

Property Information								
Approx. Living Area: 1852 sq. ft. Living Area Includes:			Approx. Acres: 0.12 (5 Heat/Cool Zones: 0/0	i047 sq. ft.)	5	•	Street Permit	
Living Area Source: Public R	ecord		Heat/Cool Units: 6/0		Garage Spaces: 0 Parking Spaces: 6 On Street Permit Approx. Street Frontage: Gross Income: \$ Gross Expenses: \$ Net Income: \$ Levels: 1 Floor: 2 Rent: 0 Lease: No Levels: 1 Floor: 2 Rent: 0 Lease: No Levels: 1 Floor: 3 Rent: 0 Lease: No Levels: 1 Floor: 3 Rent: 0 Lease: No Cother Property Info Adult Community: No Disclosure Declaration: Yes Disclosure: Contingent upon Seller's Lender Approval.			
Living Area Disclosures:					, pp. c.,		30.	
Annual Expenses								
Heating: \$	Repair & Maintena			Management: \$				
Gas: \$	Trash Removal: \$			Miscellaneous: \$			•	
Electricity: \$	Sewer: \$			Ann. Prop. Oper. Data: No			Net Income: \$	
Water: \$	Insurance: \$			Annual Expense Source:				
Unit Descriptions Unit #1								
Rooms: 2 Bedroor	ms: 1	Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No
Rooms: Living Room, Kitch		i any nam bacho	-, -					
Appliances: Range, Refrige	rator							
nterior Features: Cable TV								
leating: Hot Water Basebo	oard, Gas							
Cooling: None								
Rent Includes: None								
Jnit #2								
tooms: 3 Bedroor		Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No
cooms: Living Room, Kitch								
ppliances: Range, Refrige								
nterior Features: Cable TV								
leating: Hot Water Basebo	bard, Gas							
ooling: None ent Includes: None								
nit #3				Finanda ana A	1	Flager 2	Danta	
ooms: 4 Bedroor		Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent:	Lease: No
ooms: Living Room, Kitch ppliances: Range, Refrige								
nterior Features: Cable TV								
leating: Hot Water Basebo								
Cooling: None	,							
ent Includes: None								
Init #4								
tooms: 4 Bedroor	ms: 2	Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent:	Lease: No
ooms: Living Room, Kitch	nen							
ppliances: Range, Refrige	rator							
nterior Features: Cable TV								
leating: Hot Water Basebo	oard, Gas							
Cooling: None Cent Includes: None								
eatures								
rea Amenities: Public Tran				mat				
asement: Yes Full, Walk	Out, Interior Acc	ess, Concrete I	loor					
Beach: No						ingent upon	Seller's Lender Ap	proval.
Construction: Frame Electric: 110 Volts, 220 Volts, 200 Amps, Individually Metered				Exclusions:	o			
		-	i cu		Lead Paint: Unkn UFFI: Unknown		lable: No	
Energy Features: Insulated Windows, Varies per Unit Exterior: Clapboard, Redwood				Year Built: 1925	•			
Exterior Features: Porch				Year Built Descript				
looring: Wood, Plywood, V	Vinyl, Varies Per l	Unit			Year Round: Yes			
oundation Size: 9999						n		
oundation Description: Field	dstone				Tax Informatio Pin #: M:0081 B		۸	
ot Water: Natural Gas, Ta					Assessed: \$326,6		~	
ot Description: Corner, Pav					Tax: \$4105.36)	
oad Type: Public, Paved,		idewalk			Book: 95 Page: 2			
oof Material: Asphalt/Fibe		Course			Cert: 12470			
ewer and Water: City/Town Water, City/Town Sewer				Zoning Code: RES				

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Map: 0081 Block: 0000 Lot: 0056A

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

Waterfront: No



MLS # 70953347 - Active Multi Family - 5-9 Family 32 COOPER ST Lynn, MA 01905 Essex County Total Units: 6 Total Rent: **\$0** Total Bedrooms: 6 Total Fireplaces: 0 Middle School: Directions: USE MAP QUEST

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

Total Floors: **3** Total Rooms: **12** Total Full/Half Baths: **6/0** Grade School: High School:

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. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	Approx. Acre Heat/Cool Zo Heat/Cool Ur		sq. ft.) Garage Spaces: 0 Parking Spaces: 6 Off-Street Approx. Street Frontage:			reet
Annual ExpensesHeating: \$Repair & MaintGas: \$Trash RemovalElectricity: \$Sewer: \$Water: \$Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Da Annual Expense Sou			Gross Income: \$ Gross Expenses: Net Income: \$0	
Unit Descriptions Unit #1 Rooms: 3 Bedrooms: 1 Heating: Electric	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 550	Lease: No
Unit #2 Rooms: 3 Bedrooms: 1 Heating: Electric	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 550	Lease: No
Unit #3 Rooms: 3 Bedrooms: 1 Heating: Electric	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 550	Lease: No
Unit #4 Heating: Electric						
Common Areas Heating: Electric						



MLS # 71130694 - Active Multi Family - 5-9 Family 91-95 Newbury Street Lawrence, MA 01841-3918 Essex County Color: Tan Total Units: 9 Total Rent: \$0 Total Bedrooms: 18 Total Fireplaces: 0 Middle School: Directions: Haverhill St 110 to Newbury

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

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 higest and best offers to

Property In	formation								
Approx. Living Area: 12708 sq. ft. Living Area Includes: Living Area Source: Public Record		ft. Approx.	. Acres: 0.09 (3920 sq. f	ft.)	Garage Spaces: 0				
		Heat/Co	ool Zones: 9/9				-Street		
		ord Heat/Co	ool Units: / Approx. Street Fro			reet Frontag	le:		
Living Area D	isclosures:								
Annual Exp	penses								
Heating: \$	Repair & Maintenance: \$		Management: \$	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 Sou	Annual Expense Source:					
Unit Descri	iptions								
Unit #1									
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No		
Unit #2									
Rooms: 5	Bedrooms: 3 Full/Half Baths: 1		Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No		

Features	Other Property Info
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	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
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	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



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 Deleaded 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 Deleaded, All Seperate Utilities, Roof on Back of House has been done over.

Property Information Approx. Acres: 0.08 (3320 sq. ft.) Approx. Living Area: 4632 sq. ft. Garage Spaces: 0 Parking Spaces: 0 On Street Permit Living Area Includes: Heat/Cool Zones: Living Area Source: Public Record Heat/Cool Units: / Approx. Street Frontage: Living Area Disclosures Annual Expenses Repair & Maintenance: \$ Heating: \$ Management: \$ Gross Income: \$48480 Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$ Electricity: \$ Sewer: \$ Ann. Prop. Oper. Data: No Net Income: \$48480 Insurance: \$ Annual Expense Source: --Water: \$ 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 Coolina: 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 Levels: 1 Rooms: 4 Bedrooms: 2 Full/Half Baths: 1/0 Fireplaces: 0 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 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Rooms: 4 Bedrooms: 2 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 Other Property Info Features Basement: Yes Full, Interior Access, Concrete Floor Disclosure Declaration: No Beach: No Disclosures: Construction: Frame Exclusions: Electric: Circuit Breakers Lead Paint: Unknown Energy Features: Insulated Windows UFFI: Warranty Available: Exterior: Wood Year Built: 1900 Source: Public Record Exterior Features: Porch, Screens Year Built Description: Approximate Flooring: Wood, Vinyl, Wall to Wall Carpet Year Round: Foundation Size: 0 **Tax Information** Foundation Description: Concrete Block Pin #: M:0512 B:00280 L:3 Hot Water: Natural Gas, Tank Assessed: \$302,800 Lot Description: Other (See Remarks) Tax: \$3864 Tax Year: 2010 Road Type: Public, Paved, Publicly Maint., Sidewalk Book: 28363 Page: 112 Roof Material: Asphalt/Fiberglass Shingles

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Cert:

Zoning Code: RES

Map: Block: Lot:

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

Utility Connections: for Gas Range

Waterfront: No



MLS # 71063212 - Active Multi Family - 2 Family 354-356 Lowell St Lawrence, MA 01841 Essex County Color: of white Total Units: 4 Total Rent: \$0 Total Bedrooms: 6 Total Fireplaces: 0 Middle School: Directions: Rte 28 to Lowell

List Price: \$249,900

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

Property Ir	nformation							
Approx. Living Area: 5158 sq. ft.				cres: 0.08 (3618 s	q. ft.)		ge Spaces:	
Living Area I				ool Zones: / Parking Spaces: 3				
5	ource: Public Rec	ord	Heat/Cool	ool Units: / Approx. Street Frontage:			ontage:	
Living Area D	isclosures:							
Annual Ex	penses							
Heating: \$	Repair & N	Maintenance: \$		Management: \$			Gross Incom	ne: \$
Gas: \$	Trash Ren	noval: \$		Miscellaneous: \$			Gross Expen	ises: \$
Electricity: \$	Sewer: \$			Ann. Prop. Oper. D	Data: No		Net Income:	\$
Water: \$	Insurance	:\$		Annual Expense So	ource:			
Unit Descr	iptions							
Unit #1	•							
Rooms: 1	Bedrooms: 0	Full/Half Bath	s: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #2								
Rooms: 1	Bedrooms: 0	Full/Half Bath	c: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: Yes
Rooms. I	Deuroonis. U		5. 1/0		Levels. 1	11001. 1		Lease. Ies
Unit #3								
Rooms: 5	Bedrooms: 3	Full/Half Bath	s: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No
Unit #4								
Rooms: 5	Bedrooms: 3	Full/Half Bath	s: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 0	Lease: No
		· , · · · ·		-				
Features			Other Prop	perty Info				
Basement: Y	es		Disclosure De	eclaration: Yes				
Beach: No			Disclosures:	cooperating broke	r fee based u	pon sale pri	ce minus s	eller concessions
Construction	Frame		Exclusions:					
Foundation S	-		Lead Paint: L					
	Description: Other			•				
	on: Paved Drive, I	Level		925 Source: Public				
Roof Materia				scription: Approxim	nate			
	ater: City/Town	Water	Year Round:	Yes				
Waterfront: I	No		Tax Inform	ation				
			Pin #:					
			Assessed: \$2	282,700				
			-	Tax Year: 2009				
			Book: 7286	Page: 340				
			Cert:	-				
			Zoning Code:	res				

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Map: Block: Lot:



MLS # 71112993 - Active Multi Family - 5-9 Family 73-75 Water St Lawrence, MA 01841-4725 Essex County Total Units: 5 Total Rent: \$3,750 Total Bedrooms: 8 Total Fireplaces: 0 Middle School: Directions: Corner of Water and McFarlin

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

Total Floors: **3** Total Rooms: **18** Total Full/Half Baths: **5/2** Grade School: High School:

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 Int	formation							
Living Area In	ource: Public Red	Approx. Acres: 0.1 (4300 Heat/Cool Zones: / Heat/Cool Units: /) sq. ft.)	Garage Spaces: 0 Parking Spaces: 8 Approx. Street Frontage:				
Annual Exp	enses							
Heating: \$ Gas: \$ Electricity: \$ Water: \$		·	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. D Annual Expense Sc		Gross Income: \$45000 Gross Expenses: \$ Net Income: \$45000			
Unit Descri	ptions							
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				Other Pr	operty Inf	o		
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			Sewer	Disclosure Disclosure Exclusions Lead Paint UFFI: Wa Year Built Year Roun Year Roun Pin #: M:0 Assessed: Tax: \$31 3	Declaration s: : Tenants p :: Unknown arranty Avail 1925 Sour Description: d: rmation 0164 B:000 \$249,600 37.47 Tax 1	: Yes personal prope able: rce: Public Rec Actual 00 L:0025 /ear: 2010	-	
				Book: 10 4 Cert: Zoning Co Map: Blo				

Remarks		110-112 Lafayette Lynn, MA 01902 Essex County Color: Maroon Total Units: 4 Total Rent: \$3,885 Total Bedrooms: 8 Total Fireplaces: 0 Middle School:	amily - 4 Units Side by	List Tota Tota Grat High	Price: \$265,00 al Floors: 2 al Rooms: 19 al Full/Half Bath: de School: an School: Englis to Lafayette	s: 4/0		
	ner occupier Buyers! Hard to	find four family inco	me property steps to beau	tiful Goldfish Ponc	l and near oce	an, beach and Dia	mond District! Paved	
	r busline. Lead paint complia							
Property Inform								
Approx. Living Are	•		Acres: 0.09 (4094 sq. ft.)		Garage Spaces: 0			
Living Area Include Living Area Source			ol Zones: 4/0 ol Units: 4/0		Parking Spaces: 4 Off-Street Approx. Street Frontage:			
Living Area Disclos		neat/cc			Арргол	. Street i fontage.		
Annual Expens								
Heating: \$	Repair & Maintenance: \$	Manag	ement: \$			Gross Income:	\$46620	
Gas: \$	Trash Removal: \$	Miscell	aneous: \$			Gross Expenses	:\$	
Electricity: \$	Sewer: \$	Ann. P	rop. Oper. Data: No			Net Income: \$4	6620	
Water: \$	Insurance: \$	Annua	Expense Source: Owner Pro	vided				
Unit Descriptio	ns							
Unit #1								
Rooms: 5	'	alf Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 895	Lease: No	
-	om, Dining Room, Kitchen							
Appliances: Range								
Heating: Forced A								
Rent Includes: Wa	ter							

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: Ra	nge						
Heating: Force	ed 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: 5	Bedrooms: 3	Fuil/Hair Baths: 1/U	Fireplaces: U	Levels: 1		Rent: 1200	Lease: NO
Rooms: Living	g Room, Dining Room	, Kitchen					
Appliances: Ra	ange						
Heating: Force	ed Air						
11-1-1-44							
Unit #4							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 900	Lease: No
Rooms: Living	g Room, Kitchen						
Appliances: Ra	ange						

Heating: Forced Air Rent Includes: Water

Features	Other Property Info
Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Laundromat, House of Worship, Public	Adult Community: No
School	Disclosure Declaration: No
Basement: Yes Full	Disclosures: Lead paint compliance certificates
Beach: Yes Ocean	available
Beach Ownership: Public	Exclusions:
Beach - Miles to: Yes 0 to 1/10 Mile	Lead Paint: Certified Treated
Construction: Frame	UFFI: Unknown Warranty Available: No
Electric: Circuit Breakers	Year Built: 1900 Source: Public Record
Energy Features: Insulated Windows	Year Built Description: Approximate
Exterior: Shingles	Year Round: Yes
Exterior Features: Porch	Tax Information
Flooring: Wood, Wall to Wall Carpet	Pin #: 094-517-039
Foundation Size: 0000	
Foundation Description: Fieldstone	Assessed: \$284,200
Hot Water: Natural Gas	Tax: \$4413.63 Tax Year: 2010
Lot Description: Corner, Paved Drive	Book: 20974 Page: 574 Cert:
Road Type: Public, Paved, Publicly Maint., Sidewalk	
Roof Material: Asphalt/Fiberglass Shingles	Zoning Code: R
Sewer and Water: City/Town Water, City/Town Sewer	Map: Block: Lot:
Sewage District: lynn	
Utility Connections: for Gas Range	
Waterfront: No	



MLS # 71072856 - Active Multi Family - 5-9 Family 62 Washington Street Lawrence, MA 01841 Essex County Total Units: 6 Total Rent: \$0 Total Redrooms: 6 Total Bedrooms: 6 Total Fireplaces: 0 Middle School: Directions: Broadway to Manchester to Washington

List Price: \$289,900

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: /	.)	Р	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: Annual Expense Source:		Gros	s Income: \$45600 s Expenses: \$7800 Income: \$37800	Ing Spaces: 0 xx. Street Frontage: come: \$45600 penses: \$7800 penses: \$7800 Lease: Yes Rent: 600 Lease: Yes Rent: 625 Lease: Yes Rent: 625 Lease: Yes		
Unit Descriptions							
Unit #1 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Rooms: Living Room, Kitchen, Other (See Remarks) Appliances: Range, Refrigerator Heating: Hot Water Baseboard, Gas Cooling: None Rent Includes: Water	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 600	Lease: Yes		
Unit #2 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Rooms: Living Room, Kitchen, Other (See Remarks) Appliances: Range, Refrigerator Heating: Hot Water Baseboard, Gas Cooling: None Rent Includes: Water	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 600	Lease: Yes		
Unit #3 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Rooms: Living Room, Kitchen, Other (See Remarks) Appliances: Range, Refrigerator Heating: Hot Water Baseboard, Gas Cooling: None Rent Includes: Water	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 625	Lease: Yes		
Unit #4 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Rooms: Living Room, Kitchen, Other (See Remarks) Appliances: Range, Refrigerator Heating: Hot Water Baseboard, Gas Cooling: None Rent Includes: Water	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 625	Lease: Yes		
Features		Other Property Inf	•				
Area Amenities: Public Transportation, Laundromat Basement: Yes Full, Concrete Floor Beach: No Construction: Frame Electric: Circuit Breakers, Individually Metered, Varies per Uni 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	t	Disclosure Declaration Disclosures: SOLD AS Exclusions: Lead Paint: Yes UFFI: Unknown War Year Built: 1920 Sour Year Built: 1920 Sour Year Round: Yes Tax Information Pin #: Assessed: \$366,600 Tax: \$3669.67 Tax \ Book: 6927 Page: 23 Cert: Zoning Code: res Map: Block: Lot:	No IS. AGENT REI ranty Available: ce: Public Reco Actual				



MLS # 70769520 - Active Multi Family - 4 Family 91-93 Bellevue Ave Haverhill, MA 01832 Essex County Color: White Total Units: 4 Total Rent: \$0 Total Bedrooms: 9 Total Fireplaces: 0 Middle School: Directions: Rt 97 to Bellevue

List Price: \$299,000

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

Remarks

Great Investment oppertunity 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 deleaded with certificates good rental history, bring offers!!!!

Property Inf	ormation							
Approx. Living Living Area Inc	Area: 4122 sq. ft.		ox. Acres: 0.16 (7000 s Cool Zones: 4/	sq. ft.)		Garage Spaces: 0 Parking Spaces: 0		
-	urce: Public Record		Cool Units: 4/			oprox. Street Fro		
Living Area Dis		near,				oprox. Succern	intage.	
5								
Annual Exp								
Heating: \$	Repair & Mair		Management: \$			ss Income: \$28		
Gas: \$	Trash Remov	al: \$	Miscellaneous: \$			ss Expenses: \$0		
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Dat		Net Income: \$28200			
Water: \$	Insurance: \$		Annual Expense Sour	rce:				
Unit Descrip	otions							
Unit #1								
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 575	Lease: Yes	
Appliances: Ra	ange, Refrigerator		·					
Unit #2								
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No	
Appliances: Ra	ange, Refrigerator							
Unit #3								
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 975	Lease: No	
Appliances: Ra	ange, Refrigerator	· , · · · · , ·	- F					
	J-, - J							
Unit #4								
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 4	Rent: 800	Lease: Yes	
Appliances: Ra	ange, Refrigerator							
Features		_		ther Property				
	s Full, Concrete F	loor		sclosure Declara				
Beach: No	_			sclosures: Listir	ng Broker is	related to Sell	er	
Construction: I				clusions:				
	it Breakers, 200 A	mps		ad Paint: Certif				
Exterior: Viny				FI: Warranty A				
Exterior Featur				ear Built: 1910				
Flooring: Woo				ear Built Descript	ion: Approx i	mate		
Foundation Siz			Ye	ar Round:				
	scription: Fieldston	e	Та	ax Informatio	n			
Hot Water: Natural Gas				n #:				
Lot Description: Wooded Road Type: Public				sessed: \$0				
<i>,</i> ,		c Shingloc	Та	ix: \$2990 Tax	Year: 2006			
	Asphalt/Fiberglas	s Sningles ter, City/Town Sewer	Bo	ook: O Page: O				
	-		Ce	ert:				
•	-	e, for Electric Range	Zo	ning Code: res				
Waterfront: No	0		Ma	ap: Block: Lot	:			

			2070 01 0		1331011:	
PARTY PARTY CONTRACTOR SPECIAL	MLS # 71097313 - Active					
Remarks 4 Family, Fully Rented, Separate Utilities, 5 C	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 B		Total Flo Total Rc Total Fu Grade S High Sch	oms: 14 II/Half Baths: 4/0 chool: Burrill School nool: Lynn English		her and Dryer. Short
Sale, Contingent upon 3rd party approval, 24		•				•••••
Property Information Approx. Living Area: 3520 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	Approx. Acre Heat/Cool Zo Heat/Cool Ur				paces: 0 paces: 5 Off-Street treet Frontage:	
Annual Expenses Heating: \$ Repair & Maintenance Gas: \$ Trash Removal: \$ Electricity: \$ Sewer: \$ Water: \$ Insurance: \$	e: \$	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:		Gross	Income: \$42600 Expenses: \$ ncome: \$42600	
Unit Descriptions Unit #1 Rooms: 3 Bedrooms: 1 F Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Pantry, Ti Heating: Forced Air, Gas, Unit Control Rent Includes: Water	ull/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 900	Lease: No
Unit #2 Rooms: 3 Bedrooms: 1 F Rooms: Living Room, Kitchen Appliances: Range, Dishwasher, Disposal, Refr Interior Features: Ceiling Fans, Cable TV Availat Heating: Forced Air, Gas, Unit Control Rent Includes: Water	-	Fireplaces: 0 od Floors, Jacuzzi/Whirlpool	Levels: 1 Soaking Tub	Floor: 1	Rent: 800	Lease: No
Unit #3 Rooms: 5 Bedrooms: 2 F Rooms: Living Room, Dining Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Pantry Heating: Forced Air, Oil, Unit Control Rent Includes: Water	ull/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 950	Lease: No
Unit #4 Rooms: 5 Bedrooms: 2 F Rooms: Living Room, Dining Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Forced Air, Gas, Unit Control Rent Includes: Water	iull/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 900	Lease: No
Common Areas Rooms: Laundry, Other (See Remarks) Appliances: Washer, Dryer, Other (See Remark	s)					
Features Area Amenities: Public Transportation, Shoppin School, Public School, T-Station, University Basement: Yes Full, Interior Access Beach: Yes Ocean 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, Varie Foundation Description: Fieldstone, Brick Hot Water: Natural Gas, Tank Lot Description: Level Road Type: Public, Paved, Publicly Maint., Side Roof Material: Asphalt/Fiberglass Shingles, Ott Sewer and Water: City/Town Water, City/Towr Terms: Contract for Deed, Lender Approval Re Utility Connections: for Gas Range, for Electric Fields	s Per Unit, Laminate walk ner (See Remarks) s Sewer equired		a, Private	owner lic. sales age	: No s Siding, Short Sale nt Tenants Personal Pr rranty Available: No rce: Public Record Approximate 5:004	- 3rd party approval, roperty

Waterfront: No

	MLS # 71109129 - Active Multi Family - 4 Family		
and the second s	68-70 Salem Street	List Price: \$299,900	
LAND LAND	Salem, MA 01970		
	Essex County		
	Color: Green		
	Total Units: 4	Total Floors: 2	
	Total Rent: \$2,975	Total Rooms: 14	
	Total Bedrooms: 8	Total Full/Half Baths: 4/0	
The state of the s	Total Fireplaces: 0	Grade School:	
	Middle School:	High School:	
	Directions: Lafayette Street to Leavitt S	treet on corner of Salem Street.	

