



MLS # 70705787 - Active
Multi Family - 4 Family

11 Broad Street
Medway, MA 02053-1101
Norfolk County

Color: **Light Blue**

Total Units: **4**

Total Rent: **\$2,840**

Total Bedrooms: **5**

Total Fireplaces: **0**

Middle School: **Medway Middle**

Directions: **Rte 109 (Main St) to Holliston St to Village St to 11 Broad St**

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

Total Floors: **2**

Total Rooms: **13**

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

Grade School: **Burke/McGov/Mem**

High School: **Medway High**

Remarks

FOUR UNIT - Fully Leased including One Car Garage- 13 Rooms, 5 Bedrooms, 4 Full Baths. Separate Utilities: Electric, Heat, Hot Water Tanks. Public Water and Sewer. Off-Street Parking. Neighborhood Setting with Easy Access to Downtown Shopping. Condo Conversion Candidate.

Property Information

Approx. Living Area: **2820 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.24 (10454 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **1**

Parking Spaces: **6 Off-Street**

Approx. Street Frontage: **90 ft**

Annual Expenses for Fiscal Year Ending 12/09

Heating: **\$**

Gas: **\$0**

Electricity: **\$192**

Water: **\$974**

Repair & Maintenance: **\$**

Trash Removal: **\$1000**

Sewer: **\$397**

Insurance: **\$2400**

Management: **\$**

Miscellaneous: **\$**

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

Annual Expense Source: **Owner Provided**

Gross Income: **\$34980**

Gross Expenses: **\$0**

Net Income: **\$0**

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1**

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

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **725**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range**

Interior Features: **Ceiling Fans**

Heating: **Electric Baseboard**

Rent Includes: **Water**

Unit #2

Rooms: **3** Bedrooms: **1**

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

Fireplaces: **0**

Levels: **1**

Floor: **1**

Rent: **650**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range**

Interior Features: **Ceiling Fans**

Heating: **Electric Baseboard**

Rent Includes: **Water**

Unit #3

Rooms: **3** Bedrooms: **1**

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

Fireplaces: **0**

Levels: **1**

Floor: **2**

Rent: **725**

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range**

Heating: **Hot Water Baseboard, Gas**

Rent Includes: **Water**

Unit #4

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

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

Fireplaces: **0**

Levels: **2**

Floor: **2**

Rent:

Lease: **No**

Rooms: **Living Room, Kitchen**

Appliances: **Range**

Heating: **Electric Baseboard**

Rent Includes: **Water**

Features

Area Amenities: **Shopping, Laundromat**

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 60 Amps/Less, Individually Metered**

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

Exterior: **Vinyl**

Exterior Features: **Porch**

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

Foundation Size: **47 x 31**

Foundation Description: **Concrete Block, Fieldstone**

Hot Water: **Electric, Tank**

Lot Description: **Other (See Remarks)**

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

Roof Material: **Asphalt/Fiberglass Shingles**

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

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Oven**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures:

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1850** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Tax Information

Pin #: **M:1B B:194**

Assessed: **\$254,900**

Tax: **\$4152.32** Tax Year: **2010**

Book: **6787** Page: **158**

Cert:

Zoning Code: .

Map: **1B** Block: **194** Lot:


**MLS # 71023943 - Active
Multi Family - 4 Family**
**173 Porter Street
Stoughton, MA 02072
Norfolk County**
List Price: **\$339,900**

Total Units: 4	Total Floors: 2
Total Rent: \$2,450	Total Rooms: 17
Total Bedrooms: 9	Total Full/Half Baths: 5/0
Total Fireplaces: 0	Grade School:
Middle School:	High School:
Directions: Corner of Porter & Union Sts.	

Remarks

Subject to third party approval. Well located near shopping and the "T" is this easy to rent Four (4) Unit w/ Town Water/Sewer. Rents could be higher in a normal market. Pre-Approved Buyers Only. Sold "as is" without any warranties or representations. Buyers to perform due diligence prior to offer.

Property Information

Approx. Living Area: 3133 sq. ft.	Approx. Acres: 0.13 (5950 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: /	Parking Spaces: 4 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 4/	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$29400
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$29400
Water: \$	Insurance: \$	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 2/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 900	Lease: No
Unit #2							
Rooms: 3	Bedrooms: 1	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 1	Rent: 400	Lease: No
Unit #3							
Rooms: 5	Bedrooms: 3	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 850	Lease: No
Unit #4							
Rooms: 4	Bedrooms: 2	Full/Half Baths: 1/0	Fireplaces: 0	Levels: 1	Floor: 2	Rent: 300	Lease: No

Features

Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Flooring: **Wood, Wall to Wall Carpet**
 Foundation Size: **Irreg.**
 Foundation Description: **Poured Concrete**
 Lot Description: **Corner**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Sewage District: **MWRA**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Short Sale Subject to Lender's Final Approval.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1940** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$393,000**
 Tax: **\$4896.78** Tax Year: **2010**
 Book: **9804** Page: **196**
 Cert:
 Zoning Code: **RU**
 Map: **66** Block: Lot: **89**

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MLS # 71124861 - Active

Multi Family - 4 Family

19 Forest St

List Price: **\$349,900**

Weymouth, MA : South Weymouth 02190

Norfolk County

Color: **Gray**

Total Units: **4**

Total Floors: **2**

Total Rent: **\$2,800**

Total Rooms: **8**

Total Bedrooms: **0**

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

Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Columbian Street to Forest Street. Or Randolph Street to Forest Street.**

Remarks

Let your tenant make most of the mortgage payments while you relax and enjoy the good life in this 4 efficiency unit multi-family located in a desirable South Weymouth neighborhood. This investment offers many updates including, gleaming hardwood floors, roof, electric, thermopane insulated windows, kitchen and baths. It also has on site coin-op washer and dryer and ample parking. Strong rent rolls with tenant responsible for all electricity and heat. Tenancy at will.

Property Information

Approx. Living Area: **1344 sq. ft.**

Approx. Acres: **0.17 (7405 sq. ft.)**

Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**

Parking Spaces: **6** Off-Street, Paved Driveway

Living Area Source: **Public Record**

Heat/Cool Units: **/**

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$2800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$33600
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**

Interior Features: **Studio, Stone/Granite/Solid Counters, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops**

Heating: **Electric Baseboard**

Rent Includes: **Water, Hot Water**

Unit #2

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**

Interior Features: **Studio, Stone/Granite/Solid Counters, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops**

Heating: **Electric Baseboard**

Rent Includes: **Water, Hot Water**

Unit #3

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **700** Lease: **No**

Interior Features: **Studio, Stone/Granite/Solid Counters, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops**

Heating: **Electric Baseboard**

Rent Includes: **Water, Hot Water**

Unit #4

Rooms: **1** Bedrooms: **1** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **700** Lease: **No**

Interior Features: **Studio, Stone/Granite/Solid Counters, Hardwood Floors, Upgraded Cabinets, Upgraded Countertops**

Heating: **Electric Baseboard**

Rent Includes: **Water, Hot Water**

Features

Area Amenities: **Public Transportation, Shopping**

Basement: **No Full**

Beach: **No**

Exterior: **Shingles, Wood**

Exterior Features: **Porch**

Flooring: **Wood, Tile**

Foundation Size: **9x9**

Foundation Description: **Poured Concrete**

Hot Water: **Electric**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

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

Terms: **Other (See Remarks)**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Disclosures: **Both owners are listing agents.**

