

CAWLEY REALTY GROUP

A Subsidiary of Partners Investment Properties



Marshfield, MA 18 Units



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Cawleyrealty.com



Cawley Realty Group

Partners Investment Properties

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

Marshfield, MA 18 Unit Brick Apartment Complex

\$1,250,000.00

1449 Ocean Street

INVESTMENT SUMMARY

Price	\$1,250,000.00		
Down Payment	\$312,500.00		
Price per Unit	\$69,444.44	Number of Units	18
Year Built	1970		

PROPERTY DESCRIPTION

What an opportunity! LOCATION....LOCATION....LOCATION

This 18 unit complex is known as 'Capeway Village', consisting of two brick apartment buildings (12 unit and 6 unit), which house 17-one bedroom and 1-studio unit.

This location is key! This complex is located within minutes to the beach, Green Harbor Golf Course, Marshfield Airport and many other attractions and amenities.

The current owner is converting these units from the title of condominium, back to apartment units, so that the real estate tax will be reduced for the new owner. (Note: The amount of \$25,128.00 is the current tax amount, based on the classification of condominium. Once the units are reclassified as apartments, the real estate tax should be much lower.)

Make your offer on this opportunity.....contact:
Joe Cawley at 617-877-0945 or 1-800-965-9281
jcawley@pipre.com

OPERATING INFORMATION

<u>INCOME</u>	CURRENT	
Gross Rents	\$159,600.00 AS PER OWNER	\$159,600.00
Vacancy (5% Credit/Loss)	\$7,980.00 ESTIMATE	\$7,980.00
Effective Gross Annual Income	\$151,620.00	\$151,620.00

<u>OPERATING EXPENSES</u>		
Real Estate Taxes *See Note	\$25,128.00 AS PER OWNER	\$16,000.00 EST.
Insurance	\$6,000.00 AS PER OWNER	\$6,000.00
Water & Sewer	\$6,000.00 AS PER OWNER	\$6,000.00
Electric	\$1,620.00 AS PER OWNER	\$1,620.00
Management	\$5,000.00 AS PER OWNER	\$5,000.00
Maintenance	\$6,000.00 AS PER OWNER	\$6,000.00
Effective Operating Expenses	\$49,748.00	\$40,620.00

<u>NET OPERATING INCOME</u>		
Effective Gross Annual Income	\$151,620.00	\$151,620.00
Effective Operating Expenses	\$49,748.00	\$40,620.00
Total Net Operating Income	\$101,872.00	\$111,000.00

Capitalization Rate: 8.15% 8.88%

NOTE: The current units are classified as condominiums. Seller is in the process of changing these units back to apartment units, which will reduce the current real estate tax.
The dollar amount stated in the Real Estate Tax column on the right is an estimate (est.).

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 principal.

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 WWW.PIPRE.COM





CAWLEY REALTY GROUP
PARTNERS INVESTMENT PROPERTIES, LLC

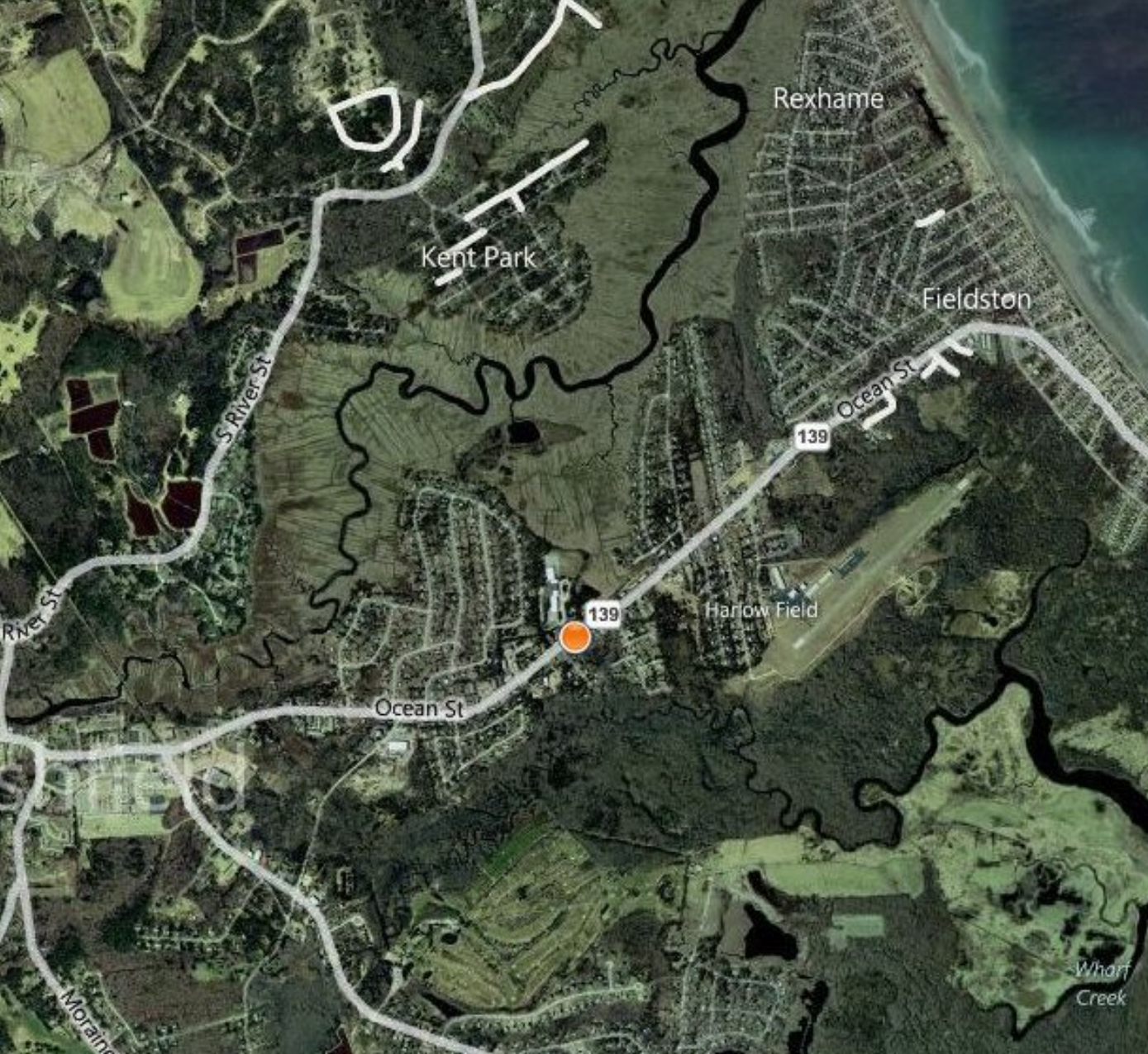


MARSHFIELD, MA 18 UNITS

UNIT #	# OF BEDROOMS	CURRENT RENT
1	1	\$750.00
2	1	\$750.00
3	1	\$700.00
4	1	\$725.00
5	1	\$750.00
6	1	\$700.00
7	1	\$750.00
8	STUDIO	\$675.00
9	1	\$700.00
10	1	\$750.00
11	1	\$800.00
12	1	\$750.00
13	1	\$750.00
14	1	\$750.00
15	1	\$750.00
16	1	\$750.00
17	1	\$750.00
18	1	\$750.00
TOTAL		\$13,300.00

CURRENT GROSS ANNUAL RENT ROLL: \$159,600.00

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



Rexhame

Kent Park

Fieldston

139

Ocean St

139

Harlow Field

Ocean St

S River St

River St

Moraine

Wharf
Creek



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 1-800-965-9281

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