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	n						
Approx. Living Area: 3572 sq. ft.Approx. Acres: 0.07 (3267 sq. ft.)Garage Spaces: 0							
Living Area Includes:	. Deserved		Heat/Cool Zones: /		Parking Spaces: 0		
Living Area Source: Publi Living Area Disclosures:	ις κέςοτα		Heat/Cool Units: 4/		Ар	prox. Street Fronta	age:
Annual Expenses for	r Fiscal Vear I	Ending 12/09					
	Repair & Maintena		Management: \$			Gross Income:	\$35700
- ·	rash Removal: \$	•	Miscellaneous: \$			Gross Expenses	
, .	iewer: \$		Ann. Prop. Oper. Data: No			Net Income: \$2	26727
Water: \$1500 In	nsurance: \$2000	0	Annual Expense Source: Ow	ner Provided			
Unit Descriptions							
Unit #1 Rooms: 4 Bedrood Rooms: Living Room, Ki Appliances: Range	itchen	Full/Half Baths: 1/0	Fireplaces: 0	Levels:	1 Floor: 1	Rent: 775	Lease: No
Interior Features: Ceiling Heating: Forced Air, Gas Cooling: None Rent Includes: Water, O	S		3				
Unit #2 Rooms: 4 Bedroon Rooms: Living Room, Ki Appliances: Range Interior Features: Storag	itchen	Full/Half Baths: 1/0	Fireplaces: 0	Levels:	1 Floor: 1	Rent: 775	Lease: No
Unit #3 Rooms: 4 Bedroom	ms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels:	1 Floor: 2	Rent: 775	Lease: No
Unit #4 Rooms: 4 Bedroor	ms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels:	1 Floor: 2	Rent: 650	Lease: No
Features					Other Property In	fo	
FeaturesOther Property InfoArea Amenities: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, LaundromatAdult Community: No Disclosure Declaration: No Basement: Yes Full, Interior Access, Bulkhead, Concrete FloorAdult Community: No Disclosures: Exclusions: Second floor units have an extra room ! S Exclusions: Second floor units have an extra room ! S this todayBeach Ownership: Publicthis todayBeach Ownership: PublicLead Paint: UnknownConstruction: FrameUFFI: Unknown Warranty Available: NoElectric: Circuit Breakers, Individually MeteredYear Built: 1915 Source: Public RecordExterior: Asbestos, Other (See Remarks)Year Built Description: ApproximateExterior: Asbestos, Other (See Remarks)Year Round: YesExterior: SecofsFoundation Size: 26x65Foundation Description: Fieldstone, GraniteAssessed: \$365,600Hot Water: Natural Gas, Tank, Varies Per UnitBook: 6650 Page: 744Lot Description: CornerCert: Road Type: Public, Paved, Publicly Maint., SidewalkRoof Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water, City/Town SewerMap: Block: Lot:						No	
	as Range, for I	Electric Dryer, Wash	er Hookup, Varies per Uni	t			



MLS # 71130224 - Active Multi Family - 5-9 Family 2-6 Alden Court Lawrence, MA 01841 Essex County Total Unity: 6

Essex County Total Units: 6 Total Rent: \$3,400 Total Bedrooms: 11 Total Fireplaces: 0 Middle School: Directions: West to Alden Ct. List Price: \$299,900

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 Info	ormation							
Approx. Living Area: 2604 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:			Approx. Acres: 0.11 (4791 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /			Garage Spaces: 0 Parking Spaces: 5 Approx. Street Frontage:		
Annual Expe								
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Main Trash Remova Sewer: \$ Insurance: \$	•	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data Annual Expense Sourc		Gros	s Income: \$408(s Expenses: \$ Income: \$40800		
Unit Descrip	tions							
Unit #1 Rooms: 5 Rooms: Living Rent Includes:	Bedrooms: 3 Room, Dining Roon Water	Full/Half Baths: 1/0 n, Kitchen	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 850	Lease: No	
Unit #2 Rooms: 5 Rooms: Living Rent Includes:	Bedrooms: 3 Room, Dining Roon Water	Full/Half Baths: 1/0 n, Kitchen	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 850	Lease: No	
Unit #3 Rooms: 5 Rent Includes:	Bedrooms: 3 Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 850	Lease: No	
Unit #4 Rooms: 5 Rooms: Living Rent Includes:	Bedrooms: 2 Room, Dining Roon Water	Full/Half Baths: 1/0 n, Kitchen	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 850	Lease: No	
Basement: Yes Beach: No Exterior: Vinyl Foundation Size Foundation Des Lot Description	e: 0x0 scription: Poured Cor : Paved Drive er: City/Town Wate	ncrete	Highway Access, Public S	ichool	Disclosure Disclosure Exclusions Lead Pain UFFI: W Year Built Year Built Year Rour Tax Info Pin #: Assessed:	:: :: Unknown arranty Available: : 1900 Source: I Description: App id:	Public Record vroximate	
						L2 Page: 72 de: res		



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

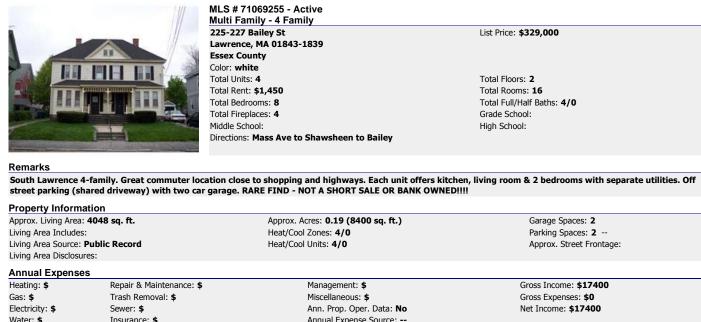
List Price: \$300,000

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 Info	ormation							
	area: 6762 sq. ft.		ox. Acres: 0.18 (7840 sq. ft.)		Garage Sp			
Living Area Includes: Heat/Cool Zones: 6/					• .	baces: 10 Off-Stre	eet	
Living Area Soul	rce: Public Record	Cool Units: /		Approx. St	treet Frontage:			
-								
Annual Expe		22221 *	Managamanti ¢			Cross Incomos 43	6400	
Heating: \$ Gas: \$	Repair & Mainten Trash Removal:		Management: \$ Miscellaneous: \$			Gross Income: \$2 Gross Expenses: \$		
Electricity: \$	Sewer: \$	•	Ann. Prop. Oper. Data: No			Net Income: \$0		
Water: \$	Insurance: \$		Annual Expense Source: Tax R	eturn		tee meomer qu		
Unit Descript	· · · · ·							
Unit #1								
Rooms: 7 Rooms: Living	Bedrooms: 5 Room, Kitchen, Laun s: Cable TV Available	Full/Half Baths: 2/0 dry, Living RM/Dining	Fireplaces: 1 RM Combo	Levels: 3	Floor: 1	Rent: 0	Lease: No	
	ic Baseboard, Gas, W							
,	, ,							
Unit #2 Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 700	Lease: No	
	Room, Kitchen	Fuil/Hall Bauls. 1/0		Levels. 1	FI001. Z	Rent. 700	Lease. NO	
Unit #3								
Rooms: 4	Bedrooms: 2 Room, Kitchen	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 700	Lease: No	
neating. Electi								
Unit #4 Rooms: 4 Rooms: Living Heating: Electr	Bedrooms: 2 Room, Kitchen ic Baseboard	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 700	Lease: No	
Features				Other Propert	•			
Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Adult Community: No Medical Facility, Laundromat Adult Community: No Basement: Yes Bulkhead, Dirt Floor Disclosure Declaration: No Beach: Yes Harbor, Ocean, River Disclosures: Hallways need to be enclosed and finished. And Beach Ownership: Public Exclusions: Exclusions: Beach - Miles to: Yes 0 to 1/10 Mile Lead Paint: Unknown UFFI: Unknown Warranty Available: No							d finished. And	
Electric: Varies	per Unit			Year Built: 1900 Source: Public Record				
Exterior: Wood	, Vinyl			Year Built Description: Approximate				
	Exterior Features: Gutters, Storage Shed, Fenced Yard				5			
Foundation Size: 22x32/32x22/22x				Tax Information	on			
	cription: Fieldstone, B	пск		Pin #:				
Lot Description: Road Type: Put				Assessed: \$395,	700			
	sphalt/Fiberglass Sh	inales		Tax: \$4170.68		0		
	• • •	-		Book: 9672 Pag	je: 330			
Utility Connection	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				Cert: Zoning Code: R-4 Map: 15 Block: Lot: 88			



Water: \$	Insurance: \$		Annual Expense Source:				
Unit Descriptions							
Unit #1 Rooms: 4 Be Rooms: Living Room Appliances: Range, F Heating: Hot Water Cooling: None Rent Includes: None	Refrigerator Baseboard, Gas	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #2 Rooms: 4 Be Rooms: Living Room Appliances: Range, F Heating: Hot Water Cooling: None Rent Includes: None	Refrigerator	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 2	Rent: 0	Lease: No
Unit #3 Rooms: 4 Be Rooms: Living Room Appliances: Range, F Heating: Hot Water Rent Includes: None	Refrigerator Baseboard, Gas	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 750	Lease: No
Unit #4 Rooms: 4 Be Rooms: Living Room Appliances: Range, F Heating: Hot Water Cooling: None Rent Includes: None	Refrigerator	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 2	Rent: 700	Lease: No

Features	Other Property Info
Area Amenities: Shopping, Park, Highway Access	Adult Community: No
Basement: Yes Full, Bulkhead, Concrete Floor	Disclosure Declaration: Yes
Beach: No	Disclosures: Fireplaces have not been used in years and are not in working condition.
Exterior: Vinyl	Exclusions:
Foundation Size: IREGG	Lead Paint: Unknown
Foundation Description: Fieldstone	UFFI: Unknown Warranty Available: No
Lot Description: Shared Drive	Year Built: 1920 Source: Public Record
Sewer and Water: City/Town Water, City/Town Sewer	Year Built Description: Actual
Waterfront: No	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:



List Price: \$329,900 Total Floors: 2 Total Rooms: 19 Total Full/Half Baths: 4/1 Grade School: High School:

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 In	formation							
Approx. Living) Area: 4125 sq. ft	t. App	rox. Acres: 0.16 (7250 sq .	Garage Spaces: 0				
Living Area In	cludes:	Hea	t/Cool Zones: 4/0		Parking Spaces: 8 Off-Street			
Living Area So	ource: Public Reco	ord Hea	t/Cool Units: 4/0		Approx	. Street Frontag	e:	
Living Area Di	sclosures:							
Annual Exp	enses							
Heating: \$	Repair & Ma	aintenance: \$	Management: \$	Gross Income: \$25200				
Gas: \$	Trash Remo	oval: \$	Miscellaneous: \$					
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Dat	a: No	Net	Income: \$2520	0	
Water: \$	Insurance:	\$	Annual Expense Sour	rce:				
Unit Descri	ptions							
Unit #1								
Rooms: 6	Bedrooms: 3	Full/Half Baths: 1/1	Fireplaces: 1	Levels: 2	Floor: 1	Rent: 0	Lease: No	
Unit #2	De due en en D		Cincerla e e e	1	F lag a 3	Devet: 750		
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				Other Pro	Other Property Info			

Basement: Yes Full, Partially Finished	Adult Community: No
Beach: No	Disclosure Declaration: No
Construction: Frame	Disclosures: Sold As-Is.
Electric: Circuit Breakers	Exclusions:
Energy Features: Storm Windows	Lead Paint: Unknown
Exterior Features: Porch, Fenced Yard, Roof Deck	UFFI: Unknown Warranty Available: No
Flooring: Wood	Year Built: 1885 Source: Public Record
Foundation Size: Irregular	Year Built Description: Approximate
Foundation Description: Concrete Block	Year Round: Yes
Hot Water: Natural Gas, Tank	Tax Information
Lot Description: Paved Drive	Pin #: 0079-0000-0029
Road Type: Public, Paved, Publicly Maint., Sidewalk	Assessed: \$242,900
Roof Material: Asphalt/Fiberglass Shingles	
Sewer and Water: City/Town Water, City/Town Sewer	Tax: \$3053.25 Tax Year: 2010
Utility Connections: for Gas Range	Book: 4723 Page: 77
Waterfront: No	Cert:
	Zoning Code: R
	Map: 0079 Block: 0000 Lot: 0029



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	n								
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: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Mainte Trash Removal: Sewer: \$ Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:	Miscellaneous: \$ Ann. Prop. Oper. Data: No			Gross Income: \$35400 Gross Expenses: \$ Net Income: \$35400		
Unit Descriptions									
Unit #1	rigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 675	Lease: No		
Unit #2 Rooms: 5 Bedra Rooms: Living Room, K Appliances: Range, Ref Heating: Central Heat, Cooling: None Rent Includes: Water	rigerator	Full/Half Baths: 1/1	Fireplaces: 0	Levels: 2	Floor: 1	Rent: 1000	Lease: No		
Unit #3 Rooms: 3 Bedra Rooms: Living Room, K Appliances: Range, Ref Heating: Central Heat, Cooling: None	rigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 710	Lease: No		
Unit #4 Rooms: 3 Bedra Rooms: Living Room, K Appliances: Range, Ref Heating: Central Heat, Cooling: None	rigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 650	Lease: No		
Common Arong									

Common Areas

Appliances: Range, Refrigerator

School, T-Station D Basement: Yes Full, Interior Access E: Beach: Yes Harbor, Ocean, River, Walk to Le Beach Ownership: Public U Beach Ownership: Public U Beach - Miles to: Yes 3/10 to 1/2 Mile N Construction: Frame Y Electric: 220 Volts R Exterior: Vinyl Y	No Year Built: 1890 Source: Public Record
Basement: YesFull, Interior AccessEBeach: YesHarbor, Ocean, River, Walk toLeBeach Ownership: PublicUBeach - Miles to: Yes 3/10 to 1/2 MileUConstruction: FrameYElectric: 220 VoltsRExterior: VinylY	Exclusions: Lead Paint: Yes, Unknown JFFI: Unknown Warranty Available: No Year Built: 1890 Source: Public Record
Beach: Yes Harbor, Ocean, River, Walk to Let Beach Ownership: Public U Beach - Miles to: Yes 3/10 to 1/2 Mile N Construction: Frame Yes Electric: 220 Volts R Exterior: Vinyl Yes	Lead Paint: Yes, Unknown UFFI: Unknown Warranty Available: No Year Built: 1890 Source: Public
Beach Ownership:PublicUBeach - Miles to: Yes 3/10 to 1/2 MileNConstruction:FrameElectric:220 VoltsExterior:Vinyl	UFFI: Unknown Warranty Available: No Year Built: 1890 Source: Public Record
Beach - Miles to: Yes 3/10 to 1/2 Mile N Construction: Frame Yes Electric: 220 Volts R Exterior: Vinyl Yes	No Year Built: 1890 Source: Public Record
Construction: Frame Yes Electric: 220 Volts R Exterior: Vinyl Y	Year Built: 1890 Source: Public Record
Electric: 220 Volts R Exterior: Vinyl Y	Record
Exterior: Vinyl	
	Year Built Description: Approvimate
	rear built bescription. Approximate
Foundation Size: 0	Year Round: Yes
Foundation Description: Fieldstone	Tax Information
Lot Description: Corner	Pin #:
Road Type: Public Payed	Assessed: \$247,400
Poof Material: Achialt / Eiberglass Shingles	Tax: \$2877.26 Tax Year: 2010
Sewer and Water: City/Town Water City/Town Sewer	Book: 16142 Page: 314
Utility Connections: for Gas Pange, Washer Hookun	Cert:
Waterfront: No Ocean River Walk to Access Deen Water Access Marina Public	
	Zoning Code: RMD
19	Map: 20 Block: Lot: 206

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MLS # 71074479 - Active Multi Family - 5+ Family - 5+ Units Side by Side

116-120 Bennington Lawrence, MA 01841 Essex County Color: Red Total Units: 6 Total Rent: **\$4,400** Total Bedrooms: 9 Total Fireplaces: 0 Middle School: Directions: **q** List Price: \$359,900

Total Floors: **2** Total Rooms: **18** Total Full/Half Baths: **6/0** Grade School: High School:

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	Garage Spaces: 0			
Living Area Includes:				Heat/Cool Zones: /			Parking	Parking Spaces: 6 Off-Street		
Living Area S	Source:	Public Red	cord	Heat/0	Cool Units: /		Approx	. Street Frontag	je:	
Living Area D	Disclosu	ures:								
Annual Ex	pense	es for Fisc	al Year Ending	12/09						
Heating: \$0 Repair & Maintenance: \$			aintenance: \$	Mana	agement: \$0			Gross Income	\$52800	
Gas: \$0	Gas: \$0 Trash Removal: \$		Miscellaneous: \$0				Gross Expense	s: \$11916		
Electricity: \$	lectricity: \$0 Sewer: \$1162		Ann. Prop. Oper. Data: Yes				Net Income: \$	38244		
Water: \$116	Water: \$1162 Insurance: \$3711			Annu	al Expense Source: Own	ner Provided				
Unit Descr	iptior	ns								
Unit #1										
Rooms: 3	Bedr	rooms: 2	Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 800	Lease: Yes	
Unit #2										
Rooms: 3	Bedr	rooms: 1	Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 750	Lease: Yes	
Features						Other	Property	Info		
Area Amaniti	D	hille Tuener	outotion Chann			C بالباد ۸				

Area Amenities: Public Transportation, Shopping, Laundromat	Adult Community: No
Basement: Yes Full	Disclosure Declaration: No
Beach: No	Disclosures:
Construction: Frame, Stone/Concrete	Exclusions:
Electric: 200 Amps	Lead Paint: None
Exterior: Wood	UFFI: Unknown Warranty Available: No
Exterior Features: Balcony	Year Built: 1900 Source: Public Record
Flooring: Tile, Vinyl, Wall to Wall Carpet	Year Built Description: Renovated Since
Foundation Size: a	Year Round: Yes
Foundation Description: Granite	Tax Information
Hot Water: Natural Gas	Pin #:
Lot Description: Corner, Paved Drive	
Road Type: Public	Assessed: \$254,500
Roof Material: Rubber	Tax: \$3200 Tax Year: 2010
Sewer and Water: City/Town Water	Book: 0 Page: 0
Utility Connections: for Gas Oven, Washer Hookup	Cert:
Waterfront: No	Zoning Code: R-4
	Map: Block: Lot:



MLS # 71086772 - Active Multi Family - 5-9 Family 270 Washington Street Salem, MA 01970 Essex County Color: brick Total Units: 5 Total Rent: \$3,975 Total Bedrooms: 9 Total Fireplaces: 0 Middle School: Directions: Lafayette to Washington

List Price: \$365,000

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 In											
Approx. Livin	5	00 sq. ft.			Approx. Acres: 0.05 (2178 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /				Garage Spaces: 0 Parking Spaces: 0		
Living Area I				•							
Living Area S		lic Reco	rd	Heat/Coo					Approx. Street Fro	ontage:	
Living Area D											
	penses fo		I Year Ending 1								
Heating: \$		•	& Maintenance: \$4	871	Managemer				Gross Income: \$		
Gas: \$			Removal: \$889		Miscellaneous: \$ Ann. Prop. Oper. Data: Y			_	Gross Expenses:	•	
Electricity: \$2 Water: \$0	2124		: \$2927 ince: \$4065		Ann. Prop. (Annual Expe	•			Net Income: \$29	9238	
		Insula	ince. \$4005		Annual Exp	ense su	uice				
Unit Descr	iptions										
Unit #1	Deducer			10	Finanda ana a	1	. I 4	Elson 4	Danta 1050		
Rooms: 5	Bedroom		Full/Half Baths: 1	/0	Fireplaces: 0	Lev	els: 1	Floor: 1	Rent: 1050	Lease: No	
Rooms: Livir	iy kuuii, r	Attent									
Unit #2											
Rooms: 5	Bedroom	s: 3	Full/Half Baths: 1	/0	Fireplaces: 0	Lev	els: 1	Floor: 2	Rent: 1100	Lease: No	
Rooms: Livir	ng Room, k	Citchen									
Unit #3											
Rooms: 3	Bedroom	s: 1	Full/Half Baths: 1	/0	Fireplaces: 0	Lev	els: 1	Floor: 1	Rent: 725	Lease: No	
Rooms: Livir	ng Room, H	Citchen			·						
Unit #4											
Rooms: 3	Bedroom	c. 1	Full/Half Baths: 1	/0	Fireplaces: 0	ا ما	els: 1	Floor: 1	Rent: 600	Lease: Yes	
	Dearbonn	5. 🖬		., •		LCV				Lease. ICS	
Features							Other	Property I	nfo		
	es: Public	Transpo	rtation, Shopping					ommunity: N			
Basement: Y		•	,					ure Declaratio			
Beach: Yes	Bay						Disclosu	ures:			
Beach - Miles	to: Yes 1/	2 to 1 M	ile				Exclusio	ons:			
Construction	Brick						Lead Pa	aint: Unknov	n		
		•	Amps, Individuall	y Metered				Warranty Ava			
Foundation S									urce: Public Rec	ord	
Foundation D		Fieldsto	ne, Granite						n: Approximate		
Lot Description Roof Material							rear Ro	ound: Yes			
Sewer and W		Town W	later				Tax In	formation			
Utility Conne							Pin #:				
Waterfront:								ed: \$373,20			
							-	5229 Tax Ye			
								27715 Pag	e: 54		
							Cert: Zoning	Code: R3			
							5	Block: Lot:			
							nap.	DIOCK. LUL.			