Exclusions:

Lead Paint: **Unknown**

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

Year Built: **1918** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$307,400**

Tax: **\$3009.45** Tax Year: **2009**

Book: **0** Page: **0**

Cert:

Zoning Code: **Residential**

Map: **48** Block: **546** Lot: **020**

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**MLS # 71115699 - Active
Multi Family - 5+ Family - 5+ Units Up/Down**

13-15 St. John Ave. List Price: **\$429,000**
Norwood, MA 02062
Norfolk County
 Total Units: **5** Total Floors: **3**
 Total Rent: **\$4,225** Total Rooms: **17**
 Total Bedrooms: **6** Total Full/Half Baths: **5/2**
 Total Fireplaces: **0** Grade School:
 Middle School:
 High School: **Norwood High**
 Directions: **Off Washington St, 1/2 mile from Dean St.**

Remarks

Quiet street, on T-Line, parking in rear, walking distance to many conveniences, like restaurants, laundromats, stores. Recent market value analysis for \$430,000. Note: There are 5 total units, 5th unit same as #4. Monthly income \$4225 * 12 = \$50700,

Property Information

Approx. Living Area: **4722 sq. ft.** Approx. Acres: **0.13 (6050 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **5/0** Parking Spaces: **7** Off-Street, Assigned, Paved Driveway
 Living Area Source: **Appraiser** Heat/Cool Units: **5/0** Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses

Heating: \$0	Repair & Maintenance: \$1200	Management: \$1500	Gross Income: \$50700
Gas: \$0	Trash Removal: \$0	Miscellaneous: \$500	Gross Expenses: \$9800
Electricity: \$600	Sewer: \$0	Ann. Prop. Oper. Data: Yes	Net Income: \$40900
Water: \$2000	Insurance: \$4000	Annual Expense Source: Limited Information	

Unit Descriptions

Unit #1
 Rooms: **6** Bedrooms: **2** Full/Half Baths: **1/2** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1225** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available, Handicapped Equipped, Pantry, Storage, Balcony/Deck**
 Heating: **Steam, Gas**
 Rent Includes: **Water**

Unit #2
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available, Balcony/Deck**
 Heating: **Steam, Gas**
 Rent Includes: **Water**

Unit #3
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Steam, Gas**
 Rent Includes: **Water**

Unit #4
 Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **750** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Cable TV Available**
 Heating: **Steam, Gas**
 Rent Includes: **Water**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Public School**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
 Beach: **No**
 Construction: **Frame**
 Electric: **220 Volts, Circuit Breakers, Individually Metered**
 Energy Features: **Insulated Windows**
 Exterior: **Asbestos**
 Exterior Features: **Porch, Handicap Access, Gutters, Screens, Fenced Yard**
 Flooring: **Wood, Vinyl, Wall to Wall Carpet**
 Foundation Size: **approx 35X45**
 Foundation Description: **Other (See Remarks)**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac, Sidewalk**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Terms: **Seller W/Participate**
 Utility Connections: **for Gas Range, for Gas Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **No** Warranty Available: **No**
 Year Built: **1924** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$430,000**
 Tax: **\$4000** Tax Year: **2010**
 Book: **1** Page: **1**
 Cert: **138269**
 Zoning Code: **G**
 Map: **8** Block: **9** Lot: **4**

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**MLS # 71075369 - Active
Multi Family - 4 Family**

**990 East St
Walpole, MA 02081-2939
Norfolk County**

List Price: **\$439,000**

Total Units: **4**
Total Rent: **\$0**
Total Bedrooms: **7**
Total Fireplaces: **0**
Middle School:

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

Directions: **East St. is Rt 27. From Rt 1A southbound take a right on Rt 27, #990 on left access from "Gilmores"**

Remarks

4 Family Downtown. Walk to Center & Train in 2 minutes! Bus line within yards! 6 Room , 3 Bed Townhouse on the right side (#992 East St.). Updates include windows, heat, roof & some electric (Circuit breakers). All Tenants are tenants @ Will. Parking for 6-8 cars to right, left, front left & rear. Notice needed to show . Rates still low!! For now!!

Property Information

Approx. Living Area: **2592 sq. ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures:

Approx. Acres: **0.08 (3625 sq. ft.)**
Heat/Cool Zones: **4/0**
Heat/Cool Units: **2/0**

Garage Spaces: **0**
Parking Spaces: **8** Off-Street
Approx. Street Frontage:

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$0	Gross Income: \$43200
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$43200
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **600** Lease: **No**
Rooms: **Living Room, Kitchen, Other (See Remarks)**
Rent Includes: **Heat, Water**

Unit #2

Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease: **No**
Rooms: **Living Room, Kitchen, Other (See Remarks), Living RM/Dining RM Combo**
Rent Includes: **Heat, Water**

Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
Rooms: **Living Room, Kitchen, Other (See Remarks)**
Rent Includes: **Heat, Water**

Unit #4

Rooms: **6** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **1200** Lease: **No**
Rooms: **Living Room, Dining Room, Kitchen, Other (See Remarks)**
Rent Includes: **Water**

Features

Basement: **Yes Full, Interior Access**
Beach: **No**
Construction: **Frame**
Exterior: **Vinyl**
Foundation Size: **0 x 0**
Foundation Description: **Poured Concrete, Fieldstone**
Lot Description: **Paved Drive**
Road Type: **Public, Paved, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Electric Range**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures:
Exclusions:
Lead Paint: **Unknown**
UFFI: **No** Warranty Available: **No**
Year Built: **1930** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**

Tax Information

Pin #: **M:00025 B:00274 L:00000**
Assessed: **\$349,600**
Tax: **\$4419** Tax Year: **2010**
Book: **22955** Page: **238**
Cert: **123424**
Zoning Code: **multi**
Map: **25** Block: **274** Lot: **0**

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**MLS # 71045258 - Active
Multi Family - 4 Family**

**5-9 Morton Sq
Stoughton, MA 02072-2807
Norfolk County**
Total Units: **4**
Total Rent: **\$3,425**
Total Bedrooms: **7**
Total Fireplaces: **0**
Middle School: **O'Donnell**
Directions: **Morton St to Morton Square**

List Price: **\$439,900**

Total Floors: **2**
Total Rooms: **13**
Total Full/Half Baths: **4/0**
Grade School:
High School: **Stoughton High**

Remarks

Rare 4 family home in Stoughton. Located across from the commuter rail station, it's convenient to downtown shops. Currently owner occupied, much of the property has been redone under his ownership including 3 new furnaces.

