



PARTNERS INVESTMENT PROPERTIES

Contact: Joe Cawley 617-877-0945 or 1-800-965-9281

Lowell, MA 12 Units

\$425,000.00

700-704 Merrimack Street

INVESTMENT SUMMARY

Price	\$425,000.00		
Down Payment	\$106,250.00		
Price per Unit	\$35,416.67	Number of Units	12

PROPERTY DESCRIPTION



A total of 12 units make up this two building listing in Lowell, MA.

The units consist of 3-three bedrooms, 3-two bedrooms, 3-one bedrooms, 2-studios and 1-commercial unit.

Tenants pay heat/hot water and utilities (see note to right).

Great investment once all of the units are occupied.

OPERATING INFORMATION

<u>INCOME</u>	CURRENT	POTENTIAL
Gross Rents	\$55,200.00	\$91,200.00
Vacancy Credit/Loss 5%		\$4,560.00
Effective Gross Annual Income	\$55,200.00	\$86,640.00

OPERATING EXPENSES

Real Estate Taxes	\$6,416.00	\$6,416.00
Insurance	\$7,000.00	\$7,000.00
Water & Sewer	\$7,200.00	\$7,200.00
Trash Removal	\$1,920.00	\$1,920.00
Electric (common)	\$300.00	\$300.00
Hot Water (Gas)**see note below	\$180.00	\$180.00
Maintenance (5%)	\$2,760.00	\$4,332.00
Effective Operating Expenses	\$25,776.00	\$27,348.00

NET OPERATING INCOME

Effective Gross Annual Income	\$55,200.00	\$86,640.00
Effective Operating Expenses	\$25,776.00	\$27,348.00

Total Net Operating Income	\$29,424.00	\$59,292.00
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CAPITALIZATION RATE	6.92%	13.95%
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Note: Owner pays for the hot water (gas) for the two studio units at 704 Merrimack Street.

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



PARTNERS INVESTMENT PROPERTIES

700-704 Merrimack Street

UNIT #	# OF BEDROOMS/ UNIT TYPE	CURRENT RENTS	POTENTIAL RENTS
702 MERRIMACK STREET			
1A	2	\$700.00	\$700.00
1B	1	\$550.00	\$550.00
1A	2	\$0.00	\$700.00
2B	1	\$550.00	\$550.00
3A	2	\$0.00	\$700.00
3B	1	\$600.00	\$600.00
704 MERRIMACK STREET			
1	Commercial/Barber Shop	\$600.00	\$600.00
1A	3	\$800.00	\$800.00
2A	3	\$0.00	\$800.00
2B	Studio	\$400.00	\$400.00
3A	3	\$0.00	\$800.00
3B	Studio	\$400.00	\$400.00
TOTAL/MONTH		\$4,600.00	\$7,600.00

CURRENT ANNUAL RENT: \$55,200.00

POTENTIAL ANNUAL RENT: \$91,200.00

***Questions about the current vacancies? Contact us to discuss.



PARTNERS INVESTMENT PROPERTIES, LLC

RULES OF CONFIDENTIALITY

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

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

Partners:

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

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