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 Fireplaces: 0 Grade School: Middle School: High School: Directions: Rt. 28 (Broadway) to Water Street to Melrose Street

Total Full/Half Baths: 6/0

Remarks

Deleaded 6 unit, total 30 rooms, washer and dryer hookups in each apartment. Parking for 25 cars. separate utilities and boilers for all units.

Property I	nformation								
Living Area I Living Area S	Approx. Living Area: 6780 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:			Approx. Acres: 0.22 (10000 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /			Garage Spaces: 0 Parking Spaces: 25 Approx. Street Frontage:		
Annual Ex	penses								
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Trash Rer		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:			Gross Income: \$0 Gross Expenses: \$0 Net Income: \$0			
Unit Desc	riptions								
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	
Hot Water: I Lot Descripti Road Type:	Size: 0 Description: Fields Natural Gas Ion: Corner Public Vater: City/Town	tone Water, City/Town	n Sewer			eclaration: N Certified Tr own Warra 925 Source escription: A nation 343,900 .73 Tax Yea Page: 301 : R4	eated nty Available: 2: Public Reco ctual	rd	



MLS # 71110497 - Active Multi Family - 5+ Family - 5+ Units Up/Down

36-38 Winter StreetList PriceLawrence, MA 01841Essex CountyEssex CountyTotal Units: 6Total FITotal Rent: \$4,200Total RTotal Bedrooms: 0Total FITotal Fireplaces: 0Grade SMiddle School:High ScDirections: Lowell Street to Winter Street

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

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

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.** Living Area Includes: Living Area Source: **Owner** Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$
Gas: \$	Trash Removal: \$
Electricity: \$	Sewer: \$
Water: \$	Insurance: \$

Approx. Acres: **0 (0.23 sq. ft.)** Heat/Cool Zones: / Heat/Cool Units: /

Management: \$

Miscellaneous: \$

Ann. Prop. Oper. Data: No

Annual Expense Source: --

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

Gross Income: **\$53700** Gross Expenses: **\$8500** Net Income: **\$4200**

Unit Descriptions

Features	Other Property Info
Basement: Yes Full	Disclosure Declaration: Yes
Beach: No	Disclosures:
Foundation Size: 0	Exclusions:
Foundation Description: Poured Concrete	Lead Paint: Unknown
Lot Description: Paved Drive	UFFI: Warranty Available:
Sewer and Water: City/Town Water	Year Built: 1925 Source: Public Record
Waterfront: No	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:



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 sc Living Area Includes: Living Area Source: Public R Living Area Disclosures:	-	Approx. Acres: 0.07 (3049 sq. ft.) Heat/Cool Zones: 4/ Heat/Cool Units: 4/	Parkin	Garage Spaces: 0 Parking Spaces: 2 Off-Street Approx. Street Frontage:		
Annual Expenses for Fis Heating: \$ Gas: \$ Electricity: \$360	scal Year Ending 12/09 Repair & Maintenance: \$ Trash Removal: \$ Sewer: \$1100 Insurance: \$2100	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source: Owner P	Provided		Gross Income: \$4 Gross Expenses: Net Income: \$35	\$10485
Unit Descriptions		··· •				
Unit #1 Rooms: 5 Bedrooms Rooms: Living Room, Kitch Appliances: Range, Dishwas Interior Features: Cable TV / Heating: Forced Air, Gas, Ir Rent Includes: Other (See R	en sher Available ndividual	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1050	Lease: No
Unit #2 Rooms: 5 Bedrooms Rooms: Living Room, Kitch Appliances: Range, Dishwaa Interior Features: Cable TV / Heating: Forced Air, Gas, In Rent Includes: Other (See R	en sher Available ndividual	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 950	Lease: No
Unit #3 Rooms: 5 Bedrooms Rooms: Living Room, Kitch Appliances: Range, Dishwaa Interior Features: Cable TV / Heating: Forced Air, Gas, In Rent Includes: Other (See R	en sher Available ndividual	Fireplaces:	Levels: 1	Floor: 2	Rent: 900	Lease: No
Unit #4 Rooms: 5 Bedrooms Rooms: Living Room, Kitch Appliances: Range, Dishwaa Interior Features: Cable TV / Heating: Forced Air, Gas, Ir Rent Includes: Other (See R	en sher Available ndividual	Fireplaces:	Levels: 1	Floor: 2	Rent: 900	Lease: No
Features Area Amenities: Public Trans School, T-Station Basement: Yes Beach: No Construction: Frame Electric: Circuit Breakers, 2 Energy Features: Insulated Exterior: Shingles, Wood Flooring: Vinyl, Wall to Wal Foundation Size: 00 Foundation Description: Field	00 Amps Windows I Carpet	cility, Laundromat, Highway Access,	House of Worship,	Public Adt Dis Dis Exc Lee UFI Yea Yea Yea	proval Ilusions: Id Paint: Unknown II: Unknown Warran ar Built: 1915 Source: ar Built Description: Ap ar Round: Yes	Subject to 3rd party ty Available: No Public Record
Hot Water: Oil Lot Description: Paved Drive				Pin	x Information #: M:34 L:0196 essed: \$451,000	

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

Road Type: Public, Paved

Terms: Contract for Deed

Waterfront: No

Roof Material: Asphalt/Fiberglass Shingles

Sewer and Water: City/Town Water

Zoning Code: B

Map: Block: Lot:

Cert:

Tax: \$5827 Tax Year: 2009

Book: 23658 Page: 343



MLS # 70871348 - Active Multi Family - 5-9 Family 459-461 Haverhill St. Lawrence, MA 01841 Essex County Total Units: 5 Total Rent: \$3,700 Total Bedrooms: 10 Total Fireplaces: 0 Middle School: Directions: RT. 28 to Haverhill St.

List Price: \$380,000

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 Inform	ation								
Approx. Living Area: 4316 sq. ft. Living Area Includes:			Approx. Acres: 0.1 (4500 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /			Garage Spaces: 0 Parking Spaces: 0 Other (See Remarks) Approx. Street Frontage:			
Annual Expense Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Maintenance: Trash Removal: Sewer: Insurance:	\$	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Annual Expense Source		, Owner Pro	ovided		Gross Incom Gross Expen Net Income:	ses: \$0
Unit Descriptior	IS								
Unit #1	Bedrooms: 3 om, Kitchen	Full/Half Bath	s: 1/0	Fireplaces:	0	Levels: 1	Floor: 1	Rent: 800	Lease: No
Unit #2 Rooms: 5 Rooms: Living Roo Appliances: Range, Heating: Gas Cooling: None	•	Full/Half Bath	s: 1/0	Fireplaces:	0	Levels: 1	Floor: 2	Rent: 800	Lease: No
Unit #3 Rooms: 4 Rooms: Living Roo Appliances: Range, Heating: Gas Cooling: None	•	Full/Half Bath	s: 1/0	Fireplaces:	0	Levels: 1	Floor: 3	Rent: 700	Lease: No
Unit #4 Rooms: 2 Rooms: Kitchen Appliances: Range, Interior Features: S Heating: Gas Cooling: None Rent Includes: Hea	tudio	Full/Half Bath	s: 1/0	Fireplaces:	0	Levels: 1	Floor: 1	Rent: 700	Lease: No
Features					Other Pro				
Area Amenities: Pu Basement: Yes Fu Beach: No Construction: Fram Electric: 220 Volts Energy Features: Ir Exterior: Vinyl Exterior Features: P Flooring: Wood, Ti Foundation Descript Hot Water: Oil, Nat Lot Description: Otl Road Type: Public, Roof Material: Aspl	e Isulated Windows Yorch, Fenced Yard le, Vinyl 19. ion: Fieldstone	valk es			Adult Comm Disclosure D Disclosures: Exclusions: 1 Lead Paint: UFFI: Unkn Year Built: 1 Year Built: 1 Year Round: Tax Inform Pin #: Assessed: \$	unity: No beclaration: No *Compensatio W/D in units 1 Unknown own Warranty 1910 Source: P escription: Actu : Yes nation 337,600 0.38 Tax Year: : ' Page: 123	&2 do not sta Available: No ublic Record al		



Total Floors: 3 Total Rooms: 26 Grade School: High School: Directions: Jackson Street to Jackson Court or off Newbury Street

List Price: \$399,900

Total Full/Half Baths: 5/0

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 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 Informatio	n							
Approx. Living Area: 0 s Living Area Includes: Living Area Source: Oth Living Area Disclosures:	q. ft. er	Approx. Acres: 0.3 Heat/Cool Zones: / Heat/Cool Units: /	-	sq. ft.)		Parking	Spaces: 1 Spaces: 1 Off-Stree Street Frontage:	et
Annual Expenses								
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Maintenance: \$ Trash Removal: \$ Sewer: \$ Insurance: \$					Gr	ross Income: \$4680 ross Expenses: \$ et Income: \$46800	0
Unit Descriptions								
Unit #1 Rooms: 8 Bedro Rooms: Living Room, Appliances: Range, Dis	oms: 4 Full/Half B Dining Room, Kitchen, Fa shwasher, Disposal, Refri rity System, Cable TV Ava aseboard	mily Room gerator		laces: 2 eplace - Wood	Levels: 3 burning	Floor: 1	Rent: 1200	Lease: Yes
	oms: 3 Full/Half B Dining Room, Kitchen , Countertop Range	aths: 1/0	Firep	laces: 3	Levels: 1	Floor: 1	Rent: 1000	Lease: No
	oms: 3 Full/Half B Dining Room, Kitchen	aths: 1/0	Firep	laces: 0	Levels: 1	Floor: 2	Rent: 950	Lease: No
Unit #4 Rooms: 6 Bedro Rooms: Living Room, Rent Includes: Water	oms: 3 Full/Half B Kitchen	aths: 1/0	Firepl	laces: 0	Levels: 1	Floor: 3	Rent: 750	Lease: No
Basement: Yes Full Beach: No Construction: Frame Electric: Fuses, Circuit Exterior: Wood, Shake Exterior Features: Porci Yard Flooring: Wood, Tile, V Foundation Size: 2 Proj Foundation Description: Lot Description: Other	h, Patio, Storage Shed, G Vall to Wall Carpet perties Fieldstone	, 100 Amps reenhouse, Screens		decorative of Exclusions: Lead Paint: Ur UFFI: Warrar Year Built: 0 S Year Built Des Year Round: Tax Informa Pin #: Assessed: \$43	daration: Yes Fireplaces in finly hknown hty Available: Source: Public R cription: Approx htion 60,800 6 Tax Year: 20: Page: 68 R-4	lecord imate	family do not ope	rate and are

Purchase Dire	ct Through Partne	ers & Receive 2		ir Comm	ISSION!	
	MLS # 71120484 - Active Multi Family - 4 Family 14 Fowler St		Lis	t Price: \$424,80	0	
Remarks	Salisbury, MA 01952-2722 Essex County Total Units: 4 Total Rent: \$3,110 Total Bedrooms: 8 Total Fireplaces: 0 Middle School: Directions: Salisbury Beach Ce		To To Gra Hiç Fowler St.	tal Floors: 2 tal Rooms: 16 tal Full/Half Baths ade School: Jh School:		
Price-Slashed, Salisbury Beach, 4 Units/\$110 Porch, Located closed to the Beach,Short dist BRING ME AN OFFER.						
Property Information Approx. Living Area: 2640 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	Approx. Acres: Heat/Cool Zone Heat/Cool Units				aces: 0 baces: 5 Off-Street treet Frontage:	
Annual Expenses Heating: \$ Repair & Maintenance Gas: \$ Trash Removal: \$ Electricity: \$ Sewer: \$1400 Water: \$600 Insurance: \$1111		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:		Gross	Income: \$39360 Expenses: \$3111 come: \$39360	
Unit Descriptions Unit #1 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Gas, Space Heater Cooling: None Rent Includes: Water	II/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 820	Lease: No
Unit #2 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Gas, Space Heater Cooling: None Rent Includes: Water	II/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 820	Lease: No
Unit #3 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Gas, Space Heater Cooling: None Rent Includes: Water	II/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 650	Lease: No
Unit #4 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Gas, Space Heater Cooling: None Rent Includes: Water	ıll/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 820	Lease: No
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 Do Exterior: Vinyl Exterior Features: Porch, Gutters, Screens, Fene 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 Utility Connections: for Gas Range Waterfront: Yes Walk to	ced Yard			nown Available: Source: Public ption: Approxim on 194 ,000 x Year: 2010		

	Essex County			L	ist Price: \$429,00	0		
14 Sadler St Gloucester, MA 01930-2918 Essex County Color: white Total Units: 4 Total Units: 4 Total Rent: \$4,050 Total Bedrooms: 8 Total Bedrooms: 8 Total Bedrooms: 8 Total Fireplaces: 0 Middle School: O'Maley Middle Directions: Wester street to Sadler st emarks antastic investment oppty - priced to sell! Great money maker and owner occupie pdates, well maintained property w/ not a thing to do. 1 car garage & 4 more part				ed situation.Offering two 3BR units (1st fl is deleaded) and two 1BR units, all are rer				
n ea unit.Separate	utilities, large rental in	come/small ex	penses. Offering	2.25% agent commis	sion.			
ecord	Heat/Cool Zones: 5 Heat/Cool Units: 5/	/0 0				Other (See Remarks)		
epair & Maintenance rash Removal: \$0 ewer: \$	-	Miscellaneous Ann. Prop. Op	: \$0 ber. Data: Yes	Provided		Gross Income: Gross Expenses Net Income: \$	5: \$9000	
nen, Laundry rator, Other (See ns, Cable TV Avai ors, Oil, Gas		Available, Stor	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1375	Lease: No	
ien, Laundry rator, Washer, Dr			Fireplaces: 0	Levels: 1	Floor: 2	Rent: 700	Lease: No	
ien, Laundry rator, Washer, Dr			Fireplaces: 0	Levels: 1	Floor: 2	Rent: 700	Lease: No	
ien, Laundry II, Refrigerator, W			Fireplaces: 0	Levels: 1	Floor: 3	Rent: 1295	Lease: Yes	
			Other Propert	y Info				
ally Finished, Inter o 1/2 Mile individually Meter Windows, Insulat eck, Gutters, Scree dstone, Brick nk e Publicly Maint., Si rglass Shingles n Water, City/Tov	rior Access, Bulkhead, Su ed ed Doors ens dewalk vn Sewer		Disclosure Decla Disclosures: Heæ pump never us Exclusions: Refr included. Lead Paint: Cert UFFI: No Wara Year Built: 1900 Year Built Descri Year Round: Yeæ Tax Informati Pin #: M:0046 I Assessed: \$334, Tax: \$3512 Ta: Book: 25761 P. Cert: Zoning Code: R4	ration: No vy rain leaves occasio sed ig & stoves included ir ified Treated nty Available: No 0 Source: Public Record ption: Actual 5 00 8:0093 L:0000 8:00 4: Year: 2010 age: 142	ı sale. First floor		-	
	property w/ not a n ea unit.Separate q, ft. tecord antial for finished i iscal Year Endiny tepair & Maintenance rash Removal: \$0 ewer: \$ nsurance: \$2800 ms: 3 nen, Laundry rator, Other (See nns, Cable TV Avail rator, Other (See nns, Cable TV Avail rator, Washer, Dry nas, Cable TV Avail ms: 1 nen, Laundry rator, Washer, Dry nas, Cable TV Avail ms: 3 nen, Laundry rator, Washer, Dry nas, Cable TV Avail ms: 3 nen, Laundry rator, Washer, Dry nas, Cable TV Avail ms: 3 nen, Laundry al, Refrigerator, W nns, Cable TV Avail nss, Cable TV Avail cator, State ack, Gutters, Screet dstone, Brick nk e Publicly Maint., Si rn Water, City/Tov	property w/ not a thing to do. 1 car garag n ea unit.Separate utilities, large rental in q. ft. Approx. Acres: 0.18 Heat/Cool Jones: 5/ antial for finished basement-has gas heater iscal Year Ending 12/09 tepair & Maintenance: \$0 rash Removal: \$0 ewer: \$ nsurance: \$2800 ms: 3 Full/Half Baths: 1/0 ren, Laundry rrator, Other (See Remarks) ns, Cable TV Available, Lead Certification fors, Oil, Gas a ms: 1 Full/Half Baths: 1/0 ren, Laundry rrator, Washer, Dryer nns, Cable TV Available, Storage ms: 1 Full/Half Baths: 1/0 ren, Laundry rrator, Washer, Dryer nns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 ren, Laundry rrator, Washer, Dryer nns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 ren, Laundry rrator, Washer, Dryer nns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 ren, Laundry rrator, Washer, Dryer nns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 ren, Laundry al, Refrigerator, Washer, Dryer nns, Cable TV Available, Storage ally Finished, Interior Access, Bulkhead, Su o 1/2 Mile Individually Metered Windows, Insulated Doors ack, Gutters, Screens dstone, Brick nnk e Publicly Maint., Sidewalk arglass Shingles in Water, City/Town Sewer	property w/ not a thing to do. 1 car garage & 4 more pain n ea unit.Separate utilities, large rental income/small ex q. ft. Approx. Acres: 0.18 (7650 sq. ft.) Heat/Cool Zones: 5/0 antial for finished basement-has gas heater and sink iscal Year Ending 12/09 leepair & Maintenance: \$0 Management: Trash Removal: \$0 Management: Trash Removal: \$0 Annual Expen ms: 3 Full/Half Baths: 1/0 nen, Laundry rator, Other TV Available, Lead Certification Available, Stor tors, Oil, Gas a ms: 1 Full/Half Baths: 1/0 nen, Laundry rator, Washer, Dryer uns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 nen, Laundry rator, Washer, Dryer uns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 nen, Laundry rator, Washer, Dryer uns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 nen, Laundry rator, Washer, Dryer uns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 nen, Laundry rator, Washer, Dryer uns, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 nen, Laundry al, Refrigerator, Washer, Dryer uns, Cable TV Available, Storage sportation, Shopping ally Finished, Interior Access, Bulkhead, Sump Pump, o 1/2 Mile Individually Metered Windows, Insulated Doors ack, Gutters, Screens detone, Brick unk e PuloiP Maint,, Sidewalk arglass Shingles	property w/ not a thing to do. 1 car garage & 4 more parking spaces. Dou n ea unit.Separate utilities, large rental income/small expenses. Offering q. ft. Approx. Acres: 0.18 (7650 sq. ft.) Heat/Cool Units: 5/0 antial for finished basement-has gas heater and sink iscal Year Ending 12/09 legait & Maintenance: \$0 Management: \$0 Fireplaces: 0 Preplaces:	property w/ not a thing to do. 1 car garage & 4 more parking spaces. Double'size lot, each unit! n ea unit.Separate utilities, large rental income/small expenses. Offering 2.25% agent commis q. ft. Approx. Acres: 0.18 (750 sq. ft.) Parking Spaces: 1 Heat/Coal Jones: 5/0 Parking Spaces: 0 Levels: 1 Heat/Coal Jones: 1/0 Fireplaces: 0 Levels: 1 Heat/Landry rator, Washer, Dryer Ins, Cable TV Available, Lead Certification Available, Storage ms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Heat, Laundry rator, Washer, Dryer Ins, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Heat, Laundry al, Refrigerator, Washer, Dryer Ins, Cable TV Available, Storage ms: 3 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Heat, Caundry al, Refrigerator, Washer, Dryer Ins, Cable TV Available, Storage Mindows, Insulated Doors back, Gutters, Screens dstone, Brick mit glass Shingles Publicly Maint, Sidewalk graus Shingles Publicly Maint, Sidewalk rglass Shingles Hat Park Park Park Park Park Park Park Park	property w/ not a thing to do. 1 car garage & 4 more parking spaces. Double size lot, each unit has yard spaces. In a unit.Separate utilities, large rental income/small expenses. Offering 2.25% agent commission. In a unit.Separate utilities, large rental income/small expenses. Offering 2.25% agent commission. In a unit.Separate utilities, large rental income/small expenses. Offering 2.25% agent commission. In a unit.Separate utilities, large spaces in the space of	q. f. Approx. Acros: 0.15 (7600 sq. ft.) heterColl Units: 5/0 Grange Spaces: 1 Priving Space: 5 Off Street, Tandem, Other (See Remarks) Approx. Street Frontage: attrail for fullable basement-has gas heater and aink lacal Year Ending 12/09 (mark Amentence: 50 mark Ameter Ameter Amentence: 50 Mark Ameter Amentence: 50 Mark Ameter Ameter Amentence: 50 Mark Ameter Amentence: 50 Mark Ameter Ameter Amentence: 50 Mark Ameter Ameter Amentence: 50 Mark Ameter Ameter Ameter Amentence: 50 Mark Ameter Ameter Amentence: 50 Mark Ameter Ameter Ameter Amentence: 50 Mark Ameter Ameter Amentence: 50 Mark Ameter	