Property Information

Approx. Living Area: 2348 sq. ft.	Approx. Acres: 0.12 (5403 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 4/	Parking Spaces: 8 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 4/	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$43800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$43800
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **1000** Lease: **No**
Rooms: **Living Room, Kitchen**
Appliances: **Range, Refrigerator**
Heating: **Forced Air, Gas**

Unit #2

Rooms: **3** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **825** Lease: **Yes**
Rooms: **Kitchen**
Appliances: **Range, Refrigerator**
Heating: **Forced Air, Gas**

Unit #3

Rooms: **3** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **825** Lease: **Yes**
Rooms: **Kitchen**
Appliances: **Range, Refrigerator**
Heating: **Hot Water Baseboard, Gas**

Unit #4

Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **800** Lease:
Rooms: **Kitchen**
Appliances: **Range, Refrigerator**
Heating: **Hot Water Baseboard, Electric Baseboard, Gas**

Features

Area Amenities: **Public Transportation**
Basement: **Yes Finished**
Beach: **No**
Construction: **Frame**
Energy Features: **Storm Windows**
Exterior: **Aluminum**
Flooring: **Wall to Wall Carpet, Vinyl / VTC**
Foundation Size: **irregular**
Foundation Description: **Fieldstone**
Hot Water: **Natural Gas**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, City/Town Sewer**
Utility Connections: **for Gas Range**
Waterfront: **No**

Other Property Info

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

Tax Information

Pin #: **M:0054 B:0410 L:0000**
Assessed: **\$443,900**
Tax: **\$4887** Tax Year: **2009**
Book: **19794** Page: **168**
Cert:
Zoning Code: **mf**
Map: Block: Lot:

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**MLS # 70909965 - Active
Multi Family - 5-9 Family**
**27-29 Union St
Holbrook, MA 02343
Norfolk County**
List Price: **\$465,000**
 Total Units: **7**
 Total Rent: **\$5,035**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Rte 37 to Rte 139**

 Total Floors: **2**
 Total Rooms: **16**
 Total Full/Half Baths: **6/1**
 Grade School:
 High School:

Remarks
6 apartments, 1 commercial office, 2 car garage, located on Rte. 139 with high Volume of traffic. "T" Access. Off street parking, Located in Holbrook Square. Expansion Possibilities. Rent does not include office space. Office space is not rented. Bulk head basement. Office has 2 rooms. New Roof 2007.
Property Information

Approx. Living Area: 2940 sq. ft.	Approx. Acres: 0.55 (24290 sq. ft.)	Garage Spaces: 2
Living Area Includes:	Heat/Cool Zones: 2/0	Parking Spaces: 12 --
Living Area Source: Public Record	Heat/Cool Units: 2/0	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$60420
Gas: \$3246	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$11111
Electricity: \$4154	Sewer: \$800	Ann. Prop. Oper. Data: Yes	Net Income: \$11111
Water: \$	Insurance: \$2300	Annual Expense Source: --	

Unit Descriptions
Unit #1

 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **910** Lease: **No**
Unit #2

 Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **875** Lease: **No**
Features

 Basement: **Yes**
 Beach: **No**
 Foundation Size: **999**
 Foundation Description: **Fieldstone, Brick**
 Lot Description: **Wooded**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **No**
 Disclosures: **seller is related to Broker**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1880** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

 Pin #:
 Assessed: **\$389,400**
 Tax: **\$5474.96** Tax Year: **2009**
 Book: **6423** Page: **314**
 Cert:
 Zoning Code: **res & comm**
 Map: Block: Lot:

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**MLS # 71094096 - Active
Multi Family - 4 Family**
**51 River St
Braintree, MA 02184-3236
Norfolk County**
List Price: **\$514,999**
 Total Units: **4**
 Total Rent: **\$3,800**
 Total Bedrooms: **8**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Washington st. to River st.**

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

Four family house, three one bedrooms and one two bedroom units. Plenty of parking in the rear of the property. Some updates have been done. One heating unit for all four units. Vinyl windows thru out house. Breakers located in basement for all units.

Property Information
 Approx. Living Area: **3469 sq. ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:

 Approx. Acres: **0.26 (11220 sq. ft.)**
 Heat/Cool Zones: /
 Heat/Cool Units: /

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

Heating: \$3000	Repair & Maintenance: \$1500	Management: \$	Gross Income: \$44600
Gas: \$	Trash Removal: \$	Miscellaneous: \$4300	Gross Expenses: \$11500
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$22800
Water: \$	Insurance: \$2700	Annual Expense Source: --	

Unit Descriptions**Unit #1**
 Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **950** Lease: **Yes**
Unit #2
 Rooms: **5** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **950** Lease: **Yes**
Features
 Area Amenities: **Public Transportation**
 Basement: **Yes Full, Bulkhead**
 Beach: **No**
 Exterior: **Vinyl**
 Foundation Size: **0**
 Foundation Description: **Fieldstone, Granite**
 Lot Description: **Wooded**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**
Other Property Info
 Disclosure Declaration: **No**
 Disclosures: **Expenses per owner, estimated.**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1890** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
Tax Information
 Pin #: **002024 B:000000 L:000035**
 Assessed: **\$469,200**
 Tax: **\$4537** Tax Year: **2010**
 Book: **27602** Page: **402**
 Cert: **34846**
 Zoning Code: **BUS**
 Map: Block: Lot:

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**MLS # 71133642 - Active
Multi Family - 4 Family**
374 Pearl Street

 List Price: **\$529,888**
Stoughton, MA 02072
Norfolk County

 Color: **Grey**

 Total Units: **4**

 Total Floors: **2**

 Total Rent: **\$3,400**

 Total Rooms: **14**

 Total Bedrooms: **6**

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

 Total Fireplaces: **0**

 Grade School: **West**

 Middle School: **O'Donnell**

 High School: **Stoughton**

 Directions: **near intersection of Pearl and Central St**
Remarks

DELEADED fabulously maintained 4 unit multi-family; 2 two bed units and 2 one bed units [all recently renovated w/ separate utilities] with well-est'd tenants. Decks, windows, siding and roof in good condition. Coin-op laundry room, newer hot water heaters and furnaces. Large spacious flat yard accomodates off-street parking for 16+ vehicles and recreational space. Premium location allows for walk to schools, public transportation, retail establishments and restaurants.....great investment!

Property Information

 Approx. Living Area: **3274 sq. ft.**

 Approx. Acres: **0.69 (30330 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

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

 Parking Spaces: **16** Off-Street

 Living Area Source: **Public Record**

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

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

 Heating: **\$**

 Repair & Maintenance: **\$1700**

 Management: **\$**

 Gross Income: **\$40800**

 Gas: **\$385**

 Trash Removal: **\$1414**

 Miscellaneous: **\$**

 Gross Expenses: **\$9445**

 Electricity: **\$460**

 Sewer: **\$2200**

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

 Net Income: **\$31355**

 Water: **\$1300**

 Insurance: **\$1986**

 Annual Expense Source: **Owner Provided**
Unit Descriptions
Unit #1

 Rooms: **3**

 Bedrooms: **1**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **1**

 Rent: **750**

 Lease: **No**
Unit #2

 Rooms: **4**

 Bedrooms: **2**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **1**

 Rent: **925**

 Lease: **No**
Unit #3

 Rooms: **3**

 Bedrooms: **1**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **2**

 Rent: **750**

 Lease: **No**
Unit #4

 Rooms: **4**

 Bedrooms: **2**

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

 Fireplaces: **0**

 Levels: **1**

 Floor: **2**

 Rent: **975**

 Lease: **No**
Features

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

 Basement: **Yes Full, Concrete Floor**

 Beach: **No**

 Construction: **Frame**

 Electric: **Circuit Breakers**

 Energy Features: **Insulated Windows, Storm Windows**

 Exterior: **Vinyl**

 Exterior Features: **Deck, Handicap Access**

 Flooring: **Wood, Tile, Vinyl**

 Foundation Size: **999999999999999**

 Foundation Description: **Poured Concrete**

 Hot Water: **Natural Gas**

 Lot Description: **Paved Drive**

 Road Type: **Public**

 Roof Material: **Asphalt/Fiberglass Shingles**

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

 Terms: **Contract for Deed**

 Utility Connections: **for Gas Range, for Gas Oven**

 Waterfront: **No**
Other Property Info

 Adult Community: **No**

 Disclosure Declaration: **No**

 Disclosures: **Expenses provided by seller and are approximate**

Exclusions:

