009**  
 Book: **26682** Page: **440**  
 Cert:  
 Zoning Code: **A3**  
 Zone Desc: **Legal Conforming**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.



**MLS # 70940868 - Active  
Commercial/Industrial - 5+ Residential**

**76 - 95 Park St - Unit 1-138**

List Price: **\$11,000,000**

**Lynn, MA : West Lynn 01905**

**Essex County**

Directions: **call listing agent**

**Remarks**

**138 Apt Units. Six building Garden Style apartment complex. 60 two bedrooms. 78 one bedrooms. 140 parking spaces. List price requires buyer to assume \$7,650,000 existing mortgage @ 5.5%. All other offers (cash, or new financing) must pay additional defeasance of approximately \$1,339,000. Very well maintained 1970's era buildings. 100% occupied. Call listing agent for operating statement.**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>138</b>	<b>114975</b>	Land: <b>\$3,629,400</b>	Space Available For: <b>For Sale</b>
Office:	<b>0</b>	<b>0</b>	Bldg: <b>\$6,327,600</b>	Lease Type: --
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$9,957,000</b>	Lease Price Includes: --
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>No</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>6</b>	Sublet: <b>No</b>
			# Stories: <b>3</b>	21E on File: <b>No</b>
<b>Total:</b>	<b>138</b>	<b>114975</b>	# Units: <b>138</b>	

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing: <b>Yes</b>
Hndcp Accessibl:	Railroad Siding:	Assc: Assoc Fee: <b>\$</b>

Lot Size: <b>113757</b>	Frontage:	Traffic Count:
Acres: <b>2.61</b>	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>140</b>	Easements:

**Features**

**Other Property Info**

Disclosure Declaration: **No**  
 Disclosures:  
 Exclusions:  
 Year Built: **1970**  
 Year Built Source: **Owner**

**Tax Information**

Pin #:  
 Assessed: **\$9,957,000**  
 Tax: **\$126852** Tax Year: **2009**  
 Book: **12345** Page: **678**  
 Cert:  
 Zoning Code: **R-4 APT**  
 Zone Desc: **Legal Conforming**  
 Map: Block: Lot:

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2010 MLS Property Information Network, Inc.