000/ . - 1

Peabody, MA 01960 Essex County Color: White Total Units: 4 Total Rent: \$3,400 Total Bedrooms: 8 Total Fireplaces: 0	List Price: \$429,000 Total Floors: 3 Total Rooms: 16 Total Full/Half Baths: 4/0 Grade School: Carroll Sc High School:	
Peabody, MA 01960 Essex County Color: White Total Units: 4 Total Rent: \$3,400 Total Bedrooms: 8 Total Fireplaces: 0 Middle School: Higgins Middle	Total Floors: 3 Total Rooms: 16 Total Full/Half Baths: 4/0 Grade School: Carroll Sc	
Remarks		
Excellent condition - 4 unit building in good neighborhood.		
Property Information	C C	
Approx. Living Area: 2853 sq. ft. Approx. Acres: 0.06 (2874 sq. ft.) Living Area Includes: Heat/Cool Zones: 4/4 Living Area Source: Public Record Heat/Cool Units: 4/3 Living Area Disclosures: Heat/Cool Units: 4/3		vaces: 3 Tandem rreet Frontage:
Annual Expenses	C 1	
Heating: Repair & Maintenance: Management: Management: <td>Gross E</td> <td>income: \$42000 Expenses: \$3144 Come: \$40056</td>	Gross E	income: \$42000 Expenses: \$3144 Come: \$40056
Unit Descriptions		
Unit #1 Rooms: 5 Bedrooms: 3 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 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	Floor: 1 R	ent: 950 Lease: No
Unit #2 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Gas, Individual, Unit Control Rent Includes: Water	Floor: 2 R	ent: 650 Lease: No
Unit #3 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Rooms: Living Room, Kitchen Appliances: Range, Dishwasher Heating: Electric Baseboard, Individual, Unit Control Rent Includes: Water	Floor: 2 R	ent: 750 Lease: No
Unit #4 Rooms: 5 Bedrooms: 3 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Rooms: Living Room, Kitchen Appliances: Range, Dishwasher Heating: Forced Air, Oil Cooling: Window AC, Individual Rent Includes: Electric, Gas, Water	Floor: 3 R	ent: 1050 Lease: No
Common Areas Rooms: Kitchen, Laundry, Other (See Remarks) Appliances: Range, Refrigerator Heating: Electric Baseboard		
	Other Property Info	
Basement: Yes Full, Walk Out D Beach: No E Construction: Frame E Electric: Individually Metered U Energy Features: Insulated Windows, Storm Doors, Varies per Unit Ya Exterior: Aluminum Ya Exterior: Features: Porch, Patio, Fenced Yard, Satellite Dish Ya Flooring: Varies Per Unit T Foundation Description: Fieldstone, Brick P Hot Water: Natural Gas, Tank A Lot Description: Paved Drive T	Disclosure Declaration: Yes Disclosures: Exclusions: ead Paint: Unknown JFFI: Warranty Available: (ear Built: 1920 Source: (ear Built Description: App (ear Round: Fax Information Vin #: Assessed: \$346,000 Fax: \$3633 Tax Year: 20 Sook: 28089 Page: 358	: Public Record proximate

Cert: Zoning Code: Res-2 Map: Block: Lot:

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Roof Material: Asphalt/Fiberglass Shingles

Terms: Contract for Deed

Waterfront: No

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

Utility Connections: for Gas Range, for Electric Dryer

	MLS # 71090576 - Ad					
Remarks Sloucester - Conveniently located four easily drive right on to Rt. 128. Spacious		er nue near lights income!! This stately four uni	Tota Tota Tota Gra Higi t multifamily sits a		: 4/0 :ester :ster :ossroads- just steps	to town, harbor, beach, or
Property Information Approx. Living Area: 2514 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	Heat/Co	Acres: 0.23 (10130 sq. ft.) nol Zones: / nol Units: 3/		Parki	ge Spaces: 0 ing Spaces: 6 Off-Stree ox. Street Frontage:	et
Annual Expenses Heating: \$ Repair & Maint Gas: \$ Trash Removal Electricity: \$ Sewer: \$ Water: \$ Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: N Annual Expense Source: -		G	ross Income: \$41268 ross Expenses: \$ et Income: \$41268	
Unit Descriptions Unit #1 Rooms: 4 Bedrooms: 2 Rooms: Living Room, Dining Room, Kitc Appliances: Range, Refrigerator Interior Features: Ceiling Fans, Cable TV // Heating: Hot Water Radiators, Oil Cooling: None Rent Includes: Heat		Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1389	Lease: Yes
Unit #2 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Hot Water Radiators, Oil Cooling: None Rent Includes: Heat	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 750	Lease: No
Unit #3 Rooms: 2 Bedrooms: 1 Rooms: Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Han Heating: Other (See Remarks) Cooling: None Rent Includes: None	Full/Half Baths: 1/0 dwood Floors	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 600	Lease: No
Unit #4 Rooms: 3 Bedrooms: 2 Rooms: Living Room, Kitchen Appliances: Range Interior Features: Ceiling Fans, Tile Floor, Heating: Other (See Remarks) Cooling: None Rent Includes: None	Full/Half Baths: 1/0 Hardwood Floors	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 700	Lease: No
Features Area Amenities: Public Transportation, Sl 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: Clapboard, Vinyl Exterior: Clapboard, Vinyl Exterior: Beatures: Gutters Flooring: Wood, Tile, Varies Per Unit Foundation Description: Brick, Granite Hot Water: Natural Gas Lot Description: Corner Road Type: Public, Paved, Publicly Mainf Roof Material: Asphalt/Fiberglass Shingly Sewer and Water: City/Town Water, City Utility Connections: for Gas Range, Varies Waterfront: No Ocean, Harbor, Walk to	., Sidewalk ss /Town Sewer	Other Property Info Adult Community: No Disclosure Declaration: Yes Disclosures: Seller's Descripti Exclusions: 3rd floor refrigera Lead Paint: Unknown UFFI: Unknown Warranty Ava Year Built: 1900 Source: Publ Year Built: 1900 Source: Publ Year Built: Description: Approxi Year Round: Yes Tax Information Pin #: Assessed: \$345,100 Tax: \$3620.09 Tax Year: 201 Book: 13388 Page: 202 Cert: Zoning Code: R10 Map: 47 Block: Lot: 6	itor; Personal prop ilable: No ic Record mate		r property behind 52	Eastern Ave.

Purcr	hase Direc	t Through	Partners & Recei	ve 20% of C	our Com	mission!	
	p 19 -	MLS # 71016028 Multi Family - 5-9					
		15 Leavitt St Salem, MA 01970- Essex County Color: Blue Total Units: 5 Total Rent: \$4,900 Total Bedrooms: 8 Total Fireplaces: 0 Middle School: Colli Directions: LaFayet	ns MS	Tota Tota Tota Gra	Price: \$449,00 al Floors: 3 al Rooms: 20 al Full/Half Baths de School: SHS		
Remarks							
this unit.	a 5 unit building v	ith a solid rental hi	story, sep. utilities, new gas he	ating systems, etc. I	ne 4 bedroom	unit is de-leaded and	the common area near
Property Information							
Approx. Living Area: 4695 sq. f Living Area Includes: Living Area Source: Public Reco Living Area Disclosures:		Hea	orox. Acres: 0.1 (4695 sq. ft.) at/Cool Zones: 5/0 at/Cool Units: 5/0			paces: 0 paces: 2 Off-Street Street Frontage: 38 ft	
Annual Expenses for Fisc			romanti ¢0			Cross In	
Gas: \$ Trash R Electricity: \$200 Sewer:	& Maintenance: \$42 emoval: \$ \$750 ce: \$3900	Miscel Ann. F	gement: \$0 Ilaneous: \$1500 Prop. Oper. Data: Yes al Expense Source: Owner Provid e	ed, Limited Informati	on	Gross Ex	come: \$58800 penses: \$14848 me: \$43952
Unit Descriptions	-						
Unit #1 Rooms: 3 Bedrooms: Rooms: Living Room, Kitchen Appliances: Range, Refrigerat Heating: Central Heat, Hot Wa Cooling: None Rent Includes: Water	or - Wine Storage		Fireplaces: 0	Levels: 1	Floor: 1	Rent: 750	Lease: Yes
Unit #2 Rooms: 3 Bedrooms: Rooms: Living Room, Kitchen Appliances: Range, Refrigerat Heating: Central Heat, Hot Wa Cooling: None Rent Includes: Water	or	Half Baths: 1/0 as	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1000	Lease: No
Unit #3 Rooms: 7 Bedrooms: - Rooms: Living Room, Kitchen Appliances: Range, Refrigerat Heating: Central Heat, Hot Wa Cooling: None Rent Includes: Water	or	Half Baths: 1/0 as	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1250	Lease: Yes
Unit #4 Rooms: 3 Bedrooms: Rooms: Living Room, Kitchen Appliances: Range, Refrigerat Heating: Central Heat, Hot Wa Cooling: None Rent Includes: Water	or	Half Baths: 1/0 as	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 900	Lease: Yes
Features Area Amenities: Public Transpo School, T-Station, University Basement: Yes Full, Interior Beach: No Harbor, Ocean		I, Swimming Pool, T	ennis Court, Park, Walk/Jog Tı	ails, Golf Course, Me	dical Facility, F	Public Adult Com	
Beach Ownership: Public Beach - Miles to: No 1 to 2 Mile Construction: Frame, Block	3					Lead Paint	:: Certified Treated (nown Warranty Available:
Electric: Circuit Breakers, Ind Energy Features: Insulated Wi Exterior: Other (See Remarks Exterior Features: Porch	ndows					Record	1915 Source: Public Description: Approximate d: Yes
Flooring: Wood, Vinyl Foundation Size: 30x51 Foundation Description: Concre Hot Water: Electric, Tank Lot Description: Corner, Paved Road Type: Public, Paved, Pul	Drive, Easements					Assessed: Tax: \$65 2	rmation 34 L:0128 \$505,000 25 Tax Year: 2009 882 Page: 312
Roof Material: Rubber Sewer and Water: City/Town W Terms: Contract for Deed	Vater, City/Town					Cert: Zoning Co Map: Blo	

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Utility Connections: for Gas Range Waterfront: No Walk to



MLS # 71107311 - Active Multi Family - 5-9 Family 94-98 Groveland St Haverhill, MA : Riverside 01830 Essex County Color: Grey Total Units: 5 Total Rent: \$4,450 Total Bedrooms: 9 Total Fireplaces: 0 Middle School: Directions: Groveland St on left towards Groveland

List Price: \$449,900

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.

Living Area Includes: Heat			ox. Acres: 0.21 (9378 sq. ft.) //Cool Zones: 5/0 //Cool Units: 5/0 00.00		Parking	Spaces: 0 Spaces: 7 Off-Stre Street Frontage:	eet		
Annual Expenses Heating: \$ Gas: \$ Electricity: \$ Water: \$	eating: \$ Repair & Maintenance: \$ as: \$ Trash Removal: \$ ectricity: \$ Sewer: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:						
Unit Descriptions Unit #1 Rooms: 4 Bedro Rooms: Living Room, H Appliances: Range, Ref Interior Features: Ceilin Rent Includes: Water	rigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 950	Lease: No		
Unit #2 Rooms: 4 Bedror Rooms: Living Room, H Appliances: Range, Ref Interior Features: Ceilin Rent Includes: Water	rigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 950	Lease: No		
Unit #3 Rooms: 4 Bedroo Rooms: Living Room, H Appliances: Range, Ref Rent Includes: Water		Full/Half Baths: 1/	Fireplaces:	Levels:	Floor:	Rent: 875	Lease: No		
Unit #4 Rooms: 4 Bedro Rooms: Living Room, H Appliances: Range, Ref Rent Includes: Water		Full/Half Baths: 1/	Fireplaces:	Levels:	Floor:	Rent: 875	Lease: No		
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			Other Property In Adult Community: No Disclosure Declaration Disclosures: COMMIS Exclusions: Lead Paint: Unknown UFFI: Unknown Wa Year Built: 1900 Sou Year Built Description Year Round: Yes Tax Information Pin #: Assessed: \$377,200 Tax: \$4813.07 Tax Book: 19013 Page: 1 Cert: Zoning Code: res	i: No SSION NOT PAI n rranty Available: I rrce: Public Reco : Approximate Year: 2010	No	ES CONCESSION	IS		



Unit #4 Rooms: 5 Bedrooms: 2 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 0 Rent: 1100 Rooms: Living Room, Dining Room, Kitchen Appliances: Range, Refrigerator Heating: Forced Air, Gas Rent Includes: Heat, Hot Water

Features	Other Property Info
Area Amenities: Public Transportation, Shopping, Highway Access	Disclosure Declaration: No
Basement: Yes Full	Disclosures:
Beach: No	Exclusions:
Construction: Frame, Stone/Concrete	Lead Paint: Unknown
Electric: Fuses, Circuit Breakers	UFFI: Unknown Warranty Available:
Exterior Features: Porch	Year Built: 1920 Source: Public Record
Flooring: Wood, Wall to Wall Carpet	Year Built Description: Approximate
Foundation Size: 0	Year Round:
Foundation Description: Fieldstone Hot Water: Natural Gas Lot Description: Corner, Level	Tax Information Pin #:
Road Type: Public, Paved	Assessed: \$324,400
Roof Material: Asphalt/Fiberglass Shingles	Tax: \$4077.71 Tax Year: 2010
Sewer and Water: City/Town Water, City/Town Sewer	Book: 3409 Page: 291 Cert:
Utility Connections: for Gas Range Waterfront: No	Zoning Code: res Map: Block: Lot:

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Lease: No

	MLS # 71133382 - Active					
Remarks Beautiful six family with many recent update	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 P	((ent St.		List Price: \$454,9 Total Floors: 3 Total Rooms: 23 Total Full/Half Bal Grade School: High School:	ths: 6/0	
finishing touches in all units. Location, off-st Property Information Approx. Living Area: 3136 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:		al history make this proper 21 (9000 sq. ft.) 6/6	ty a real gem! Gai Par	rage Spaces: 0	ff-Street, Assigned	
Annual Expenses Heating: \$ Repair & Maintenance Gas: \$ Trash Removal: \$ Electricity: \$ Sewer: \$ Water: \$ Insurance: \$:\$	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:		Gro	ss Income: \$65100 ss Expenses: \$ Income: \$0	
Unit Descriptions Unit #1 Rooms: 3 Bedrooms: 1 Fu Rooms: Living Room, Kitchen Appliances: Range, Disposal, Refrigerator Interior Features: Cable TV Available, Tile Floor Heating: Hot Water Baseboard Cooling: Wall AC Rent Includes: Heat, Gas, Water	III/Half Baths: 1/0 , Hardwood Floors	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: Yes
Unit #2 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Tile Floor Heating: Hot Water Baseboard Cooling: Wall AC Rent Includes: Heat, Gas, Water	ill/Half Baths: 1/0 , Hardwood Floors	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 925	Lease: Yes
Unit #3 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Disposal, Refrigerator Interior Features: Cable TV Available, Tile Floor Heating: Hot Water Baseboard Cooling: Wall AC Rent Includes: Heat, Gas, Water	II/Half Baths: 1/0 , Hardwood Floors	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 925	Lease: Yes
Unit #4 Rooms: 4 Bedrooms: 2 Fu Rooms: Living Room, Kitchen Appliances: Range, Disposal, Refrigerator Interior Features: Cable TV Available, Tile Floor Heating: Hot Water Baseboard Cooling: Wall AC Rent Includes: Heat, Gas, Water	II/Half Baths: 1/0 , Hardwood Floors	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 925	Lease: Yes
Common Areas Rooms: Laundry						
Features Area Amenities: Public Transportation, Shoppin 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 Size: 1600 Foundation Size: 1600 Foundation Description: Poured Concrete Hot Water: Natural Gas Lot Description: Poured Concrete Road Type: Public Road Type: Public Road Type: Public Road Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water, City/Town Utility Connections: for Gas Oven Waterfront: No		Adult of Disclos Exclus Lead F UFFI: Year B Year R Year R Tax II Pin #: Assess Tax: \$ Book: Cert: : Zoning	ions: 'aint: Unknown Unknown Warranty uilt: 1965 Source: I uilt Description: Act i	Available: No Public Record Ial	eal Estate license.	



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 Informatio				<u> </u>	0.00		
Living Area Includes: Heat/Cod			rox. Acres: 0.23 (10018 sq t/Cool Zones: 4/0 t/Cool Units: 4/0	. п . j		paces: 0 paces: 8 Off-St treet Frontage:	reet
Annual Expenses							
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Main Trash Remova Sewer: \$ Insurance: \$		Management: Miscellaneous Ann. Prop. Op Annual Expen	: \$ ber. Data: No		Gross Income Gross Expense Net Income: \$	es: \$
Unit Descriptions							
Rooms: Living Room, I Appliances: Range, Ref	rigerator TV Available, P	Full/Half Baths: 1/0	Fireplaces:	0 Levels: 1	Floor: 1	Rent: 0	Lease: Yes
Rooms: Living Room, I Appliances: Range, Ref	rigerator TV Available, P	Full/Half Baths: 1/0	Fireplaces:	0 Levels: 1	Floor: 2	Rent: 0	Lease: Yes
Rooms: Living Room, I Appliances: Range, Ref	rigerator TV Available, P	Full/Half Baths: 1/0	Fireplaces:	0 Levels: 1	Floor: 1	Rent: 0	Lease: Yes
Rooms: Living Room, I Appliances: Range, Ref	rigerator TV Available, P	Full/Half Baths: 1/0	Fireplaces:	0 Levels: 1	Floor: 2	Rent: 0	Lease: Yes
_							
Features Area Amenities: Public Basement: Yes Full, C Beach: No Construction: Frame Electric: Circuit Breake Energy Features: Insula Exterior: Vinyl Exterior Features: Porcl Flooring: Vinyl, Wall to Foundation Description: Hot Water: Natural Gas Lot Description: Paved Road Type: Public, Pav Roof Material: Asphalt/ Sewer and Water: City/ Waterfront: No	oncrete Floor ers ated Windows, V n, Patio, Screens Wall Carpet Poured Concret s, Tank Drive red, Publicly Mai Fiberglass Shin	/aries per Unit s, Varies per Unit æ int., Sidewalk gles		Disclosures: Exclusions: Lead Paint: I UFFI: Warr Year Built: 1 Year Built De Year Round: Tax Inform Pin #: Assessed: \$3	eclaration: Yes anty Available: 900 Source: Publ escription: Actual Yes nation 340,700 Tax Year: 2010 6 Page: 3 : RES	ic Record	



MLS # 71133016 - Active Multi Family - 4 Family 4-41/2 Dexter Street Haverhill, MA 01830 Essex County Total Units: 4 Total Rent: \$0 Total Bedrooms: 10 Total Fireplaces: 0 Middle School: Directions: Dexter Street

List Price: \$469,900

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 Inf	ormation							
Living Area Includes:			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 Exp	enses							
Heating: \$0 Gas: \$0 Electricity: \$0 Water: \$0	Repair & M Trash Rem Sewer: \$0 Insurance:	·		Management: \$0 Miscellaneous: \$0 Ann. Prop. Oper. I Annual Expense So			Gross Income: Gross Expenses Net Income: \$0	: \$0
Unit Descrip	otions							
-	Bedrooms: 2 9 Room, Kitchen ange, Refrigerator Water	Full/Half Baths:	1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: No
_	Bedrooms: 3 9 Room, Kitchen, La ange, Refrigerator	Full/Half Baths: undry	1/1	Fireplaces: 0	Levels: 2	Floor: 2	Rent: 0	Lease: No
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			ewer		Other Prop Disclosure Dec Disclosures: Exclusions: Lead Paint: U UFFI: No Wa Year Built: 18 Year Built Des Year Round: N Tax Informa Pin #: Assessed: \$3: Tax: \$4114 Book: 20368 Cert: Zoning Code: Map: Block:	claration: No nknown mranty Availat 80 Source: I scription: App Yes ation 22,400 Tax Year: 20 Page: 536 RES	Public Record roximate	



MLS # 71115566 - Active Multi Family - 5+ Family - 5+ Units Up/Down

55 ESTES ST Lynn, MA 01902-3057 Essex County Color: grey Total Units: 6 Total Rent: \$5,250 Total Bedrooms: 6 Total Fireplaces: 0 Middle School: Directions: Off of rt 107 List Price: \$495,000

Total Floors: 3 Total Rooms: 18 Total Full/Half Baths: 6/0 Grade School: High School:

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 convienence to shops and restaurants.