 Lead Paint: **Certified Treated**

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

 Year Built: **1929** Source: **Public Record**

 Year Built Description: **Approximate, Renovated Since**

 Year Round: **Yes**
Tax Information

Pin #:

 Assessed: **\$511,200**

 Tax: **\$5628** Tax Year: **2009**

 Book: **13863** Page: **58**

Cert:

 Zoning Code: **RC**

Map: Block: Lot:

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MLS # 71125652 - Active

Multi Family - 4 Family

30 Newbury Ave

List Price: \$529,900

Quincy, MA : North Quincy 02171-1602

Norfolk County

Total Units: 4

Total Floors: 2

Total Rent: \$4,050

Total Rooms: 12

Total Bedrooms: 4

Total Full/Half Baths: 4/0

Total Fireplaces: 0

Grade School:

Middle School:

High School:

Directions: Mapquest

Remarks

Desirable location. Near North Quincy T. Station, Schools, stores, restaurants and shopping. Nice 4 family. 2 car garage. Long driveway. Vinyl siding. Well kept units. Beautiful hardwood floor. Laundry and storage in basement. Clean basement.

Property Information

Approx. Living Area: **2608 sq. ft.**Approx. Acres: **0.1 (4515 sq. ft.)**

Garage Spaces: 2

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: 6 --

Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$ Repair & Maintenance: \$

Management: \$

Gross Income: **\$48600**

Gas: \$ Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$ Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$48600**

Water: \$ Insurance: \$

Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 1 Rent: 1000 Lease: **Yes**

Unit #2

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

Unit #3

Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 2 Rent: 1050 Lease: **No**

Unit #4

Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 2 Rent: 1025 Lease: **Yes**

Features

Area Amenities: **Public Transportation, Shopping**Basement: **Yes Full**Beach: **Yes**Beach - Miles to: Yes **1/2 to 1 Mile**Exterior: **Vinyl**Foundation Size: **999**Foundation Description: **Other (See Remarks)**Lot Description: **Paved Drive**Sewer and Water: **City/Town Water**Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**Disclosures: **Asbestos boiler and asbestos in basement.**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

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

Year Round:

Tax Information

Pin #: **M:6051 B:51 L:3**Assessed: **\$427,200**Tax: **\$5648** Tax Year: **2010**Book: **23104** Page: **578**Cert: **105357**Zoning Code: **RESB**

Map: Block: Lot:

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**MLS # 71132494 - Active****Multi Family - 5-9 Family****7 Thayer Pl**List Price: **\$530,000****Braintree, MA : South Braintree 02184-7011****Norfolk County**Total Units: **5**Total Floors: **3**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: **Washington Street to Rt 37 to 7 Thayer Place****Remarks****5 unit building in neighborhood setting. 2-2 bedroom units, 2-1 bedroom units and 1-2 room studio.****Property Information**Approx. Living Area: **3492 sq. ft.**Approx. Acres: **0.15 (6340 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **5** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **5/**

Approx. Street Frontage:

Living Area Disclosures:

Annual ExpensesHeating: **\$**Repair & Maintenance: **\$**Management: **\$**Gross Income: **\$47400**Gas: **\$**Trash Removal: **\$**Miscellaneous: **\$**Gross Expenses: **\$**Electricity: **\$**Sewer: **\$**Ann. Prop. Oper. Data: **No**Net Income: **\$0**Water: **\$**Insurance: **\$**Annual Expense Source: **--****Unit Descriptions****Unit #1**Rooms: **2** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **695** Lease: **No****Unit #2**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **755** Lease: **No****Unit #3**Rooms: **3** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **755** Lease: **No****Unit #4**Rooms: **4** Bedrooms: **2** Full/Half Baths: **2/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **925** Lease: **No****Features**Basement: **Yes**Beach: **No**Construction: **Frame**Electric: **Circuit Breakers**Exterior: **Vinyl**Foundation Size: **0**Foundation Description: **Granite**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**Waterfront: **No****Other Property Info**Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Owner is also listing broker**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1850** Source: **Public Record**Year Built Description: **Approximate**

Year Round:

Tax InformationPin #: **001009 B:000000 L:000032**Assessed: **\$511,400**Tax: **\$4945** Tax Year: **2010**Book: **6494** Page: **216**

Cert:

Zoning Code: **B**

Map: Block: Lot:

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MLS # 71130082 - Price Changed
Multi Family - 4 Family

34 Warwick St
Quincy, MA : Norfolk Downs 02170
Norfolk County

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

Total Units: **4**
 Total Rent: **\$4,060**
 Total Bedrooms: **6**
 Total Fireplaces: **0**
 Middle School:
 Directions: **Quincy Shore Drive to Carle to Warwick. Or Billings to Marshall to Warwick St**

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

Remarks

Nice four unit building in quiet residential area with great rental history. Two 4 room 1 bedrooms and Two 4 room 2 bedrooms. Many recent renovations. Heating system 3 years old. One block to beach. Please call listing agent only.

Property Information

Approx. Living Area: 2836 sq. ft.	Approx. Acres: 0.11 (5000 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 1/	Parking Spaces: 2 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 1/	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$48720
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$48720
Water: \$	Insurance: \$	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **960** Lease: **Yes**
 Rooms: **Living Room, Kitchen, Family Room, Living RM/Dining RM Combo**
 Appliances: **Range**
 Interior Features: **Hardwood Floors**
 Heating: **Steam**
 Rent Includes: **Heat, Water, Hot Water**

Unit #2

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1050** Lease: **Yes**
 Rooms: **Living Room, Kitchen, Living RM/Dining RM Combo**
 Appliances: **Range**
 Interior Features: **Hardwood Floors**
 Heating: **Steam**
 Rent Includes: **Heat, Water, Hot Water**

Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/** Fireplaces: Levels: Floor: **2** Rent: **1020** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range**
 Heating: **Steam**
 Rent Includes: **Heat, Water, Hot Water**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/** Fireplaces: Levels: Floor: **2** Rent: **1030** Lease: **Yes**
 Rooms: **Living Room, Kitchen, Living RM/Dining RM Combo**
 Appliances: **Range**
 Interior Features: **Hardwood Floors**
 Heating: **Steam**
 Rent Includes: **Heat, Water, Hot Water**

Features

Area Amenities: **Public Transportation, Shopping, Park, Marina, T-Station**
 Basement: **Yes Full, Walk Out**
 Beach: **No Bay**
 Beach Ownership: **Public**
 Beach - Miles to: **No 0 to 1/10 Mile**
 Construction: **Frame**
 Electric: **100 Amps, Individually Metered**
 Energy Features: **Prog. Thermostat**
 Exterior: **Stucco**
 Exterior Features: **Porch**
 Flooring: **Hardwood**
 Foundation Size: **9999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Separate Booster**
 Lot Description: **Paved Drive, Gentle Slope**
 Road Type: **Public**
 Roof Material: **Tar & Gravel**
 Sewer and Water: **City/Town Water**
 Utility Connections: **for Gas Range**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Listing agent is owner**
 Exclusions: **Tenants possessions. Coin-op in basement.**
 Lead Paint: **Certified Treated**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1915** Source: **Public Record**
 Year Built Description: **Actual, Renovated Since**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$451,000**
 Tax: **\$5962.22** Tax Year: **2010**
 Book: **10660** Page: **713**
 Cert:
 Zoning Code: **RESA**
 Map: Block: Lot:

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MLS # 71127760 - Active
Multi Family - 4 Family
18 Newport Terrace
Quincy, MA 02170
Norfolk County
 Total Units: **4**
 Total Rent: **\$4,900**
 Total Bedrooms: **8**
 Total Fireplaces: **0**
 Middle School:
 Directions: **off Newport Ave**

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

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

Remarks

Great location close to T and shopping,Hardwood floors,eat-in kitchens,Updated windows,plenty off storage,coin-op laundry in building,off street parking.

Property Information

Approx. Living Area: **3696 sq. ft.**
 Living Area Includes:
 Living Area Source: **Public Record**
 Living Area Disclosures:

Approx. Acres: **0.13 (5752 sq. ft.)**
 Heat/Cool Zones: **1/0**
 Heat/Cool Units: **1/0**

Garage Spaces: **2**
 Parking Spaces: **6** Off-Street
 Approx. Street Frontage:

Annual Expenses

Heating: \$4000	Repair & Maintenance: \$	Management: \$	Gross Income: \$58800
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$7600
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: No	Net Income: \$51200
Water: \$1800	Insurance: \$1800	Annual Expense Source: Projected	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Balcony/Deck, Hardwood Floors**
 Heating: **Steam, Oil**
 Cooling: **None**
 Rent Includes: **Heat**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1200** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Balcony/Deck, Hardwood Floors**
 Heating: **Steam, Oil**
 Cooling: **None**
 Rent Includes: **Heat**

Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1250** Lease: **Yes**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Hardwood Floors**
 Heating: **Steam, Oil**
 Cooling: **None**
 Rent Includes: **Heat**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **1250** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Balcony/Deck, Hardwood Floors**
 Heating: **Steam, Oil**
 Cooling: **None**
 Rent Includes: **Heat**

Common Areas

Rooms: **Laundry**
 Appliances: **None**
 Interior Features: **Balcony/Deck**

Features

Area Amenities: **Public Transportation, Shopping**
 Basement: **Yes Full**
 Beach: **No**
 Beach - Miles to: **No 1 to 2 Mile**
 Construction: **Frame**
 Electric: **Circuit Breakers, 100 Amps**
 Exterior: **Vinyl**
 Exterior Features: **Porch**
 Flooring: **Wood**
 Foundation Size: **999**
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures:
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: **Warranty Available:**
 Year Built: **1930** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$547,600**
 Tax: **\$7239.27** Tax Year: **2010**
 Book: **21073** Page: **177**
 Cert:
 Zoning Code: **resb**
 Map: Block: Lot:

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**MLS # 71140386 - New
Multi Family - 5-9 Family**
160 Elm

 List Price: **\$599,900**
Quincy, MA 02169
Norfolk County

 Color: **yellow**

 Total Units: **11**

 Total Floors: **3**

 Total Rent: **\$7,388**

 Total Rooms: **17**

 Total Bedrooms: **13**

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

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Washington and Elm**
Remarks

Location, location. Walking distance to Quincy Center. Great street visibility on the corner of Elm and Washington. Zoned Business B. Currently offering 1 bd unit and 12 efficiency units. Strong cash flow, stable tenants. Well maintained and managed building. Seller will consider owner financing.

Property Information

 Approx. Living Area: **4049 sq. ft.**

 Approx. Acres: **0.19 (8508 sq. ft.)**

 Garage Spaces: **2**

 Living Area Includes: **Finished Basement**

Heat/Cool Zones: /

 Parking Spaces: **6** Off-Street

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 04/09

 Heating: **\$4996**

 Repair & Maintenance: **\$4593**

Management: \$

 Gross Income: **\$88656**

 Gas: **\$2378**

 Trash Removal: **\$120**

Miscellaneous: \$

 Gross Expenses: **\$33299**

 Electricity: **\$4236**

Sewer: \$

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

 Net Income: **\$55357**

 Water: **\$3370**

 Insurance: **\$4078**

 Annual Expense Source: **Owner Provided**
Unit Descriptions
Unit #1

 Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**

 Interior Features: **Cable TV Available**

 Heating: **Oil**

 Rent Includes: **Heat, Electric, Water, Hot Water**
Unit #2

 Rooms: **1** Bedrooms: **1** Full/Half Baths: **0/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **700** Lease: **No**
Unit #3

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

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

 Area Amenities: **Public Transportation, Shopping**

 Basement: **Yes Full**

 Beach: **No**

 Construction: **Frame**

 Electric: **200 Amps**

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

 Exterior: **Vinyl**

 Exterior Features: **Porch**

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

 Foundation Size: **99 x 99**

 Foundation Description: **Fieldstone**

 Hot Water: **Natural Gas**

 Lot Description: **Corner**

 Road Type: **Public**

 Roof Material: **Asphalt/Fiberglass Shingles**

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

 Waterfront: **No**
Other Property Info

 Adult Community: **No**

 Disclosure Declaration: **No**

Disclosures:

Exclusions:

 Lead Paint: **Unknown**

 UFFI: Warranty Available: **No**

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

 Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

 Assessed: **\$713,400**

 Tax: **\$8988** Tax Year: **2009**

 Book: **9** Page: **9**

Cert:

 Zoning Code: **Bus B**

 Map: **1139** Block: **22** Lot:

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MLS # 71105380 - Active
Multi Family - 5-9 Family
2 Charles St
Randolph, MA 02368-2145
Norfolk County
 Total Units: **6**
 Total Rent: **\$0**
 Total Bedrooms: **10**
 Total Fireplaces: **0**
 Middle School:
 Directions: **North Main Street (Route 28) to Charles Street**

List Price: **\$644,900**

Total Floors: **3**
 Total Rooms: **20**
 Total Full/Half Baths: **6/0**
 Grade School:
 High School:

Remarks

Large Classic brick front 6-unit apartment. Excellent Cashflow. Well maintained building has 4-2bed units (avg\$975rent) & 2-1bed units (avg\$800)partially below grade. 2Bed layout:Livingroom/bedrooms with hardwood floors, large eat-in kitchen & full bath. 1Bed layout: Livingroom, bedroom, kitchen & full bath. Units equipped Wall AC's & fridges. Rent includes heat & hot water, coin-op laundry & extra storage. Building has ample parking, conveniently located on bus line & easy access to main roads.