Property Information

Approx. Living Area: 4428 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:

Approx. Acres: 0.08 (3484 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: \$	Heating: \$ Repair & Maintenance: \$		Management: \$	Management: \$			Gross Income: \$63000		
Gas: \$3262 Trash Removal: \$		Miscellaneous: \$	Miscellaneous: \$			s: \$15202			
Electricity: \$	3262 S	wer: \$1675 Ann. Prop. Oper. Data: No N			Net Income: \$47798				
Water: \$16 2	75 Ii	nsurance: \$3323	Annual Expense Sou	Annual Expense Source: Estimated					
Unit Desc	riptions								
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:



MLS # 71127218 - Active Multi Family - 4 Family 10 Thorndike Steet

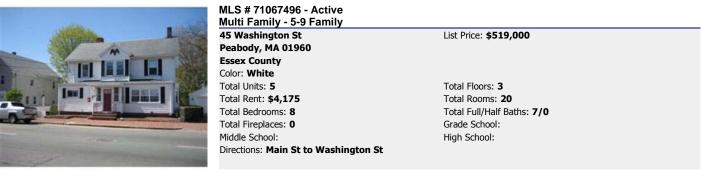
Beverly, MA 01915 Essex County Total Units: 4 Total Rent: **\$0** Total Bedrooms: **9** Total Fireplaces: **6** Middle School: Directions: Lothrop to Thorndike List Price: **\$499,000**

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

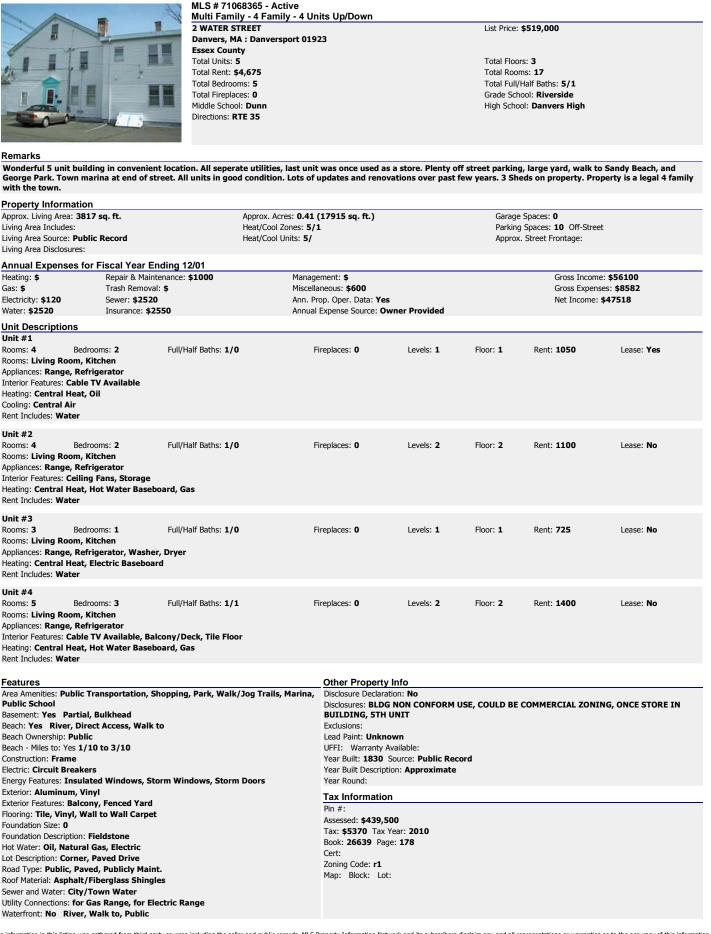
Property Information Approx. Living Area: 5560 sg. ft. Approx. Acree			s: 0.24 (10885 sq. ft.)		Garage Spa	ces: 0		
Living Area Includes: Heat/Cool Zo					Parking Spaces: 8 Off-Street			
Living Area Sour		Heat/Cool Un	•			eet Frontage:		
Living Area Discle	osures:							
Annual Exper	ises							
Heating: \$	-	aintenance: \$	Management: \$			Gross Income:	•	
Gas: \$	Trash Rem	oval: \$	Miscellaneous: \$			Gross Expense	•	
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Dat		r	Net Income: \$	5	
Water: \$	Insurance:	\$	Annual Expense Sour	ce:				
Unit Descripti	ions							
Unit #1 Rooms: 8	Bedrooms: 3	Full/Half Baths: 1/1	Fireplaces: 4	Levels: 3	Floor: 1	Rent: 0	Lease: No	
		om, Kitchen, Family Room		Levels. 3	FI001. 1	Rent. U	Lease. NO	
		on, Ritchen, Fanny Room						
Unit #2					-			
Rooms: 5	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 0	Lease: No	
Rooms: Living F	Room							
Unit #3								
Rooms: 4	Bedrooms: 2	Full/Half Baths: /1	Fireplaces: 1	Levels: 1	Floor: 2	Rent:	Lease: No	
Rooms: Living F	Room							
Unit #4								
Rooms: 4	Bedrooms: 2	Full/Half Baths: /0	Fireplaces: 0	Levels: 1	Floor: 3	Rent:	Lease: No	
Rooms: Living F	Room		·					
F = = 4 + + + = =				Other Dress	antas lusta			
Features	Public Transport	ation, Shopping, Marina		Adult Commun				
	Full, Interior Ac			Disclosure De	,			
Beach: Yes Ba	•			Disclosures:				
Beach Ownership	•			Exclusions:				
	Yes 0 to 1/10 M	ile		Lead Paint: U	nknown			
Construction: Fra	-			UFFI: Unknown Warranty Available: No				
Electric: Circuit	Breakers			Year Built: 18	48 Source: O	wner		
Exterior: Alumin	num			Year Built Des	cription: Appr	oximate		
Exterior Features	: Porch, Deck, H	andicap Access, Gutters		Year Round: Y	(es			
Flooring: Wood				Tax Informa	ation			
Foundation Size:				Pin #:				
Foundation Deco	ription: Granite, I	-		Assessed: \$37	74,700			
	Corner, Paved D				6 Tax Year: 2	110		
Lot Description:	cobalt / Eiboralac	s Shingles		Book: 28109				
Lot Description: Roof Material: As	• • •							
Lot Description: Roof Material: As Sewer and Water	r: City/Town Wa	ter, City/Town Sewer		Cert:				
Lot Description: Roof Material: As Sewer and Water	• • •	ter, City/Town Sewer			R6			



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 (1611) Heat/Cool Zones: 1/0 Heat/Cool Units: 1/0	' sq. ft.)	Par	rage Spaces: 0 rking Spaces: 20 C prox. Street Frontag	
Annual Expenses for Fiscal Year Ending 12/09					
Heating: \$3900 Repair & Maintenance: \$2600 Gas: \$1047 Trash Removal: \$ Electricity: \$3072 Sewer: \$ Water: \$1614 Insurance: \$4774	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Annual Expense Source		ed	Gross Incom Gross Expen Net Income:	ses: \$22191
Unit Descriptions					
Unit #1 Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Appliances: Range, Refrigerator Heating: Oil, Common Rent Includes: Heat, Electric, Gas, Water, Hot Water	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: Yes
Unit #2 Rooms: 2 Bedrooms: 1 Full/Half Baths: 1/0 Appliances: Range, Refrigerator Heating: Oil, Common Rent Includes: Heat, Electric, Gas, Water, Hot Water	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: Yes
Unit #3 Rooms: 4 Bedrooms: 2 Full/Half Baths: 2/0 Appliances: Range, Refrigerator Heating: Oil, Common Rent Includes: Heat, Electric, Gas, Water, Hot Water	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 975	Lease: Yes
Unit #4 Rooms: 6 Bedrooms: 2 Full/Half Baths: 2/0 Appliances: Range, Refrigerator Heating: Oil, Common Rent Includes: Heat, Electric, Gas, Water, Hot Water	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1600	Lease: Yes
F. stamps					
Features Basement: Yes Full, Finished, Concrete Floor Beach: No Electric: Circuit Breakers Energy Features: Insulated Windows Exterior: Vinyl Exterior: Vinyl Exterior: Peatures: Deck, Patio, Inground Pool, Screens Flooring: Tile, Vinyl, Wall to Wall Carpet, Varies Per Un 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	it, Other (See Remarks)		Adult Comr Disclosures Exclusions: Lead Paint: UFFI: Unk t Year Built: Year Built Year Round Tax Infor Pin #: Assessed: \$ Tax: \$518	Declaration: Yes Unknown nown Warranty Av 1930 Source: Put Description: Approv 1: Yes mation \$493,800 5 Tax Year: 2010 06 Page: 568 le: R4	olic Record





MLS # 71045541 - Active Multi Family - 4 Family 8 Blaine Ave Beverly, MA 01915-2504 Essex County Total Units: 4 Total Rent: \$4,600 Total Bedrooms: 8 Total Fireplaces: 0 Middle School:

List Price: \$538,000

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

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 b	uilding is 7080sqft	

Annual Expenses

Annual EX	penses							
Heating: \$	Repair & N	Repair & Maintenance: \$ Management: \$		G	ross Income: \$5	5200		
Gas: \$	Trash Removal: \$		Miscellaneous: \$	Gross Expenses: \$				
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Da	ata: Yes	Net Income: \$55800			
Water: \$	Insurance	\$	Annual Expense Sou	urce:				
Unit Descri	iptions							
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			Other Property	Info				
Bacomont: V	e Eull Walk O	.+	Adult Community:	No				

Basement: Yes Full, Walk Out Adult Community: No Beach: No Disclosure Declaration: Yes Foundation Size: 999x999 Disclosures: call for rent roll and expenses , on street parking Foundation Description: Concrete Block, Granite Exclusions: new decks, new siding, newer windows, roof, and, electrical Lead Paint: Certified Treated Lot Description: Zero Lot Line Sewer and Water: City/Town Water, City/Town Sewer UFFI: Unknown Warranty Available: No Waterfront: 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:



 MLS # 71069210 - Active

 Multi Family - 5-9 Family

 29 Hanover St
 List Price

 Lynn, MA 01902-4305

 Essex County

 Total Units: 6
 Total Flo

 Total Rent: \$4,000
 Total Ro

 Total Bedrooms: 7
 Total Flo

 Total Fireplaces: 0
 Grade St

 Middle School: Breed
 High Sct

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

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!

Drenerty Information						
Property Information Approx. Living Area: 6300 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	н	pprox. Acres: 0.14 (6187 sq. ft.) leat/Cool Zones: 1/0 leat/Cool Units: 1/0			paces: 0 paces: 12 Off-Street treet Frontage:	
Annual Expenses						
Heating: \$ Repair & Maintenance: Gas: \$ Trash Removal: \$ Electricity: \$ Sewer: \$ Water: \$ Insurance: \$	\$	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source: Owner	Provided		Gross Income: \$2 Gross Expenses: : Net Income: \$28	\$
Unit Descriptions						
Unit #1 Rooms: 5 Bedrooms: 2 Rooms: Living Room, Dining Room, Kitche Appliances: Range, Dishwasher, Disposal, Interior Features: Ceiling Fans, Security Sys Heating: Gas Rent Includes: Heat, Gas, Water	Microwave, Refrigera		Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #2 Rooms: 4 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Gas Rent Includes: Heat, Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: No
Unit #3 Rooms: 4 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Gas Rent Includes: Heat, Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 800	Lease: No
Unit #4 Rooms: 4 Bedrooms: 1 Rooms: Living Room, Dining Room, Kitche Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Gas Rent Includes: Heat, Water	Full/Half Baths: 1/0 m	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 800	Lease: No
Features Area Amenities: Public Transportation, Sho Basement: Yes Partial Beach: Yes Ocean Beach Ownership: Public Beach - Miles to: Yes 3/10 to 1/2 Mile Electric: Circuit Breakers, 200 Amps, Indiv Exterior: Shingles, Wood Exterior Features: Porch, Deck, Patio, Gutte Flooring: Wood, Tile, Vinyl Foundation Description: Poured Concrete Hot Water: Tankless Lot Description: Paved Drive Road Type: Public, Paved, Publicly Maint., Roof Material: Rubber Sewer and Water: City/Town Water, City/T Terms: Contract for Deed Utility Connections: for Gas Range, for Gas Waterfront: No	vidually Metered ers Sidewalk Town Sewer	og Trails, Medical Facility, Laur	ndromat, Public School			n: No marranty Available: No urce: Public Record h: Actual S:022 ar: 2010 223



List Price: **\$559,000**

Total Floors: **3** Total Rooms: **22** Total Full/Half Baths: **9/0** Grade 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 I	nformation							
Living Area I Living Area S	Living Area Includes: Hea		Heat/Coo	. Acres: 0.24 (10724 sq. ft.) ool Zones: 9/0 ool Units: 9/0		Garage Spaces: 0 Parking Spaces: 0 Approx. Street Frontage:)
Annual Ex	penses							
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Maintenance: \$ Trash Removal: \$ Sewer: \$ Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source:		Gross Income: \$0 Gross Expenses: \$0 Net Income: \$0			
Unit Descr	iptions							
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
Basement: Y Beach: No Construction Foundation S Foundation D Lot Description Roof Materia	es Brick, Block Jize: 0 Description: Other Dn: Other (See Re I: Wood Shingles Jater: City/Town	emarks)	-	Other Property Disclosure Declara Disclosures: Com Exclusions: Lead Paint: Unkne UFFI: Warranty A Year Built: 1900 Year Built Descript Year Round: Tax Information Pin #: Assessed: \$479,2 Tax: \$5486.84 T Book: 27917 Pag Cert: Zoning Code: Com Map: 0109 Block	tion: No mssion based own Available: Source: Public cion: Approxim n 00 Fax Year: 2009 ge: 203	Record nate	ce minus selle	er commission

		MLS # 71131205 - Active		20,001			
plus extra storage	e area for each unit in well	Multi Family - 4 Family 123 Main St Rockport, MA 01966 Essex County 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 ily in wonderful condition, TAW, d parking area in back. 2-Bed uni	Grade Scho High Schoo & Agawam Lane electric heat indivi	s: 3 Ialf Baths: 4/0 Ialf Baths: 4/0 I: I:		
Property Inform. Approx. Living Area: Living Area Includes Living Area Source: Living Area Disclosu	2136 sq. ft. :: Public Record	Approx. Acres Heat/Cool Zor Heat/Cool Uni		Р	Garage Spaces: 0 Garking Spaces: 6 (Approx. Street Front	Off-Street, Tandem tage: 58 ft	
Annual Expense Heating: \$480 Gas: \$ Electricity: \$270 Water: \$1525	es for Fiscal Year Ending Repair & Maintena Trash Removal: \$ Sewer: \$ Insurance: \$350	ance: \$500 814	Management: \$ Miscellaneous: \$240 Ann. Prop. Oper. Data: Yes Annual Expense Source: Owner P	rovided		Gross Income: \$ Gross Expenses: Net Income: \$32	\$13301
Unit Description Unit #1 Rooms: 2 Rooms: Kitchen Appliances: Range, Interior Features: S	Bedrooms: 1 Refrigerator torage, Studio, Hardwood aseboard, Unit Control	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 600	Lease: No
Unit #2 Rooms: 2 Rooms: Kitchen Appliances: Range, Interior Features: S	Bedrooms: 1 Refrigerator torage, Studio, Hardwood aseboard, Unit Control	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 750	Lease: No
	Refrigerator alcony/Deck, Wood Floorin aseboard, Unit Control	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1300	Lease: No
	Refrigerator alcony/Deck, Hardwood Fl aseboard, Unit Control	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 1000	Lease: No
Common Areas Rooms: Other (See Heating: Forced Ai							
Station Basement: Yes Fu Beach Ownership: F Beach Ownership: F Beach - Miles to: Ye Construction: Fram Electric: 200 Amps Energy Features: St Exterior: Clapboart Exterior Features: P Flooring: Wood, Vi Foundation Size: 26 Foundation Size: 26 Foundation Descript Hot Water: Electric Lot Description: Con Road Type: Public, Roof Material: Asph Sewer and Water: C	II, Walk Out, Sump Pump, Public s 1/10 to 3/10 e corm Windows, Storm Door d, Shingles orch, Deck, Gutters nyl, Hardwood ix 28 ion: Granite	s, Prog. Thermostat aint., Privately Maint.	Disclosures: basement Exclusions: Lead Paint: UFFI: Warr Year Built De Year Round: Tax Inform Pin #: Assessed: \$1 Tax: \$4769 Book: 2040: Cert: Zoning Code	Angene and a section and a sec	c Record nate	is oil heat/ Add'l stor.	age & Coin-Op W/D in

Remarks ATTENTION INVESTORS!!! THIS RARE INVICOND EVELOPMENT & IS 150 YARDS FR Property Information Poppox. Living Area: 3800 sq. ft. Living Area: Source: Public Record	ESTMENT OPPORTUNITY CONSIS COM OCEAN PRIME LOCATION	I FOR REHAB OR BUILD NEW 13 (5880 sq. ft.) 6/0	Total I Total I Total I Grade High S RMONT STREET INGS ON 5,880 SF LO J. Gara Parki		IPGRADING. PR	DPERTY ABUTS NEW
Living Area Disclosures: 6 buildings 11-13-15- Annual Expenses Heating: \$ Repair & Maintenance: \$ Gas: \$ Trash Removal: \$ Electricity: \$ Sewer: \$ Water: \$ Insurance: \$	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Da	ata: Yes urce: Estimated, Owner Provi	ided		Gross Income Gross Expense Net Income: \$	es: \$0
Unit Descriptions Unit #1 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Forced Air Cooling: None Rent Includes: Heat, Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: O	Lease: No
Unit #2 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Forced Air Cooling: None Rent Includes: Heat, Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #3 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Forced Air Cooling: None Rent Includes: Heat, Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #4 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Forced Air Cooling: None Rent Includes: Heat, Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Common Areas Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Heating: Forced Air Cooling: None						
Features Area Amenities: Public Transportation, Shopp Basement: No Beach: Yes Ocean Beach Ownership: Public Beach Ownership: Public Beach - Miles to: Yes 0 to 1/10 Mile Construction: Frame Exterior: Vinyl Foundation Description: Slab Lot Description: Other (See Remarks) Road Type: Public Roof Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water, City/Tow Utility Connections: for Electric Range Waterfront: No	Disclosure Declarat Disclosures: SHOW Exclusions: Lead Paint: Unknow UFFI: Unknown Year Built: 1947 Year Built Descripti Year Round: Yes Tax Information Pin #: M:32 P: 91 Accessed: \$613.33	No ion: No VN & SOLD AS IS - PROPERT Warranty Available: No Source: Public Record on: Approximate	Y CONSISTS OF11,13	,15,17 & 19 VEF	RMONT ST & 28	ATLANTIC AV



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: 3109 sq. ft. Approx. Acres: 0.16 (6970 sq. ft.) Garage Spaces: 4 Living Area Includes: Heat/Cool Zones: 2/0 Parking Spaces: 9 Off-Street Living Area Source: Public Record Heat/Cool Units: 2/0 Approx. Street Frontage: Living Area Disclosures: Annual Expenses Heating: \$ Repair & Maintenance: \$0 Management: \$0 Gross Income: \$47100 Trash Removal: \$0 Gas: \$4800 Miscellaneous: \$0 Gross Expenses: \$14062 Electricity: \$480 Sewer: \$0 Ann. Prop. Oper. Data: Yes Net Income: \$33038 Water: \$1280 Insurance: \$3000 Annual Expense Source: Estimated 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 IInit #2 Rooms: 4 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 1 Rent: 875 Lease: Yes Bedrooms: 2 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 Coolina: 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 Other Property Info Features Area Amenities: Public Transportation, Shopping, Laundromat, Highway Access, Public School Adult Community: No Basement: Yes Full, Walk Out, Concrete Floor Disclosure Declaration: Yes Beach: No Disclosures: Easement. Property being sold "As Is". Construction: Frame Exclusions: Lead Paint: Unknown Electric: 100 Amps UFFI: Unknown Warranty Available: No Energy Features: Insulated Windows, Storm Doors Exterior: Clapboard Year Built: 1900 Source: Public Record Exterior Features: Porch Year Built Description: Approximate Flooring: Wood, Tile Year Round: Foundation Size: 9999 Tax Information Foundation Description: Fieldstone Pin #: Hot Water: Natural Gas, Tank Assessed: \$353,400 Lot Description: Easements, Shared Drive Tax: \$4502.32 Tax Year: 2010 Road Type: Public, Paved, Publicly Maint., Sidewalk Book: 4316 Page: 149 Roof Material: Asphalt/Fiberglass Shingles, Rubber Cert: Sewer and Water: City/Town Water, City/Town Sewer Zoning Code: GB Utility Connections: for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Gas Dryer, Washer Hookup Map: 29 Block: 52 Lot: 0

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Waterfront: No



MLS # 71057013 - Active Multi Family - 4 Family 85-87 Main st. North Andover, MA 01845 Essex County Total Units: 4 Total Inits: 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 bedrrom 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: 399 Living Area Includes: Living Area Source: Publi Living Area Disclosures:			Approx. Acres: 0.12 (5644 sq. ft Heat/Cool Zones: / Heat/Cool Units: /)	Parki	ge Spaces: 0 ng Spaces: 6 Off-Stre ox. Street Frontage:	et
Annual Expenses							
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & Mainte Trash Removal: Sewer: \$ Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Da Annual Expense Sou		G	ross Income: \$5160(ross Expenses: \$0 et Income: \$51600)
Unit Descriptions							
Unit #1 Rooms: 4 Bedro Rooms: Living Room, K Appliances: Range, Dish Interior Features: Cable Heating: Hot Water Bas Rent Includes: Water	washer, Refrige TV Available, Ca		Fireplaces: 0	Levels: 2	Floor: 2	Rent: 1300	Lease: Yes
Unit #2 Rooms: 4 Bedro Rooms: Living Room, K Appliances: Range, Dish Interior Features: Cable Heating: Hot Water Bas Rent Includes: Water	washer, Refrige TV Available	Full/Half Baths: 1/1	Fireplaces: 0	Levels: 2	Floor: 2	Rent: 1100	Lease: Yes
Unit #3 Rooms: 1 Bedro Appliances: Range, Refr Interior Features: Studio Heating: Unit Control Cooling: Unit Control Rent Includes: Water	-	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 650	Lease: Yes
Unit #4 Rooms: 1 Bedro Rooms: Other (See Ren Heating: Central Heat, I Cooling: Central Air		Full/Half Baths: 0/1	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1250	Lease: Yes
Features Area Amenities: Public T Facility, Laundromat Basement: Yes Partial Beach: No Construction: Frame Exterior Features: Porch Foundation Description: C Lot Description: Paved D Road Type: Public Roof Material: Asphalt/F Sewer and Water: City/T Utility Connections: for E Waterfront: No	Concrete Block rive iberglass Shing own Water, City	les //Town Sewer	/Jog Trails, Golf Course, Medic	Disclosure Declarat	No cion: No and building a ions wwn Warranty Availal Source: Builder ion: Approxima n 00 (ear: 2009 e: 18	ple:	n 2007 taxes before



MLS # 71014422 - Active Multi Family - 4 Family 63 Aborn Street Peabody, MA 01960 Essex County Total Units: 4 Total Rent: \$9,999 Total Bedrooms: 8 Total Fireplaces: 0 Middle School: Higgins Directions: Washington Street or Main Street to Aborn

List Price: \$649,000

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: 3531 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	Heat	rox. Acres: 0.08 (3920 sq. ft.) ;/Cool Zones: / ;/Cool Units: /		Parking	Spaces: 0 Spaces: 10 Off-Street Street Frontage:	:
Annual Expenses						
Heating: Repair & Maint Gas: \$ Trash Removal Electricity: \$ Sewer: \$ Water: \$ Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:		Gr	oss Income: \$36000 oss Expenses: \$ et Income: \$36000	
Unit Descriptions						
Unit #1 Rooms: 6 Bedrooms: 3 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Pa Heating: Forced Air, Gas Cooling: None Rent Includes: Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1150	Lease: No
Unit #2 Rooms: 6 Bedrooms: 3 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Pa Heating: Forced Air, Gas Cooling: None Rent Includes: Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1200	Lease: No
Unit #3 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Pa Heating: Forced Air, Gas Cooling: None Rent Includes: Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No
Unit #4 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Kitchen Appliances: Range, Refrigerator Interior Features: Cable TV Available, Par Heating: Forced Air, Gas Cooling: None Rent Includes: Water	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 650	Lease: No
Features Area Amenities: Public Transportation, P 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 Main Roof Material: Asphalt/Fiberglass Shingl Sewer and Water: City/Town Water	t., Sidewalk	Other Property Info Adult Community: No Disclosure Declaration: No Disclosures: 2 multi family buildir Exclusions: Lead Paint: Unknown UFFI: Unknown Warranty Availably Year Built: 1900 Source: Public Rey Year Built: Description: Actual Year Round: Tax Information Pin #: Assessed: \$426,700 Tax: \$3968.31 Tax Year: 2009 Book: 12582 Page: 450 Cert:	e: No	i land. 61-63 Ab	oorn Street. Sold as	package.