Property Information

Approx. Living Area: 3694 sq. ft.	Approx. Acres: 0.29 (12500 sq. ft.)	Garage Spaces: 0
Living Area Includes:	Heat/Cool Zones: 6/6	Parking Spaces: 10 Off-Street
Living Area Source: Public Record	Heat/Cool Units: 1/6	Approx. Street Frontage:
Living Area Disclosures:		

Annual Expenses

Heating: \$3901	Repair & Maintenance: \$1661	Management: \$	Gross Income: \$66420
Gas: \$	Trash Removal: \$1387	Miscellaneous: \$3261	Gross Expenses: \$23244
Electricity: \$1015	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$43176
Water: \$2662	Insurance: \$2935	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **975** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Storage, Hardwood Floors**
 Heating: **Gas**
 Cooling: **Wall AC**
 Rent Includes: **Heat, Water, Hot Water**

Unit #2

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **975** Lease: **No**
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Storage, Hardwood Floors**
 Heating: **Gas**
 Cooling: **Wall AC**
 Rent Includes: **Heat, Water, Hot Water**

Unit #3

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **975** Lease:
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Storage, Hardwood Floors**
 Heating: **Gas**
 Cooling: **Wall AC**
 Rent Includes: **Heat, Water, Hot Water**

Unit #4

Rooms: **4** Bedrooms: **2** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **3** Rent: **975** Lease:
 Rooms: **Living Room, Kitchen**
 Appliances: **Range, Refrigerator**
 Interior Features: **Storage, Hardwood Floors**
 Heating: **Gas**
 Cooling: **Wall AC**
 Rent Includes: **Heat, Water, Hot Water**

Common Areas

Rooms: **Laundry**
 Appliances: **Washer, Dryer**
 Interior Features: **Storage**

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Stables**
 Basement: **Yes**
 Beach: **No**
 Electric: **Fuses, Circuit Breakers**
 Exterior: **Clapboard, Brick**
 Foundation Size: **58X26**
 Foundation Description: **Other (See Remarks)**
 Hot Water: **Natural Gas**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Sump is for rear stairway drain**
 Exclusions:
 Lead Paint: **Unknown**
 UFFI: Warranty Available:
 Year Built: **1970** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:

Tax Information

Pin #: **M:12 B:F L:002101**
 Assessed: **\$460,700**
 Tax: **\$6422** Tax Year: **2010**
 Book: **4350** Page: **576**
 Cert:
 Zoning Code: **RH**
 Map: **12** Block: **F** Lot: **002101**

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**MLS # 71059101 - Price Changed****Multi Family - 5-9 Family**

289-293 School Street
Stoughton, MA 02072

List Price: **\$649,900****Norfolk County**Total Units: **8**Total Rent: **\$6,750**Total Bedrooms: **15**Total Fireplaces: **0**

Middle School:

Directions: **Corner of School & Perry Sts.**Total Floors: **3**Total Rooms: **31**Total Full/Half Baths: **8/0**

Grade School:

High School:

Remarks

8 UNITS !! Consisting of 2 separate buildings (A non-converted 6 family and a 2 family) on 1 corner lot within walking distance to all conveniences including the "T". This easy to rent, fully occupied moneymaker, generates \$81,000.00 in below market rents. 6 of 8 units have new kitchens and bathrooms and other improvements are in progress. Sellers loss could be your gain. Don't miss out.

Property InformationApprox. Living Area: **7214 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.26 (11461 sq. ft.)**

Heat/Cool Zones: /

Heat/Cool Units: /

Garage Spaces: **0**Parking Spaces: **8 --**

Approx. Street Frontage:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$81000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$41400**

Water: \$

Insurance: \$

Annual Expense Source: **Estimated****Unit Descriptions****Unit #1**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **850**Lease: **No****Unit #2**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **1**Rent: **900**Lease: **No****Unit #3**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **900**Lease: **No****Unit #4**Rooms: **4**Bedrooms: **2**Full/Half Baths: **1/0**Fireplaces: **0**Levels: **1**Floor: **2**Rent: **800**Lease: **No****Features**Basement: **Yes**Beach: **No**Construction: **Frame**Foundation Size: **Irreg.**Foundation Description: **Fieldstone**Hot Water: **Natural Gas**Lot Description: **Corner**Sewer and Water: **City/Town Water, City/Town Sewer**Sewage District: **MWRA**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**

Disclosures:

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1930** Source: **Public Record**Year Built Description: **Approximate**Year Round: **Yes****Tax Information**

Pin #:

Assessed: **\$628,000**Tax: **\$7874.88** Tax Year: **2010**Book: **23770** Page: **588**

Cert:

Zoning Code: **RU**

Map: Block: Lot:

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**MLS # 71129367 - Active
Multi Family - 4 Family**
68 Union St

 List Price: **\$650,000**
Quincy, MA 02169-6939
Norfolk County

 Total Units: **4**

 Total Floors: **2**

 Total Rent: **\$0**

 Total Rooms: **16**

 Total Bedrooms: **8**

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

 Total Fireplaces: **0**

Grade School:

Middle School:

High School:

 Directions: **Off Washington Street**
Remarks

Desirable Brick and beautiful 4 family. Near Quincy Center T. Station, Schools, stores, restaurants and shopping. Newly renovated. Brand new 4 kitchens, bathrooms, appliances, windows and recessed lighting. Granite counter tops. Ceramic tiles floor in kitchen and bathroom. Beautiful newly refinished hardwood floor. 2 driveways. Easy to show. Must see.

Property Information

 Approx. Living Area: **2880 sq. ft.**

 Approx. Acres: **0.11 (4786 sq. ft.)**

 Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

 Parking Spaces: **4** Off-Street

 Living Area Source: **Public Record**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: \$

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

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

Net Income: \$

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions
Unit #1

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

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

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

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

 Area Amenities: **Public Transportation, Shopping, Laundromat, Public School, T-Station**

 Basement: **No Full**

 Beach: **No**

 Construction: **Brick**

 Exterior: **Brick**

 Flooring: **Wood**

 Foundation Size: **999**

 Foundation Description: **Poured Concrete**

 Lot Description: **Corner**

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

 Waterfront: **No**
Other Property Info

 Disclosure Declaration: **No**

Disclosures:

Exclusions:

 Lead Paint: **Unknown**

UFFI: Warranty Available:

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

 Year Built Description: **Approximate**

Year Round:

Tax Information

 Pin #: **M:2034 B:24 L:A**

 Assessed: **\$444,700**

 Tax: **\$5879** Tax Year: **2010**

 Book: **27596** Page: **24**

 Cert: **33986**

 Zoning Code: **RESB**

Map: Block: Lot:



MLS # 71072790 - Active

Multi Family - 4 Family

68 Beach Street
Quincy, MA : Wollaston 02170
Norfolk County

List Price: \$679,000

Total Units: 4

Total Floors: 3

Total Rent: \$0

Total Rooms: 14

Total Bedrooms: 5

Total Full/Half Baths: 5/0

Total Fireplaces: 0

Grade School:

Middle School:

High School:

Directions: Quincy Shore Dr. or Hancock St. to 68 Beach.

Remarks

Attractive four unit home features much original detail, including stained glass and fretwork in the elegant foyer. Situated on a corner lot, the house has a large front porch and is surrounded by other large homes. There is one heating system for building. Interior conditions vary from unit to unit, but some updating has been done. Rents include heat and hot water. Please be sure to view the online virtual tour!

Property Information

Approx. Living Area: 2900 sq. ft.

Approx. Acres: 0.17 (7650 sq. ft.)