MLS # 71054954 - Active Multi Family - 5-9 Family

121 High Rock St Lynn, MA 01902 Essex County Total Units: 8 Total Rent: **\$8,200** Total Bedrooms: **22** Total Fireplaces: **0** Middle School: Directions: Google or Mapquest Map.

List Price: **\$649,900**

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

Remarks

TOTALLY RENOVATED FULLY OCCCUPIED. 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.

Approx. Living Area	: 9953 sq. ft.	Approx. Living Area: 9953 sq. ft.			. ft.)	Gara	ge Spaces: 0	
Living Area Include	-		Heat/Cool Zones: 8/Parking Spaces: 3 OHeat/Cool Units: 1/Approx. Street Fronta				-Street	
Living Area Source:						age:		
Living Area Disclosures:								
Annual Expense	es for Fiscal Y	ear Endin	ig 12/10					
leating: \$9000	Repair & Mainte		Management:	: \$0			Gross I	Income: \$98400
Gas: \$	Trash Removal:	\$1764	Miscellaneous	s: \$1932			Gross I	Expenses: \$3297
Electricity: \$1080				per. Data: Yes				come: \$65424
Water: \$4000	Insurance: \$84	100	Annual Expen	nse Source: Estimated	l, Owner Pro	ovided, Projec	ted	
Unit Descriptior	าร							
Unit #1								
Rooms: 5 Bed	rooms: 3	Full/Half Bat	ths: 1/0	Fireplaces: 0	Levels: 2	Floor: 2	Rent: 6500	Lease: Yes
Rooms: Living Roo	om, Kitchen							
ppliances: Range	, Dishwasher, I	Disposal, Re	efrigerator - E	NERGY STAR				
nterior Features: C	eiling Fans, Se	curity Syste	em, Tile Floor,	, Hardwood Floors				
leating: Oil								
Rent Includes: Hea	t							
	_					_		
Rooms: 4 Bed	Irooms: 2	Full/Half Bat	-	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1700	Lease: Yes
Rooms: 4 Bed Rooms: Living Roo	om, Kitchen, Liv	ving RM/Di	ning RM Com	bo	Levels: 1	Floor: 1	Rent: 1700	Lease: Yes
Rooms: 4 Bed Rooms: Living Roo Appliances: Range	om, Kitchen, Liv , Dishwasher, F	ving RM/Di Refrigerato	ning RM Com r - ENERGY ST	bo TAR	Levels: 1	Floor: 1	Rent: 1700	Lease: Yes
Rooms: 4 Bed Rooms: Living Roo Appliances: Range	om, Kitchen, Liv , Dishwasher, F	ving RM/Di Refrigerato	ning RM Com r - ENERGY ST	bo TAR	Levels: 1	Floor: 1	Rent: 1700	Lease: Yes
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C	om, Kitchen, Liv , Dishwasher, F	ving RM/Di Refrigerato	ning RM Com r - ENERGY ST	bo TAR	Levels: 1			Lease: Yes
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se	ving RM/Di Refrigerato curity Syste	ning RM Com r - ENERGY ST	bo TAR	Levels: 1	Other Prope	rty Info	Lease: Yes
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta	ving RM/Di Refrigerator curity Syste	ning RM Com r - ENERGY ST	bo TAR	Levels: 1	Other Prope Adult Commun	rty Info ity: No	Lease: Yes
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes D	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta	ving RM/Di Refrigerator curity Syste	ning RM Com r - ENERGY ST	bo TAR	Levels: 1	Other Prope Adult Commun Disclosure Decl	rty Info ity: No aration: No	
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr	ving RM/Di Refrigerator curity Syste	ning RM Com r - ENERGY ST	bo TAR	Levels: 1	Other Prope Adult Commun Disclosure Decl Disclosures: Se	rty Info ity: No	
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr	ving RM/Di Refrigerator curity Syste ation ete Floor	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions:	rty Info ity: No aration: No Iller is related to	
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr ie , Circuit Breake	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un	rty Info ity: No aration: No Iller is related to known	listing agent.
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr ie , Circuit Breake	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War	rty Info ity: No aration: No Iller is related to known ranty Available: No	listing agent.
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl	om, Kitchen, Lix , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188	rty Info ity: No aration: No eller is related to known ranty Available: No O Source: Public	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl Exterior Features: F	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc	rty Info ity: No aration: No eller is related to known ranty Available: No O Source: Public ription: Renovate	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl Exterior Features: F Flooring: Hardwoo	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Dect Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Ye	rty Info ity: No aration: No eller is related to known ranty Available: No 30 Source: Public ription: Renovate es	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl Exterior Features: F Flooring: Hardwoo Foundation Size: 44	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio od 4x53	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc	rty Info ity: No aration: No eller is related to known ranty Available: No 30 Source: Public ription: Renovate es	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior Features: In Exterior Features: F Flooring: Hardwoo Foundation Descrip	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Dect Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Ye	rty Info ity: No aration: No eller is related to known ranty Available: No 30 Source: Public ription: Renovate es	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior Features: In Exterior Features: F Flooring: Hardwoo Foundation Descrip Hot Water: Natura	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concre e , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone I Gas	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Yo Tax Informa	rty Info ity: No aration: No Eller is related to known ranty Available: No O Source: Public ription: Renovate es tion	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior Features: In Exterior Features: In Exterior Features: In Flooring: Hardwoo Foundation Descrip Hot Water: Natura Lot Description: Co	om, Kitchen, Liv , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concre , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone I Gas rner	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Dect Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Yo Tax Informa Pin #:	rty Info ity: No aration: No Eller is related to known ranty Available: No O Source: Public ription: Renovate es tion 7,200	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl Exterior Features: F Flooring: Hardwoo Foundation Descrip Hot Water: Natura Lot Description: Co Road Type: Public	om, Kitchen, Liv, , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone I Gas rner	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Dect Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Yo Tax Informa Pin #: Assessed: \$51	rty Info aration: No eller is related to known ranty Available: No O Source: Public ription: Renovate es tion 7,200 ax Year: 2010	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: I Exterior: Vinyl Exterior Features: I Flooring: Hardwoo Foundation Descrip Hot Water: Natura Lot Description: Co Road Type: Public Roof Material: Tar i	om, Kitchen, Liv, , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone I Gas rner	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm	ning RM Com r - ENERGY ST em, Hardwood	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Yo Tax Informa Pin #: Assessed: \$51 Tax: \$8032 T	rty Info aration: No eller is related to known ranty Available: No O Source: Public ription: Renovate es tion 7,200 ax Year: 2010	listing agent. o : Record
Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl Exterior Features: F Flooring: Hardwoo Foundation Discrip Hot Water: Natura Lot Description: Co Road Type: Public Roof Material: Tar S Sewer and Water: O	om, Kitchen, Liv, , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone I Gas rner & Gravel, Rubb City/Town Wat	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm ows, Storm	ning RM Com r - ENERGY ST em, Hardwood nps, Common, Windows, Ins	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Yo Tax Informa Pin #: Assessed: \$51 Tax: \$8032 T Book: 1000 P	rty Info ity: No aration: No Eller is related to known ranty Available: No O Source: Public ription: Renovate es tion 7,200 ax Year: 2010 age: 00	listing agent. o : Record
Rooms: 4 Bed Rooms: Living Roo Appliances: Range Interior Features: C Features Area Amenities: Pu Basement: Yes Di Beach: No Construction: Fram Electric: 110 Volts Energy Features: In Exterior: Vinyl Exterior Features: I Flooring: Hardwoo Foundation Descrip Hot Water: Natura Lot Description: Co Road Type: Public Roof Material: Tar i	om, Kitchen, Liv, , Dishwasher, F ceiling Fans, Se blic Transporta irt Floor, Concr e , Circuit Breake nsulated Windo Porch, Patio od 4x53 tion: Fieldstone I Gas rner & Gravel, Rubb City/Town Wat	ving RM/Di Refrigerator curity Syste ation ete Floor ers, 100 Am ows, Storm ows, Storm	ning RM Com r - ENERGY ST em, Hardwood nps, Common, Windows, Ins	bo TAR d Floors Individually Metere		Other Prope Adult Commun Disclosure Decl Disclosures: Se Exclusions: Lead Paint: Un UFFI: No War Year Built: 188 Year Built Desc Year Round: Yo Tax Informa Pin #: Assessed: \$51 Tax: \$8032 T Book: 1000 P Cert:	rty Info ity: No aration: No Eller is related to known ranty Available: No O Source: Public ription: Renovate es tion 7,200 ax Year: 2010 age: 00	listing agent. o : Record



MLS # 71052274 - Active Multi Family - 4 Family

Multi Family - 4 Family	
98 Pleasant St	List Price: \$659,000
Newburyport, MA 01950-2537	
Essex County	
Color: grey	
Total Units: 4	Total Floors: 2
Total Rent: \$0	Total Rooms: 12
Total Bedrooms: 4	Total Full/Half Baths: 4/0
Total Fireplaces: 0	Grade School:
Middle School:	High School:
Directions: downtown Newburyport. S	tate Street or Green Street to Pleasant
Street	

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.	Approx. Acres: 0.06 (2773 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 2
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

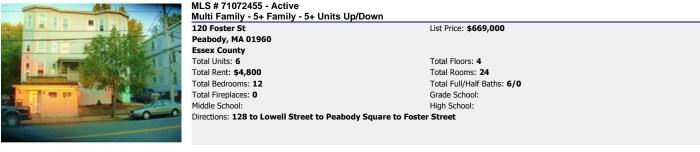
Annual Expenses

Heating: \$	Repair & 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

Onit Dese							
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	Other Property Info		
Basement: Yes	Disclosure Declaration: No		
Beach: No	Disclosures:		
Construction: Post & Beam	Exclusions:		
Energy Features: Insulated Windows	Lead Paint: Unknown		
Exterior: Clapboard, Wood	UFFI: Warranty Available:		
Exterior Features: Deck	Year Built: 1840 Source: Public Record		
Flooring: Wood, Vinyl	Year Built Description: Approximate		
Foundation Size: 0	Year Round: Yes		
Foundation Description: Fieldstone	Tax Information Pin #: M:0047 B:0032 L:0000		
Hot Water: Natural Gas			
Lot Description: Other (See Remarks)			
Road Type: Public, Paved	Assessed: \$547,000		
Roof Material: Asphalt/Fiberglass Shingles	Tax: \$5979 Tax Year: 2010		
Sewer and Water: City/Town Water, City/Town Sewer	Book: O Page: O		
Utility Connections: for Electric Range, for Electric Oven, for Electric Dryer	Cert: 72819		
Waterfront: No	Zoning Code: B		
	Map: Block: Lot:		



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. Unlimted possibilites. Many updates. This is a must see! **Property Information** Approx. Acres: 0.08 (3920 sq. ft.) Approx. Living Area: 3320 sq. ft. Garage Spaces: 0 Living Area Includes: Heat/Cool Zones: / Parking Spaces: 4 Paved Driveway Living Area Source: Public Record Heat/Cool Units: / Approx. Street Frontage: Living Area Disclosures: Annual Expenses for Fiscal Year Ending 12/09 Repair & Maintenance: \$ Management: \$ Gross Income: \$57600 Heating: \$ Gas: \$ Trash Removal: \$ Miscellaneous: \$ Gross Expenses: \$13000 Sewer: \$ Ann. Prop. Oper. Data: No Net Income: \$44600 Electricity: \$ Water: \$ Insurance: \$ Annual Expense Source: --Unit Descriptions Unit #1 Full/Half Baths: 1/0 Levels: 1 Fireplaces: 0 Floor: 2 Rent: 800 Rooms: 4 Bedrooms: 2 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 Coolina: 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 Other Property Info Features Area Amenities: Public Transportation, Shopping, Laundromat, Highway Access Adult Community: No Basement: No Disclosure Declaration: No Beach: No Disclosures: Construction: Frame Exclusions: Lead Paint: Unknown Exterior: Vinvl Exterior Features: Porch UFFI: Unknown Warranty Available: No Foundation Size: 42 X 42 Year Built: 1900 Source: Public Record Year Built Description: Approximate Foundation Description: Granite Year Round: Yes Lot Description: Paved Drive Roof Material: Asphalt/Composition Shingles **Tax Information** Sewer and Water: City/Town Water, City/Town Sewer Pin #: Waterfront: No. Assessed: \$648,400 Tax: \$6808.02 Tax Year: 2010 Book: 23694 Page: 393 Cert:

Zoning Code: BN2 Map: 0094 Block: Lot: 0009

	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
Remarks	

List Price: \$675,000

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

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.

		an singled toor . Frine o					
Property Informatio Approx. Living Area: 374			Approx. Acres: 0.09 (4181 sq. ft.)		Garao	e Spaces: 0	
Living Area Includes:			Heat/Cool Zones: 4/0			g Spaces: 5 Off-Street	
Living Area Source: Pub	lic Record		Heat/Cool Units: 1/0		Appro	x. Street Frontage:	
Living Area Disclosures:	Does not include deck	s					
Annual Expenses for	or Fiscal Year Endin	g 12/09					
Heating: \$5704	Repair & Maintenan		Management: \$1485			Gross Inc	ome: \$58801
Gas: \$0	Trash Removal: \$0		Miscellaneous: \$0			Gross Exp	enses: \$26555
Electricity: \$473	Sewer: \$0		Ann. Prop. Oper. Data: Yes			Net Incon	ne: \$32246
Water: \$2152	Insurance: \$2241		Annual Expense Source: Estimated,	Owner Provided			
Unit Descriptions							
Unit #1							
	edrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 800	Lease: Yes
Rooms: Living Room, I Appliances: Range, Dis							
Interior Features: Cable							
Heating: Central Heat,		l, Oil, Unit Control					
Cooling: None							
Rent Includes: Heat, W	ater, Hot Water						
Unit #2							
	edrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1300	Lease: Yes
Rooms: Living Room, I							
Appliances: Range, Dis		efrigerator, Freezer					
Interior Features: Cable	TV Available						
Heating: Central Heat,	Hot Water Baseboard	l, Oil, Unit Control					
Cooling: None Rept Includes: Heat W	ater Hot Water						
Rent Includes: Heat, W	ater, not water						
Unit #3							
	edrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 3	Rent: 1300	Lease: Yes
Rooms: Living Room, I							
Appliances: Range, Dis Interior Features: Cable		errigerator, Freezer					
Heating: Central Heat,		l, Oil, Unit Control					
Cooling: None		,,					
Rent Includes: Heat, W	ater, Hot Water						
Unit #4							
	edrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 4	Rent: 1300	Lease: Yes
Rooms: Living Room, I							
Appliances: Range, Dis	posal, Refrigerator, Fi	reezer					
Interior Features: Cable							
Heating: Central Heat,	Hot Water Baseboard	l, Oil, Unit Control					
Cooling: None Rent Includes: Heat, W	ator Hot Wator						
Refit Includes: neal, w	ater, not water						
Common Areas							
Appliances: None							
Heating: None							
Cooling: None							
Features					Other Pr	operty Info	
	Transportation, Shonr	oing, Tennis Court, Park, V	Valk/Jog Trails, Medical Facility, Lau	ndromat		imunity: No	
Basement: Yes Partia			,,			Declaration: Yes	
Beach: No Bay, Harbo	or, Ocean					s: All appliances are	gifts.
Beach Ownership: Publi					Exclusions		
Beach - Miles to: No O to	o 1/10 Mile					Unknown	
Construction: Frame	na Tadivide-U. M.	ad Varias nov Unit				known Warranty Availa	
Electric: Circuit Breake Energy Features: Storm		red, Varies per Unit ors, Prog. Thermostat, Var	ies per Unit			1920 Source: Public Description: Approxim	Record ate, Renovated Since
Exterior: Aluminum		,			Year Roun		, senerated office
Exterior Features: Deck	Covered Patio/Deck,	Gutters, Screens					
Flooring: Wood, Vinyl,					Tax Info Pin #: 2-1		
Foundation Size: Irregu						\$744,100	
Foundation Description:	,					262.7 Tax Year: 2010	
Hot Water: Oil, Tankles						24 Page: 354	
Lot Description: Paved Road Type: Public, Pav		ul-De-Sac Dead End			Cert: 04/		
Roof Material: Asphalt/		ui-De-Jac, Deau Enû			Zoning Co		
Sewer and Water: City/		wn Sewer			Map: 2 B	lock: 115 Lot: 0	
Terms: Contract for De							
Utility Connections: for	Gas Range, for Electri	c Range, for Electric Drye	, Washer Hookup, Varies per Unit				
Waterfront: No Ocean	, Bay, Harbor, Walk to	o, Access					



MLS # 71088804 - Active Multi Family - 5-9 Family 28 Mount Pleasant Ave

28 Mount Pleasant Ave List Price: \$685,000 Ipswich, MA 01938-2144 Essex County Color: Natural Total Units: 6 Total Floors: 3 Total Rooms: 22 Total Rent: \$5,450 Total Bedrooms: 11 Total Full/Half Baths: 6/0 Total Fireplaces: 0 Grade School: Middle School: High School: Directions: From Topsfield Rd. turn up Congress St. and go to end. House is on left on corner at Mt. Pleasant.

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

Annual Expenses for Fiscal Year Ending 12/09

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

Unit Descriptions

Unit #1	-						
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 900	Lease: No
Unit #2							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 975	Lease: No
KUUIIIS. J	Deuroonis. J			Levels. 1	11001. 1	Kent. 975	Lease. NO
Unit #3							
Rooms: 1	Bedrooms:	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 450	Lease: No
11							
Unit #4	De due entre 2		Cincerla e e e o	1	E la any B	Danta 4005	
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1225	Lease: No

Features **Other Property Info** Area Amenities: Public Transportation, Shopping, Stables, Golf Course, Disclosure Declaration: Yes Laundromat, Other (See Remarks), Public School, T-Station Disclosures: Studio Apt.not tested for lead paint& is Basement: Yes Full, Walk Out, Concrete Floor assumed to have lead paint present. All else is certified. Beach: No Other (See Remarks) Exclusions: Construction: Frame Lead Paint: Certified Treated Electric: Circuit Breakers, Individually Metered UFFI: Warranty Available: Energy Features: Storm Windows, Storm Doors Year Built: 1950 Source: Public Record Exterior: Shingles, Wood, Vinyl Year Built Description: Approximate Foundation Size: 35X37&20X22 Year Round: Yes Foundation Description: Fieldstone **Tax Information** Hot Water: Natural Gas, Tank Pin #: M:41B B:155A L:0 Lot Description: Corner, Paved Drive Assessed: \$520,600 Road Type: Public, Paved, Publicly Maint. Tax: \$6008 Tax Year: 2010 Sewer and Water: City/Town Water, City/Town Sewer Book: 26845 Page: 174 Utility Connections: for Gas Range, Varies per Unit Cert: Waterfront: No Zoning Code: IR Map: 41B Block: Lot: 155A



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 Nent: \$3,800 Total Bedrooms: 7 Total Fireplaces: 1 Middle School: local Directions: Upper Main St to Hodgkins left to Sunset

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: 1716 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:	Heat/Cool Zones:	Approx. Acres: 0.22 (10010 sq. ft.) Heat/Cool Zones: 5/0 Heat/Cool Units: 5/0		Garage Spaces: 1 Parking Spaces: 5 Off-Street Approx. Street Frontage:		
Annual Expenses Heating: \$ Repair & Maintenance: \$6000 Gas: \$ Trash Removal: \$ Electricity: \$ Sewer: \$ Water: \$2909 Insurance: \$4030		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Annual Expense S		0	Gross Income: \$45600 Gross Expenses: \$1293 Iet Income: \$24861	9
Unit Descriptions Unit #1 Rooms: 7 Bedrooms: 3 Full/Half Bat Rooms: Living Room, Kitchen, Family Room Appliances: Range, Refrigerator Interior Features: Cable TV Available, Balcony/Deck, Til Heating: Hot Water Baseboard Cooling: None Rent Includes: None		Fireplaces: 1	Levels: 2 Cabinets	Floor: 1	Rent: 1200	Lease: No
Unit #2 Rooms: 2 Bedrooms: 1 Full/Half Bat 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	ns: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 650	Lease: No
Unit #3 Rooms: 2 Bedrooms: 1 Full/Half Bat 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	ns: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 650	Lease: No
Unit #4 Rooms: 2 Bedrooms: 1 Full/Half Bat Rooms: Kitchen, Living RM/Dining RM Combo Appliances: Range Interior Features: Cable TV Available Heating: Electric Baseboard Cooling: None Rent Includes: None	ns: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 650	Lease:
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 Road Type: Public Roof Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water Utility Connections: for Electric Range Waterfront: No	Ac Di Di Ex Le Uf Ye Ye Ye Ye Zo Zo Zo Zo	ther Property Info dult Community: No sclosure Declaration: Y isclosures: One of the colusions: and Paint: Unknown FFI: Unknown Warrar ear Built: 1985 Source ear Built: 1985 Source ear Round: Yes ax Information n #: ssessed: \$514,100 ax: \$4606.34 Tax Yez bok: 6732 Page: 252 ert: oning Code: r ap: 12 Block: Lot: 65	units has a remaind hty Available: : Public Record sproximate r: 2010	ler one year lea	356.	



MLS # 71099402 - Active Multi Family - 5+ Family - 5+ Units Up/Down

List Price: **\$749,900**

- 4-12 Woodland Lawrence, MA 01841 Essex County Total Units: 13 Total Rent: \$10,500 Total Bedrooms: 31 Total Fireplaces: 0 Middle School: Directions: 0
- Total Floors: **3** Total Rooms: **13** Total Full/Half Baths: **13/0** Grade School: High School:

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-Street
Living Area Source: Public Record	Heat/Cool Units: /	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses for Fiscal Year Ending 12/09

Annual Expenses for Fiscal Fear Ending 12/05							
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
11							
Unit #2	Deducerses 2			Lauralau 4	Flag 2	Dents 075	
Rooms: 1	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 975	Lease: Yes

Other Property Info

F	ea	tu	re	S

i eatures	
Area Amenities: Public Transportation	Adult Community: No
Basement: Yes Full	Disclosure Declaration: No
Beach: No	Disclosures:
Construction: Frame	Exclusions:
Electric: 100 Amps	Lead Paint: Certified Treated
Energy Features: Insulated Windows, Storm Doors	UFFI: Unknown Warranty Available: No
Flooring: Vinyl, Wall to Wall Carpet	Year Built: 1900 Source: Public Record
Foundation Size: 0	Year Built Description: Actual
Foundation Description: Granite	Year Round:
Hot Water: Natural Gas	Tax Information
Lot Description: Corner, Paved Drive	Pin #:
Road Type: Public	Assessed: \$862,000
Roof Material: Asphalt/Fiberglass Shingles, Rubber	Tax: \$7059 Tax Year: 2010
Sewer and Water: City/Town Water	Book: 0 Page: 0
Utility Connections: for Gas Oven, Washer Hookup	Cert:
Waterfront: No	
	Zoning Code: 0
	Map: Block: Lot:



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: 3895 sq. ft. Approx. Acres: 0.21 (9148 sq. ft.) Garage Spaces: 0 Living Area Includes: Heat/Cool Zones: 3/0 Parking Spaces: 11 Off-Street Living Area Source: Public Record Heat/Cool Units: 1/0 Approx. Street Frontage: 80 ft Living Area Disclosures: Annual Expenses for Fiscal Year Ending 12/08 Gross Income: \$100080 Repair & Maintenance: \$0 Management: \$0 Heating: \$5518 Trash Removal: \$960 Gross Expenses: \$26336 Gas: \$0 Miscellaneous: \$0 Electricity: \$4420 Sewer: \$0 Ann. Prop. Oper. Data: Yes Net Income: \$73744 Insurance: \$3685 Water: \$2106 Annual Expense Source: Owner Provided Unit Descriptions Unit #1 Bedrooms: 2 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 3 Rent: 1150 Lease: Yes Rooms: 4 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 Other Property Info Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Laundromat Disclosure Declaration: No Basement: Yes Full, Interior Access, Bulkhead, Concrete Floor Disclosures: Property Manager is Licensed Real Estate Professional. Beach: Yes Harbor, Ocean Exclusions: Beach Ownership: Public Lead Paint: Unknown Beach - Miles to: Yes 0 to 1/10 Mile UFFI: Unknown Warranty Available: No Construction: Frame Year Built: 1873 Source: Public Record Electric: Circuit Breakers, 200 Amps, Common Year Built Description: Actual Energy Features: Storm Windows, Insulated Doors, Attic Vent Elec., Prog. Thermostat, Varies per Unit Year Round: Yes Exterior: Aluminum **Tax Information** Exterior Features: Porch, Patio, Gutters, Prof. Landscape, Sprinkler System, Screens Pin #: M:33 L:0342 Flooring: Wood, Tile, Vinyl, Wall to Wall Carpet, Varies Per Unit Assessed: \$816,600 Foundation Size: 0000 Tax: \$10550 Tax Year: 2009 Foundation Description: Fieldstone Book: 25568 Page: 117 Hot Water: Oil, Tank Cert: 4/14/06 Lot Description: Paved Drive Zoning Code: R3 Road Type: Public, Paved, Publicly Maint., Sidewalk Map: 33 Block: Lot: 342 Roof Material: Asphalt/Fiberglass Shingles, Slate Sewer and Water: City/Town Water, City/Town Sewer Terms: Contract for Deed

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Utility Connections: for Electric Range, for Electric Oven

Waterfront: No

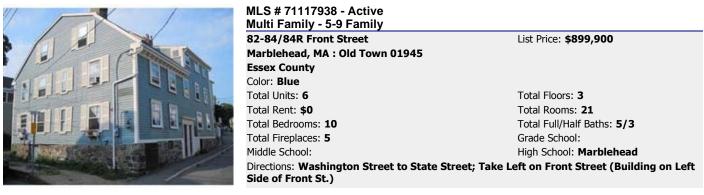


MLS # 71025467 - Active Multi Family - 4 Family 34 TITCOMB STREET List Price: \$888,000 Newburyport, MA 01950 Essex County Total Units: 4 Total Floors: 2 Total Rent: \$0 Total Rooms: 16 Total Bedrooms: 7 Total Full/Half Baths: 5/0 Total Fireplaces: 0 Grade School: Middle School: High School: Directions: Rte 95, exit 57, right to Rt 113, Green Street., Pleasant Street

Remarks

This beautiful Colonial in the historic Downtown Newburyport can be used as a single family as it was origianlly 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	า								
Approx. Living Area: 306 Living Area Includes:	4 sq. ft.		Approx. Acres: (Heat/Cool Zones	0.06 (2840 sq. ft.) s: /		Garage Spaces: 0 Parking Spaces: 2 Off-Street			
Living Area Source: Appr Living Area Disclosures:	aiser		Heat/Cool Units:	-		Approx. Street Frontage:			
Annual Expenses									
	Repair & Mainte	•		Management: \$			ss Income: \$(
	Trash Removal:	:\$	Miscellaneous: \$				ss Expenses:	\$0	
· ·	Sewer: \$ Insurance: \$			Ann. Prop. Oper. D Annual Expense So		Net	Income: \$0		
Unit Descriptions									
Unit #1									
Rooms: 7 Bedroo Heating: Central Heat, 1 Rent Includes: Heat, Ho	Hot Water Rad	Full/Half Baths: diators, Steam,	-	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No	
Unit #2 Rooms: 3 Bedroo Heating: Central Heat, I Rent Includes: Heat, Ho	Hot Water Rad	Full/Half Baths: diators, Steam,	-	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No	
Unit #3 Rooms: 3 Bedroo Heating: Central Heat, I Rent Includes: Heat, Ho	Hot Water Rad	Full/Half Baths: diators, Steam,	•	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No	
Unit #4 Rooms: 3 Bedroo Heating: Central Heat, 1 Rent Includes: Heat, Ho	Hot Water Ra	Full/Half Baths: diators, Steam,		Fireplaces: 0	Levels: 1	Floor: 2	Rent: 0	Lease: No	
Features					Other Property In	fo			
Basement: Yes Full, In	terior Access				Adult Community: No				
Beach: No					Disclosure Declaration				
Electric: Fuses, Circuit I				-	Disclosures: For the plans. Owner is a R		ements, use	the architectural	
Energy Features: Insulat Flooring: Wood, Varies		-	tat, Varies per	Unit	Exclusions: none	eartor.			
Foundation Size: 0x0	rei onių nare	wood			Lead Paint: Unknow	n			
Foundation Description:	Poured Concre	ete			UFFI: Unknown Wa	rranty Available	: No		
Hot Water: Natural Gas	•				Year Built: 1850 Sou		·		
Lot Description: Paved D Road Type: Public, Pave		aint Sidewalk			Year Built Description Year Round:	Actual			
Sewer and Water: City/1	• •	•	er		Tax Information				
Terms: Contract for De			_		Pin #:				
Utility Connections: for G Oven, Washer Hookup			, for Gas Oven	, for Electric	Assessed: \$489,900				
Waterfront: No	, ranco per o				Tax: \$4899 Tax Yea				
					Book: 13218 Page: Cert:	29			
					Zoning Code: res,bus	s3			
					Map: Block: Lot:				



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 Informati	ion						
Approx. Living Area: 4	914 sq. ft.	Approx. Acres	s: 0.09 (3920 sq. ft.)		Garage Space	ces: 0	
Living Area Includes:		Heat/Cool Zo	nes: 3/0		Parking Spaces: 1 Off-Street		
Living Area Source: Pu	Iblic Record	Heat/Cool Un	its: 3/0		Approx. Street Frontage:		
Living Area Disclosures	: Buyer to confirm so	uare footage. Livin	g area from public ree	cord.			
Annual Expenses							
Heating: \$	Repair & Maintenance:	¢	Management: \$		G	ross Income:	¢
Gas: \$	Trash Removal: \$	Þ	Miscellaneous: \$			ross Expense	•
Electricity: \$	Sewer: \$			No		et Income: \$	5. p
Water: \$				Ann. Prop. Oper. Data: No Net Income: \$ Annual Expense Source:			
			Annual Expense Source	.e			
Unit Descriptions							
Unit #1							
		alf Baths: 4/3	Fireplaces: 0	Levels: 3	Floor: 1	Rent: 0	Lease: No
-	, Dining Room, Kitche	en, Laundry					
Appliances: Range, R	-						
Interior Features: Wal	k-Up Attic, Storage, 1	ile Floor, Fireplace	- Wood burning, Hard	dwood Floors,	High Speed	Internet Ho	okup
Heating: Oil							
Unit #2							
	rooms: 2 Full/H	alf Baths: 1/0	Fireplaces: 0	Levels: 3	Floor: 1	Rent: 0	Lease: No
	, Dining Room, Kitche	•		Levels. J	11001. 1	Kent. U	Lease. NO
-	efrigerator, Washer, I	· ·					
	rage, Tile Floor, Wood	-					
Heating: Electric	rage, The Floor, wood	riooning					
Features				Other Prope	erty Info		
	c Transportation, Sho	pping, Tennis Cour	t, Park, Laundromat,	Adult Commun			
	House of Worship, Pr			Disclosure Dec	,		
Basement: Yes Craw	vl, Interior Access, Di	rt Floor				rm square f	ootage, number
Beach: Yes Harbor,	Ocean				s, number of		
Beach Ownership: Put	olic			Exclusions:			
Beach - Miles to: Yes 1	L/10 to 3/10			Lead Paint: Ur	nknown		
Construction: Frame				UFFI: Unknov	wn Warranty	Available: No	1
Exterior: Clapboard,	Wood			Year Built: 16			
• •	io, Gutters, Storage S	hed		Year Built Des	cription: Appr	oximate	
	Vinyl, Wall to Wall Ca			Year Round: Y			
Foundation Size: 9999	• •	•					
Foundation Description				Tax Informa	ation		
Hot Water: Oil, Electr				Pin #:			
Lot Description: Corne	-			Assessed: \$1 ,	•		
•	aved, Publicly Maint.				Tax Year: 20	10	
	t/Fiberglass Shingles			Book: 6837 F	Page: 343		
-	/Town Water, City/1			Cert:			
Sewage District: SESX				Zoning Code:			
Waterfront: No				Map: Block:	Lot:		



MLS # 71127255 - Active Multi Family - 5-9 Family 84-88 Main Street North Andover, MA : Downtown 01845 Essex County Color: Grey Total Units: 6 Total Rent: \$0 Total Rent: \$0 Total Bedrooms: 12 Total Fireplaces: 0 Middle School: Directions: Main between Waverly and 1st

List Price: \$999,000

Total Floors: **3** Total Rooms: **23** Total Full/Half Baths: **6/1** Grade School: High School:

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 Ir	nformation								
Living Area I	ource: Measured	ŀ	Approx. Acres: 0.2 (8712 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /			Garage Spaces: 0 Parking Spaces: 11 Off-Street Approx. Street Frontage:			
Annual Ex	penses								
Heating:Repair & Maintenance:Gas:Trash Removal:Sewer:Sewer:Water:Insurance:			Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source: Owner Provided				Gross Income: \$87600 Gross Expenses: \$16800 Net Income: \$70800		
Unit Descr	iptions								
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						Other Prope	rty Info		
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						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			
Sewer and Water: City/Town Water Waterfront: No						Pin #: Assessed: \$592 Tax: \$7551 Ta Book: 10802 F Cert:	, ax Year: 2010		

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Zoning Code: **GB** Map: Block: Lot:

	MLS # 71120578 - Active Multi Family - 4 Family		
	207 N End Blvd	List Price: \$1,000,000	
	Salisbury, MA 01952-2133		
	Essex County		
A STATE OF THE STA	Total Units: 5	Total Floors: 2	
	Total Rent: \$3,025	Total Rooms: 12	
and the second se	Total Bedrooms: 6	Total Full/Half Baths: 3/1	
THE R. LANSING MICH.	Total Fireplaces: 0	Grade School:	
	Middle School:	High School:	
	Directions: Salisbury Center, then go towards	Seabrook Beach, that is N. End Blvd	
and in case of the second s			

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

Approx. Living Area: 4 Living Area Includes: Living Area Source: Pu Living Area Disclosures	blic Record		Approx. Acres: 0.23 (10000 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /		Garage Spaces: 1 Parking Spaces: 4 Off-Street Approx. Street Frontage:				
Annual Expenses Heating: \$ Gas: \$ Electricity: \$ Water: \$	ating: Repair & Maintenance: s: Trash Removal: sctricity: Sewer: ater: Insurance:		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:	Gross Income: \$36300 Gross Expenses: \$ Net Income: \$34800					
Rooms: Living Room,			Fireplaces: 0	Levels: 1	Floor: 2	Rent: 1400	Lease: No		
Unit #2 Rooms: 2 Be Rooms: Living Room Appliances: None Interior Features: Cab Heating: Gas Cooling: None Rent Includes: Water	edrooms: 1 le TV Available	Full/Half Baths: 0/1	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 0	Lease: No		
Unit #3 Rooms: 3 Be Rooms: Living Room, Appliances: Range, Ro Interior Features: Cab Heating: Gas Rent Includes: Water	efrigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1050	Lease: No		
Unit #4 Rooms: 2 Be Rooms: Living Room, Appliances: Range, R Interior Features: Cabl Heating: Gas Cooling: None Rent Includes: Water	efrigerator	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 625	Lease: No		
eatures				Other Prop	ortu Info				
Basement: Yes Parti Beach: Yes Ocean Beach Ownership: Pub Beach - Miles to: Yes O Construction: Frame Electric: Circuit Break Energy Features: Insu Exterior: Shingles, Vii Exterior: Fatures: Pore Flooring: Wood, Vinyl Foundation Size: O Foundation Description Hot Water: Natural G Lot Description: Corne Road Type: Public, Pe Roof Material: Asphali	olic o to 1/10 Mile kers dated Windows, Storn nyl ch, Screens l a: Concrete Block as, Tank ar, Other (See Remark aved, Publicly Maint. t/Fiberglass Shingles y/Town Water, City/T	s)		Disclosure Der Disclosures: Exclusions: Lead Paint: U UFFI: Warra Year Built: 19 Year Built Des Year Round: 1 Tax Informa Pin #: M:34 I Assessed: \$44	nknown nty Available: 86 Source: Publicription: Actual (es ation >: 20 34,000 Tax Year: 2010 Page: 465 3	ic Record			

	U					
	MLS # 71121931 - Active					
Remarks	Multi Family - 5+ Family - 5 68 Corning Street Beverly, MA 01915 Essex County Color: white Total Units: 7 Total Rent: \$8,045 Total Berooms: 9 Total Fireplaces: 7 Middle School: Briscoe Directions: Rte 22 to 68 Cornin	g Street	Grade School High School	3 : 24 If Baths: 7/0 I: Cove Beverly High	of the late Hear	/ W. Boohody o Solom and Poston
68-70 Corning Street called "Parramatta" wa merchant. The 18 room "cottage" was leased			1 and 1912. It had	been the estate o	of the late Henry	W. Peabody a Salem and Boston
Property Information Approx. Living Area: 6724 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures: 3 levels	Approx. Acr Heat/Cool Z Heat/Cool U			Parkir	ge Spaces: 8 ng Spaces: 8 Off- ox. Street Frontag	
Annual Expenses for Fiscal Year Ending Heating: \$10699 Repair & Maintena Gas: \$0 Trash Removal: \$ Electricity: \$845 Sewer: \$1994 Water: \$2600 Insurance: \$5636	ance: \$3986	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source: Own	er Provided		Gross Ex	come: \$94128 penses: \$25760 me: \$18700
Unit Descriptions						
Unit #1	Full/Half Baths: 1/0 iving RM/Dining RM Combo	Fireplaces: 2	Levels: 1	Floor: 1	Rent: 1200	Lease: No
Unit #2 Rooms: 3 Bedrooms: 1 Rooms: Living Room, Family Room, Living RM, Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Central Heat, Oil Cooling: None Rent Includes: Heat, Water, Hot Water	Full/Half Baths: 1/0 /Dining RM Combo	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 1190	Lease: Yes
Unit #3 Rooms: 4 Bedrooms: 2 Rooms: Family Room, Living RM/Dining RM Co Appliances: Range, Refrigerator Interior Features: Cable TV Available Heating: Central Heat, Oil Cooling: None Rent Includes: Heat, Water, Hot Water	Full/Half Baths: 1/0 ombo	Fireplaces: 1	Levels: 2	Floor: 1	Rent: 1315	Lease: No
Unit #4	Full/Half Baths: 1/0	Fireplaces:	Levels: 2	Floor: 1	Rent:	Lease: No
Common Areas Heating: Central Heat, Oil Cooling: None						
Features Area Amenities: Public Transportation, Shoppin Public School Basement: Yes Full, Partially Finished, Dirt Fle 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. Flooring: Wood, Tile, Vinyl, Wall to Wall Carpet Foundation Size: 00 x 00 Foundation Description: Fieldstone, Brick Hot Water: Oil, Tank Lot Description: Paved Drive, Cleared, Gentle Si	oor, Concrete Floor Lighting, Roof Deck, Wood Deck t, Varies Per Unit, Hardwood		iromat, Highway Ad	ccess, Marina, Pri	vate School, A C C L L L L L L L L L L L L L L L L L	Dther Property Info dult Community: No bisclosure: Exclaration: No bisclosures: xclusions: ead Paint: Unknown HFFI: Unknown Warranty Available: lo ear Built: 1880 Source: Public Record fear Built Description: Actual fear Built Description: Act
Lot Description: Paved Drive, Cleared, Gentle Si Road Type: Public, Paved Roof Material: Asphalt/Fiberglass Shingles Sewer and Water: City/Town Water, City/Town Terms: Other (See Remarks)					E C Z	

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Terms: Other (See Remarks) Utility Connections: for Gas Range Waterfront: No Ocean, Harbor, Public



MLS # 71111243 - 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 & I	Maintenance: \$	Management: \$	(Gross Income: \$			
Gas: \$	Trash Removal: \$		Miscellaneous: \$		Gross Expenses: \$			
Electricity: \$	Electricity: \$ Sewer: \$		Ann. Prop. Oper. D	Net Income: \$				
Water: \$,		Annual Expense So					
Unit Desci	riptions							
Unit #1								
Rooms: 6	Bedrooms: 3	Full/Half Baths: 3/0	Fireplaces: 0	Levels: 2	Floor: 1	Rent: 0	Lease: N	
Unit #2 Rooms: 6	Bedrooms: 3	Full/Half Baths: 2/0	Firenlaces: 0	l evels: 2	Floor: 1	Rent: O	lease N	

R00m3. 0	Deurooms. J			Levels. Z	11001. 1	Nent. U	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 Other Property Info Basement: No Disclosure Declaration: Yes Beach: Yes Disclosures: Beach - Miles to: Yes 0 to 1/10 Mile Exclusions: Foundation Size: 48 x 36 Lead Paint: Unknown Foundation Description: Other (See Remarks) UFFI: Warranty Available: Lot Description: Paved Drive, Scenic View(s) Year Built: 1990 Source: Public Record Sewer and Water: City/Town Water Year Built Description: Actual Waterfront: Yes Ocean 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

Property Information

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.

iving Area Includes: Heat/Cool Zones: /						Garage Spaces: 0 Parking Spaces: 10 Off-Street Approx. Street Frontage:		
Annual Expenses 1 Heating: \$ Gas: \$1440 Electricity: \$1200 Water: \$4000	Repair 8 Trash R Sewer:	& Maintenance: \$ emoval: \$	2/09 Management: \$ Miscellaneous: \$1200 Ann. Prop. Oper. Data: Y Annual Expense Source: 0	I	Gross Income Gross Expens Net Income: s	es: \$18561		
Unit Descriptions								
Unit #1 Rooms: 3 Bedroo	ms: 1	Full/Half Baths:	1/0 Fireplaces: 0	Levels: 1	Floor: 1	Rent: 795	Lease: No	
Unit #2 Rooms: 4 Bedroo	ms: 2	Full/Half Baths:	1/0 Fireplaces: 0	Levels: 1	Floor: 1	Rent: 895	Lease: No	
Unit #3 Rooms: 3 Bedroo	ms: 1	Full/Half Baths:	1/0 Fireplaces: 0	Levels: 1	Floor:	Rent: 795	Lease: No	
Unit #4 Rooms: 5 Bedroo	ms: 3	Full/Half Baths:	1/0 Fireplaces: 0	Levels: 1	Floor:	Rent: 1100	Lease: Yes	
Area Amenities: Public Private School, Public Basement: Yes Beach: No Construction: Frame Foundation Size: 0 Foundation Description Hot Water: Natural Ga Lot Description: Paved Road Type: Public, Pr Sewer and Water: City Terms: Seller W/Part Utility Connections: Wa Waterfront: No	: Irregula as Drive ivate, Pav /Town W icipate	r ed, Publicly Maint ater, City/Town S		ay Access, Hou	se of Worsh	Disclosure Der Disclosures: S on file. Exclusions: Lead Paint: Co Unknown UFFI: Unkno wn Available: No	claration: No Geller's Disclosur ertified Treated, wn Warranty 00 Source: Publi comption: e fes ation	