Garage Spaces: 2

Living Area Includes:

Heat/Cool Zones: 2/

Parking Spaces: 2 Off-Street

Living Area Source: Public Record

Heat/Cool Units: 1/

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: \$39600

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: No

Net Income: \$39600

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions

Unit #1

Rooms: 3 Bedrooms: 1 Full/Half Baths: 1/0 Fireplaces: 0 Levels: 1 Floor: 1 Rent: 750 Lease: Yes

Rooms: Living Room, Kitchen

Rent Includes: Heat, Hot Water

Unit #2

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

Rooms: Living Room, Kitchen

Heating: Central Heat, Oil

Rent Includes: Heat, Hot Water

Unit #3

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

Rooms: Living Room, Kitchen

Heating: Oil

Rent Includes: Heat, Hot Water

Unit #4

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

Rooms: Living Room, Kitchen

Rent Includes: Heat, Hot Water

Features

Area Amenities: Public Transportation, Shopping, Laundromat, T-Station

Basement: Yes Full

Beach: Yes Bay, Walk to

Beach Ownership: Public

Beach - Miles to: Yes 1/2 to 1 Mile

Construction: Frame

Electric: Circuit Breakers

Exterior: Clapboard, Shingles

Exterior Features: Porch

Flooring: Wood, Vinyl

Foundation Size: 99999

Foundation Description: Fieldstone

Hot Water: Oil

Lot Description: Corner

Road Type: Public

Roof Material: Asphalt/Fiberglass Shingles

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

Sewage District: MWRA

Utility Connections: for Gas Range, Varies per Unit

Waterfront: No

Other Property Info

Disclosure Declaration: No

Disclosures:

Exclusions:

Lead Paint: Unknown

UFFI: Unknown Warranty Available:

Year Built: 1900 Source: Public Record

Year Built Description: Approximate

Year Round:

Tax Information

Pin #:

Assessed: \$593,200

Tax: \$7842 Tax Year: 2010

Book: 7098 Page: 717

Cert:

Zoning Code: RESA

Map: Block: Lot:



MLS # 71112305 - Active

Multi Family - 4 Family**910-924 Broad Street**List Price: **\$725,000****Weymouth, MA : Jackson Square 02189****Norfolk County**Total Units: **7**Total Floors: **2**Total Rent: **\$6,000**Total Rooms: **10**Total Bedrooms: **8**Total Full/Half Baths: **4/0**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **see Map Quest****Remarks**

More here than what meets the eye...This parcel consists of 1 multi-family unit which has 4 1 bedroom apartments (pictured), all tenanted. 1 Duplex which has (2) 2 bedroom units both tenanted and (1) commercial unit: currently leased. Good cash flow great potential. Don't wait on this one....

Property InformationApprox. Living Area: **3500 sq. ft.**Approx. Acres: **0.02 (999 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: /

Parking Spaces: **6 --**Living Area Source: **Appraiser**

Heat/Cool Units: /

Approx. Street Frontage:

Living Area Disclosures:

Annual Expenses

Heating: \$

Repair & Maintenance: \$

Management: \$

Gross Income: **\$72000**

Gas: \$

Trash Removal: \$

Miscellaneous: \$

Gross Expenses: \$

Electricity: \$

Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$72000**

Water: \$

Insurance: \$

Annual Expense Source: --

Unit Descriptions**Unit #1**Rooms: **4**Bedrooms: **1**Full/Half Baths: **2/0**Fireplaces: **0**Levels: **2**Floor: **0**Rent: **3200**Lease: **No****Unit #2**Rooms: **2**Bedrooms: **2**Full/Half Baths: **2/0**Fireplaces: **0**Levels: **1**Floor: **0**Rent: **2000**Lease: **No****Features**Basement: **Yes**Beach: **No**Foundation Size: **999**Foundation Description: **Other (See Remarks)**Lot Description: **Additional Land Avail.**Sewer and Water: **City/Town Water**Waterfront: **No****Other Property Info**Disclosure Declaration: **No**Disclosures: **3 buildings for sale 1 parcel see plot plan**

Exclusions:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **999** Source: **Appraiser**Year Built Description: **Approximate**

Year Round:

Tax Information

Pin #:

Assessed: **\$999**Tax: **\$999** Tax Year: **2010**Book: **999** Page: **666**

Cert:

Zoning Code: **com/mixed**

Map: Block: Lot:

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**MLS # 71125699 - Active
Multi Family - 4 Family**
**12-16 Brush Hill Rd
Milton, MA 02186-1113
Norfolk County**
List Price: **\$799,000**Total Units: **5**Total Floors: **3**Total Rent: **\$0**Total Rooms: **16**Total Bedrooms: **8**Total Full/Half Baths: **4/3**Total Fireplaces: **0**

Grade School:

Middle School:

High School:

Directions: **Brush Hill Rd., Milton**
Remarks

Incredible business opportunity in Milton! This is a vacant building with unlimited income potential! There are 4 condo/family units and 1 commercial unit within the building itself. Commercial space would be ideal for retail/cafe/pizza/restaurant businesses. Private parking lot in back with about 10 spaces and easy/centralized access. Now is the time!

Property Information
Approx. Living Area: **9141 sq. ft.**Approx. Acres: **0.13 (6011 sq. ft.)**Garage Spaces: **0**

Living Area Includes:

Heat/Cool Zones: **/**Parking Spaces: **10** Off-StreetLiving Area Source: **Public Record**Heat/Cool Units: **/**Approx. Street Frontage: **0 ft**Living Area Disclosures: **Vacant. 4 Condo Units, 1 Commercial Space**
Annual Expenses

Heating: \$ Repair & Maintenance: \$

Management: \$

Gross Income: **\$0**

Gas: \$ Trash Removal: \$

Miscellaneous: \$

Gross Expenses: **\$0**

Electricity: \$ Sewer: \$

Ann. Prop. Oper. Data: **No**Net Income: **\$0**

Water: \$ Insurance: \$

Annual Expense Source: **--**
Unit Descriptions
Features
Basement: **Yes Full, Interior Access**Beach: **No**Construction: **Frame**Electric: **220 Volts**Energy Features: **Varies per Unit, Other (See Remarks)**Exterior: **Shingles, Wood**Exterior Features: **Porch, Gutters, Varies per Unit**Flooring: **Varies Per Unit**Foundation Size: **2118 sq ft**Foundation Description: **Poured Concrete**Hot Water: **Oil**Lot Description: **Other (See Remarks)**Road Type: **Public, Paved, Publicly Maint.**Roof Material: **Rubber**Sewer and Water: **City/Town Water, City/Town Sewer**Terms: **Lease Option**Utility Connections: **Varies per Unit**Waterfront: **No**
Other Property Info
Adult Community: **No**Disclosure Declaration: **Yes**Disclosures: **Listed in Bankers and Tradesman as mixed use and was closed as commercial/residential sale**

Exclusions:

Lead Paint: **Unknown**UFFI: **Unknown** Warranty Available: **No**Year Built: **1925** Source: **Public Record**Year Built Description: **Unknown/Mixed**Year Round: **No**
Tax Information
Pin #: **M:C B:004 L:24**Assessed: **\$271,100**Tax: **\$0** Tax Year: **2007**Book: **25247** Page: **221**

Cert:

Zoning Code: **RC**Map: **C** Block: **004** Lot: **24**

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**MLS # 71046890 - Active
Multi Family - 5-9 Family**

**5 and 11 Monk Street
Stoughton, MA 02072
Norfolk County**

List Price: **\$875,000**

Total Units: **9** Total Floors: **2**
 Total Rent: **\$7,525** Total Rooms: **30**
 Total Bedrooms: **9** Total Full/Half Baths: **9/2**
 Total Fireplaces: **0** Grade School:
 Middle School: High School:
 Directions: **Washington Street (RTE. 138) Stoughton Center.**

Remarks

General business zoned!! 9 units! Two buildings (5 family and 4 family) sold together. Fully rented with updated kitchens and baths, all separate gas boilers, gas hot water tanks and electric services. Vinyl siding, newer roofs, handy location, walk to schools, shops, downtown and Boston commuter train!