MLS # 71118302 - Active Multi Family - 4 Family 118 Front Street Marblehead, MA : Old Town 01945 Essex County Total Units: 4 Total Rent: \$0 Total Bedrooms: 5 Total Fireplaces: 4 Middle School: Directions: State St. Left at the barbor and on the

List Price: \$1,200,000

Total Floors: **3** Total Rooms: **15** Total Full/Half Baths: **4/0** Grade School: High School:

Directions: State St, left at the harbor and on to Front St

Remarks

Property Information

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 In	formation								
Living Area In Living Area So	Approx. Living Area: 3808 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:			Approx. Acres: 0.27 (12109 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /			Garage Spaces: 0 Parking Spaces: 6 Off-Street Approx. Street Frontage:		
Annual Exp	oenses								
Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & N Trash Ren Sewer: \$ Insurance:			Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:			Gross Income: \$ Gross Expenses: \$ Net Income: \$		
Unit Descri	ptions								
Unit #1 Rooms: 3	Bedrooms: 1	Full/Half Bath	s: 1/0	Fireplaces: 1	Levels: 1	Floor: 1	Rent: 0	Lease: No	
Unit #2 Rooms: 4	Bedrooms: 1	Full/Half Bath	s: 1/0	Fireplaces: 2	Levels: 1	Floor: 1	Rent: 0	Lease: No	
Unit #3 Rooms: 3	Bedrooms: 1	Full/Half Bath	s: 1/0	Fireplaces: 1	Levels: 1	Floor: 2	Rent: 0	Lease: No	
Unit #4 Rooms: 5	Bedrooms: 2	Full/Half Bath	s: 1/0	Fireplaces: 2	Levels: 2	Floor: 2	Rent: 0	Lease: Yes	
Features				Other Proper	rty Info				
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				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:					
Foundation Description: Fieldstone Lot Description: Corner Sewer and Water: City/Town Water Waterfront: No				Tax Information Pin #: Assessed: \$835,800 Tax: \$7998 Tax Year: 2010 Book: 0 Page: 0 Cert: C76181 Zoning Code: cr Map: Block: Lot:					



MLS # 71120951 - Active Multi Family - 5-9 Family 17 Central Street Peabody, MA 01960 Essex County

Peabody, MA 01960Essex CountyTotal Units: 13Total FlatTotal Rent: \$12,458Total RentTotal Bedrooms: 12Total FlatTotal Fireplaces: 0Grade SMiddle School:High SciDirections: Lowell or Main Street to Central

List Price: \$1,250,000

Total Floors: **4** Total Rooms: **36** Total Full/Half Baths: **12/0** Grade School: High School:

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 In	formation									
Approx. Livin	g Area: 11000 sq.	ft. App	orox. Acres: 0.2 (9000 s	Garage Spaces: 0						
Living Area Ir	ncludes:	Hea	t/Cool Zones: /	Parking Spaces: 9						
Living Area S	ource: Owner	Hea	t/Cool Units: /		Ap	prox. Street Fre	ontage:			
Living Area D	Living Area Disclosures:									
Annual Ex	penses for Fisc	al Year Ending 12/09	9							
Heating: \$	Heating: \$ Repair & Maintenance: \$		Management: \$	Gross Income: \$149350						
Gas: \$	Sas: \$ Trash Removal: \$		Miscellaneous: \$	Gross Expenses: \$40000						
Electricity: \$	Sewer: \$		Ann. Prop. Oper. Dat	Net Income: \$109350						
Water: \$	Insurance:	\$	Annual Expense Sour							
Unit Descr	iptions									
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	Other Property Info
Basement: Yes	Adult Community: No
Beach: No	Disclosure Declaration: No
Foundation Size: 30x100	Disclosures: Call for rent roll and expenses.
Foundation Description: Poured Concrete	Exclusions:
Lot Description: Paved Drive, Easements, Flood Plain	Lead Paint: None
Sewer and Water: City/Town Water	UFFI: Warranty Available:
Waterfront: No	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:



MLS # 71129894 - Active Multi Family - 5+ Family - 5+ Units Up/Down

 25 Hamilton Ave.
 List Price: \$1,350,000

 Lynn, MA 01902
 List Price: \$1,350,000

Essex CountyTotal Units: 18Total Floors: 3Total Rent: \$15,020Total Rooms: 54Total Bedrooms: 18Total Full/Half Baths: 18/0Total Fireplaces: 0Grade 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

Living Area Includes: He			Heat/Co	Approx. Acres: 0.28 (12588 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /			Garage Spaces: 0 Parking Spaces: 18 Approx. Street Frontage:		
Annual Ex Heating: \$ Gas: \$	Denses for Fisc Repair & Mair Trash Remov	ntenance: \$	Manag	ement: \$ aneous: \$			ross Income: \$		
Electricity: \$ Water: \$	Sewer: \$ Insurance: \$	·	Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source: Estimated			Gross Expenses: \$60000 Net Income: \$120000			
Unit Descr	iptions								
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				Other	Property In	fo			
Basement: Yes Beach: No Foundation Size: 3723 Foundation Description: Poured Concrete Lot Description: Fenced/Enclosed Sewer and Water: City/Town Water Waterfront: No			Disclosu Exclusio Lead Pa UFFI: V Year Bu Year Bu	Disclosure Declaration: No Disclosures: Exclusions: Lead Paint: None UFFI: Warranty Available: Year Built: 1973 Source: Public Record Year Built Description: Actual Year Round:					
				Pin #: Assesse Tax: \$1	formation d: \$935,000 5000 Tax Ye 968 Page: 34				

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



MLS # 71129964 - Active Multi Family - 5+ Family - 5+ Units Up/Down

 22 Warren Street
 List Price: \$1,575,000

 Lynn, MA 01902
 List Price: \$1,575,000

Essex CountyTotal Units: 21Total Floors: 3Total Rent: \$18,750Total Rooms: 34Total Bedrooms: 34Total Full/Half Baths: 21/0Total Fireplaces: 0Grade 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 Inf	ormation						
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 Dis	closures:						
Annual Expenses for Fiscal Year Ending 12/09							
Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$225000				
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$90000				

Gas: \$ Electricity: \$ Water: \$	Sewer: \$	Trash Removal: \$ Sewer: \$ Insurance: \$		Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source:		Gross Expenses: \$90000 Net Income: \$135000		
Unit Descr Unit #1	iptions							
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	Other Property Info
Basement: Yes	Disclosure Declaration: No
Beach: No	Disclosures:
Foundation Size: 5700	Exclusions:
Foundation Description: Fieldstone	Lead Paint: Yes
Lot Description: Fenced/Enclosed	UFFI: Warranty Available:
Sewer and Water: City/Town Water	Year Built: 1930 Source: Public Record
Waterfront: No	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:



Remarks

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:

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						ABLE, OWER SATS BRI	
Approx. Living Area: 6284 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:		Approx. Acres: 0.12 (5540 s Heat/Cool Zones: / Heat/Cool Units: /	sq. ft.)			ces: 0 ces: 6 Off-Street eet Frontage:	
Gas: \$ Tra Electricity: \$ Se	epair & Maintenance: \$ ash Removal: \$ wer: \$1440 surance: \$5882				Gross E	Income: \$75600 Expenses: \$8522 come: \$75600	
Unit Descriptions Unit #1 Rooms: 9 Bedrooms: 3 Rooms: Living Room, Dining Room Appliances: Range, Dishwasher, Die Interior Features: Ceiling Fans, Secu Heating: Forced Air, Gas Cooling: Central Air Rent Includes: Water	sposal, Microwave, Refrigerator	Fireplace	es: 2 Le	evels: 2 F	-loor: 3	Rent: 0	Lease: No
Unit #2 Rooms: 5 Bedrooms: 2 Rooms: Living Room, Kitchen Appliances: Range, Disposal, Refrig Interior Features: Cable TV Available Heating: Forced Air, Gas Cooling: None Rent Includes: Water		Fireplace	es: 1 Le	evels: 2 F	iloor: 1	Rent: 0	Lease: No
Unit #3 Rooms: 4 Bedrooms: 2 Rooms: Living Room, Kitchen Appliances: Range, Disposal, Refrig Interior Features: Cable TV Available Heating: Forced Air, Gas Cooling: None Rent Includes: Water	•	Fireplace	es: 0 Le	evels: 1 F	-loor: 1	Rent: 1400	Lease: No
Unit #4 Rooms: 4 Bedrooms: 2 Rooms: Living Room, Kitchen Appliances: Range, Disposal, Refrig Interior Features: Cable TV Available Heating: Forced Air, Gas Cooling: None Rent Includes: Water		Fireplace	es: 0 Le	evels: 1 F	Floor: 1	Rent: 500	Lease: No
Common Areas Appliances: Range, Refrigerator Heating: Gas Cooling: None							
Features Area Amenities: Walk/Jog Trails Basement: Yes Full, Partially Finis 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, St Flooring: Wood, Tile, Vinyl Foundation Description: Concrete Bld Hot Water: Natural Gas, Tank Lot Description: Paved Drive Road Type: Public, Paved, Publicly Roof Materiai: Asphalt/Fiberglass S Sewer and Water: City/Town Water Terms: Other (See Remarks) Utility Connections: for Gas Range Waterfront: Yes Ocean	creens ock Maint. ;hingles	Concrete Floor			Year Built Descrip Year Round: Yes Tax Informatic Pin #: Assessed: \$1,28 0	ation: No Available: Source: Public Record otion: Approximate on 6,200 Tax Year: 2009	



MLS # 71011604 - Active Multi Family - 5+ Family - 5+ Units Up/Down

List Price: **\$1,599,000**

Total Units: 10Total Floors: 3Total Rent: \$0Total Rooms: 20Total Bedrooms: 10Total Full/Half Baths: 10/0Total Fireplaces: 1Grade 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 In	formation							
Approx. Living Area: 6474 sq. ft. Living Area Includes: Living Area Source: Public Record Living Area Disclosures:			Approx. Acres: 0.77 (33569 sq. ft.) Heat/Cool Zones: / Heat/Cool Units: /		Garage Spaces: 0 Parking Spaces: 20 Off-Street Approx. Street Frontage:			
Annual Exp	penses							
Heating: \$ Gas: \$ Electricity: \$ Water: \$ Unit Descr	Heating: \$Repair & Maintenance: \$Gas: \$Trash Removal: \$Electricity: \$Sewer: \$Nater: \$Insurance: \$		Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: No Annual Expense Source:		Gross Income: \$11400 Gross Expenses: \$ Net Income: \$11400			
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	as: Dublic Transpo	vrtation Walk/	log Traile	Rike Path Dublic	School			
FeaturesOther Property InfoArea Amenities: Public Transportation, Walk/Jog Trails, Bike Path, Public SchoolAdult Community: NoBasement: Yes FullDisclosure Declaration: NoBeach: Yes Harbor, OceanDisclosures:Beach Ownership: PublicExclusions:Beach - Miles to: Yes 1/2 to 1 MileLead Paint: UnknownConstruction: FrameUFFI: Unknown Warranty Available:Electric: Circuit BreakersYear Built: 1872 Source: Public RecoExterior: ClapboardYear Built Description: ApproximateExterior Features: Porch, DeckYear Round: YesFlooring: Wood, Tile, Wall to Wall CarpetYear Round: YesFoundation Description: Other (See Remarks)Tax InformationHot Water: Natural GasTax: \$10711.7 Tax Year: 2010Book: 26926 Page: 223Cert:Road Type: Public, Publicly Maint.Cert:Roof Material: SlateSewer and Water; City/Town Water, City/Town SewerWaterfront: NoMap: Block: Lot:						Public Record proximate		

24-30 Franklin street Lynn, MA 01902

Middle School:



MLS # 71129953 - Active Multi Family - 5+ Family - 5+ Units Up/Down

List Price: \$1,950,000

Essex County Total Units: 26 Total Rent: \$22,820 Total Bedrooms: 30 Total Fireplaces: 0 Directions: Westen Ave. to Franklin

Total Floors: 3 Total Rooms: 86 Total Full/Half Baths: 26/0 Grade School: High School:

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: 17000 sq. ft.	Approx. Acres: 0.37 (16117 sq. ft.)	Garage Spaces: 0					
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 10					
Living Area Source: Other	Heat/Cool Units: /	Approx. Street Frontage:					
Living Area Disclosures:							
Annual Expenses for Fiscal Year Ending 12/09							

Heating: \$ Gas: \$ Electricity: \$ Water: \$	Repair & M Trash Rem Sewer: \$ Insurance:	·	Management: \$ Miscellaneous: \$ Ann. Prop. Oper. Data: Yes Annual Expense Source:		Gross Income: \$273000 Gross Expenses: \$86000 Net Income: \$187000		
Unit Descriptions Unit #1							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 1225	Lease: Yes
Unit #2 Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 900	Lease: Yes

Features Other Property Info Adult Community: Yes Basement: Yes Disclosure Declaration: No Beach: No Foundation Size: 5500 Disclosures: Foundation Description: Fieldstone Exclusions: Lot Description: Shared Drive Lead Paint: Yes Sewer and Water: City/Town Water UFFI: Warranty Available: Waterfront: No 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:



MLS # 71052100 - Active Multi Family - 5+ Family - 5+ Units Up/Down

1 THRU 4 Kingsley Ter. Lynn, MA 01901 **Essex County** Total Units: 48 Total Floors: 3 Total Rent: **\$9,999** Total Bedrooms: 48 Total Fireplaces: 0 Grade School: Middle School: High School: Directions: Corner of Chestnut st and Union st.

List Price: \$2,200,000

Total Rooms: 99 Total Full/Half Baths: 48/0

Remarks

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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		

	1363						
Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$32340				
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$0				
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$32340				
Water: \$	Insurance: \$	Annual Expense Source:					
Unit Descriptions							
llnit #1							

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	Other Property Info
Area Amenities: Public Transportation, Shopping, Medical Facility, Laundromat,	Disclosure Declaration: No
Other (See Remarks), Highway Access, House of Worship, Private School, Public School, T-Station	Disclosures: SOLD ON 8/14/2007 FOR \$ 2,675,000. CURRENT PROPERTY MANAGER
Basement: Yes Full	WILL STAY ON.
Beach: No	Exclusions:
Construction: Frame	Lead Paint: None, Certified Treated
Exterior: Vinyl	UFFI: Warranty Available:
Flooring: Wood	Year Built: 1920 Source: Public Record
Foundation Size: 99999	Year Built Description: Approximate
Foundation Description: Fieldstone	Year Round:
Hot Water: Natural Gas	Tax Information
Lot Description: Paved Drive	Pin #:
Roof Material: Tar & Gravel	
Sewer and Water: City/Town Water, City/Town Sewer	Assessed: \$2,158,800
Waterfront: No	Tax: \$33526 Tax Year: 2010
	Book: 27105 Page: 35
	Cert:
	Zoning Code: res
	Map: Block: Lot:



MLS # 70973660 - Active Commercial/Industrial - 5+ Residential 70-74 River Street Lis Haverhill, MA 01830 Essex County Directions: Exit 49 off 495 River Street

List Price: **\$690,000**

Remarks

Duananti i lufanna atlan

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 seperate 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	۱					
Residential: Office: Retail: Warehouse: Manufacturing: Total:	# Units 10 0 0 0 0 10	Square Ft: 11016 0 0 0 0 0 16608	Assessed Value(s) Land: \$200,000 Bldg: \$506,300 Total: \$706,300 # Buildings: 1 # Stories: 5 # Units: 10	Space Available For: For Sale Lease Type: Lease Price Includes: Lease: No Exchange: No Sublet: No 21E on File: No		
Drive in Doors: Loading Docks: Ceiling Height: # Restrooms: Hndcp Accessibl: Yes		Dividab Elevato Sprinkle		Gross Annual Inc: Gross Annual Exp: Net Operating Inc: Special Financing: Assc: No Assoc Fee: \$		
Lot Size: 16608 Acres: 0.38 Survey: Plat Plan:		Frontage: Depth: Subdivide: N o Parking Space		Traffic Count: Lien & Encumb: Undrgrnd Tank: No 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				
		Pin #: Assessed: Tax: \$90 Book: 84 Cert: Zoning Co Zone Des	* \$706,300 12.39 Tax Year: 2010 08 Page: 484 ode: SC C: Other (See Remarks) L Block: 227 Lot: 2			



MLS # 70981687 - Active Commercial/Industrial - 5+ Residential 42-52 Common St Lawrence, MA 01840-1724 Essex County Directions: Downtown Lawrence

List Price: \$799,000

Remarks

DO NOT CALL FRONT DESK TO SET APPTS. 16 Total units. 14, 2-3 Br Apartments (all de-leaded),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

Residential: Office: Retail: Warehouse: Manufacturing: Total:	# Units 14 0 2 0 0 0	Square Ft: 13376 0 1760 0 0 15136	Assessed Value(s) Land: \$131,500 Bldg: \$671,300 Total: \$802,800 # Buildings: 2 # Stories: 4 # Units: 16	Space Available For: For Sale Lease Type: Other (See Remarks) Lease Price Includes: Building, Land, Other (See Remarks) Lease: No Exchange: No Sublet: No 21E on File: No
Drive in Doors: Loading Docks: Ceiling Height: # Restrooms: Hndcp Accessibl:		Div Ele Spi	pandable: No ridable: No vator: No rinklers: No ilroad Siding: No	Gross Annual Inc: 176400 Gross Annual Exp: 30749 Net Operating Inc: 145651 Special Financing: No Assc: No Assoc Fee: \$
Lot Size: 9300 Acres: 0.21 Survey: No Plat Plan: No		Front Depti Subd Parki	יב ו:	Traffic Count: Lien & Encumb: No Undrgrnd Tank: Unknown Easements: Unknown
Features Construction : Fr Location: Down Parking Features Roof Material: Ta Utilities: Public V	cown : Open ar & Grav		Natural Gas, 220 V	Other Property InfoDisclosure Declaration: NoDisclosures: Referral fee due on sale.Exclusions:Year Built: 1925Year Built Source: Public RecordTax InformationPin #: M:0086 B:0000 L:0025Assessed: \$802,800Tax: \$8620 Tax Year: 2009Book: 9434 Page: 1Cert: 11303Zoning Code: unkZone Desc: Other (See Remarks)Map: Block: Lot:



MLS # 71082255 - Active Commercial/Industrial - 5+ Residential 242-246 Humphrey St Swampscott, MA 01907-2513 Essex County Directions: Lynn Shore Drive To Humphrey St

List Price: \$989,000

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	า				
Residential: Office: Retail: Warehouse: Manufacturing: Total:	# Units 11 0 3 1 0	4700 0 2600 0 0	Assessed Value(s) Land: \$246,200 Bldg: \$596,000 Total: \$842,200 # Buildings: 1 # Stories: 3 # Units:	Space Available For: For Sale Lease Type:	
Drive in Doors: Loading Docks: Ceiling Height: # Restrooms: Hndcp Accessibl:		Expandable: Dividable: Elevator: Sprinklers: Yes Railroad Siding:		Gross Annual Inc: 138018 Gross Annual Exp: Net Operating Inc: Special Financing: Yes Assc: Assoc Fee: \$	
Lot Size: 4020 Acres: 0.09 Survey: Plat Plan:		Frontage: Depth: Subdivide: Parking Spaces	s: O	Traffic Count: Lien & Encumb: Undrgrnd Tank: 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		Disclosure Dec operating da Exclusions: Mi condo conver Year Built: 190 Year Built: Sour Tax Informa Pin #: M:0002 Assessed: \$84 Tax: \$12077. Book: 26682 Cert: Zoning Code: A Zone Desc: Le	Other Property InfoDisclosure Declaration: NoDisclosures: Seller will hold PMM up to \$400K. Call for details and operating dataExclusions: Mix use property commercial/rooming house. Potential condo conversion. Check with building inspectYear Built: 1900Year Built: Source: Public RecordTax InformationPin #: M:0002 B:0146 L:0Assessed: \$842,200Tax: \$12077.14 Tax Year: 2009Book: 26682 Page: 440Cert:Zoning Code: A3Zone Desc: Legal ConformingMap: Block: Lot:		



MLS # 70940868 - Active Commercial/Industrial - 5+ Residential 76 - 95 Park St - Unit 1-138 Lynn, MA : West Lynn 01905 Essex County Directions: call listing agent

List Price: \$11,000,000

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 approximarely \$1,339,000.Very well maintained 1970's era buildings. 100% occupied. Call listing agent for operating statement.

Property Informat	tion				
Residential: Office: Retail: Warehouse: Manufacturing: Total:	# Units 138 0 0 0 0 0 138	Square Ft: 114975 0 0 0 0 0 114975	Assessed Value(s) Land: \$3,629,400 Bldg: \$6,327,600 Total: \$9,957,000 # Buildings: 6 # Stories: 3 # Units: 138	Space Available For: For Sale Lease Type: Lease Price Includes: Lease: No Exchange: No Sublet: No 21E on File: No	
Drive in Doors: Loading Docks: Ceiling Height: # Restrooms: Hndcp Accessibl:	100	Expandab Dividable: Elevator: Sprinklers Railroad S	le:	Gross Annual Inc: Gross Annual Exp: Net Operating Inc: Special Financing: Yes Assc: Assoc Fee: \$	
Lot Size: 113757 Acres: 2.61 Survey: Plat Plan:		Fronta Depth Subdiv Parkin		Traffic Count: Lien & Encumb: Undrgrnd Tank: Easements:	
Features		Other Proper Disclosure Decla Disclosures: Exclusions: Year Built: 197 0 Year Built Source Tax Informat	nration: No D e: Owner		
		Pin #: Assessed: \$9,9 !	57,000 Tax Year: 2009 Page: 678 -4 APT al Conforming		