Property Information

Approx. Living Area: **6366 sq. ft.** Approx. Acres: **0.27 (12147 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: Heat/Cool Zones: **9/** Parking Spaces: **14** Off-Street
 Living Area Source: **Public Record** Heat/Cool Units: **9/** Approx. Street Frontage:
 Living Area Disclosures:

Annual Expenses for Fiscal Year Ending 12/09

Heating: \$	Repair & Maintenance: \$	Management: \$	Gross Income: \$90300
Gas: \$	Trash Removal: \$	Miscellaneous: \$	Gross Expenses: \$18106
Electricity: \$	Sewer: \$	Ann. Prop. Oper. Data: Yes	Net Income: \$72194
Water: \$3762	Insurance: \$4359	Annual Expense Source: --	

Unit Descriptions

Unit #1

Rooms: **16** Bedrooms: **6** Full/Half Baths: **5/0** Fireplaces: **0** Levels: **2** Floor: **1** Rent: **3975** Lease: **No**

Unit #2

Rooms: **14** Bedrooms: **4** Full/Half Baths: **4/2** Fireplaces: **0** Levels: **2** Floor: **2** Rent: **3550** Lease: **No**

Features

Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, T-Station**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers**
 Energy Features: **Insulated Windows**
 Exterior: **Vinyl**
 Flooring: **Wood, Vinyl, Wall to Wall Carpet**
 Foundation Size: **999**
 Foundation Description: **Fieldstone**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Paved Drive**
 Road Type: **Public, Publicly Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Gas Range, for Gas Oven**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **See listing broker.**
 Exclusions: **Pre-approved Buyers only! 5% deposit with P & S!!**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1920** Source: **Public Record**
 Year Built Description: **Renovated Since**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$906,900**
 Tax: **\$9985** Tax Year: **2009**
 Book: **4910** Page: **643**
 Cert:
 Zoning Code: **GB**
 Map: Block: Lot:

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MLS # 71106951 - Active
Multi Family - 5+ Family - 5+ Units Up/Down

1897 Beacon St List Price: **\$1,799,000**
Brookline, MA 02445
Norfolk County
 Total Units: **5** Total Floors: **4**
 Total Rent: **\$7,975** Total Rooms: **0**
 Total Bedrooms: **13** Total Full/Half Baths: **6/0**
 Total Fireplaces: **0** Grade School: **Runkle**
 Middle School: High School: **BHS**
 Directions: **Cleveland Circle heading east towards Washington Square**

Remarks

Brick Multi-Family 5 units with 6 car parking on Beacon Street. Terrific location, walk to everything Washington Square and Cleveland Circle has to offer. Buyers must do their own due diligence. M15 zone. New Roof and New Heating for floors 1,2,3.

Property Information

Approx. Living Area: **6000 sq. ft.** Approx. Acres: **0.11 (4794 sq. ft.)** Garage Spaces: **0**
 Living Area Includes: **Finished Basement** Heat/Cool Zones: **2/0** Parking Spaces: **6** Off-Street, Other (See Remarks), Paved Driveway
 Living Area Source: **Public Record** Heat/Cool Units: **2/0** Approx. Street Frontage:
 Living Area Disclosures: **approximate**

Annual Expenses

Heating: \$6100	Repair & Maintenance: \$5000	Management: \$0	Gross Income: \$105300
Gas: \$0	Trash Removal: \$1000	Miscellaneous: \$0	Gross Expenses: \$37363
Electricity: \$420	Sewer: \$0	Ann. Prop. Oper. Data: Yes	Net Income: \$67937
Water: \$1952	Insurance: \$4737	Annual Expense Source: Owner Provided	

Unit Descriptions

Unit #1

Rooms: **4** Bedrooms: **1** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **0** Rent: **1025** Lease: **No**

Unit #2

Rooms: **7** Bedrooms: **3** Full/Half Baths: **1/0** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2050** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Dishwasher, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available, Balcony/Deck, Tile Floor, Wood Flooring**
 Heating: **Hot Water Radiators, Oil**
 Cooling: **Window AC**

Unit #3

Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **2** Rent: **2050** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Dishwasher, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available, Balcony/Deck, Tile Floor, Hardwood Floors**
 Heating: **Hot Water Radiators, Oil**
 Cooling: **Window AC**

Unit #4

Rooms: **7** Bedrooms: **4** Full/Half Baths: **1/** Fireplaces: Levels: **1** Floor: **3** Rent: **1950** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen**
 Appliances: **Range, Dishwasher, Refrigerator**
 Interior Features: **Ceiling Fans, Cable TV Available, Balcony/Deck, Tile Floor, Hardwood Floors**
 Heating: **Hot Water Radiators, Oil**
 Cooling: **Window AC**

Common Areas

Appliances: **Range, Dishwasher, Refrigerator**
 Interior Features: **Cable TV Available, Balcony/Deck, Tile Floor, Hardwood Floors**

Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Laundromat, House of Worship, Public School, T-Station, University**
 Basement: **Yes Full, Finished**
 Beach: **No**
 Construction: **Brick, Stone/Concrete**
 Electric: **Circuit Breakers**
 Exterior: **Brick**
 Exterior Features: **Enclosed Porch**
 Flooring: **Wood, Tile**
 Foundation Size: **9999**
 Foundation Description: **Other (See Remarks)**
 Lot Description: **Paved Drive**
 Road Type: **Public, Paved, Publicly Maint.**
 Roof Material: **Rubber**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Utility Connections: **for Electric Range**
 Waterfront: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **Unit 1 is a one bed in the basement. also studio apartment in basement currently not rented**
 Exclusions: **see addendum**
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Available: **No**
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round: **Yes**

Tax Information

Pin #:
 Assessed: **\$1,606,700**
 Tax: **\$18154** Tax Year: **2010**
 Book: **26862** Page: **445**
 Cert:
 Zoning Code: **m15**
 Map: Block: Lot:

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**MLS # 71133633 - Active
Commercial/Industrial - 5+ Residential**

130 Dean Ave. List Price: **\$1,100,000**
Franklin, MA 02038-1759
Norfolk County
 Directions: **Franklin Center Right On Dean Ave.**

Remarks

Come all investors and check this one out! Five 2 bed rm units and six 1 bed rm units with one more studio possibiity. Eight units have been renovated in the last 6 yrs. The roof is aprox. 12 yrs old, seperate utilities with electric heat,seperate hot water heaters, and electric panels in each unit. Also, there is coin operated washer and driers. Walking distance to commuter rail to Boston, downtown Frnk, and Dean College. Close to Rte 495, possible expansion! The #'s work! Don't miss this one!

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	11	6500	Land: \$204,300	Space Available For: For Sale
Office:	0	0	Bldg: \$400,700	Lease Type: --
Retail:	0	0	Total: \$605,000	Lease Price Includes: Building, Land
Warehouse:	0	0		Lease: No Exchange: No
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 3	21E on File: No
Total:	11	6500	# Units: 11	

Drive in Doors: 0	Expandable: Yes	Gross Annual Inc: 111720
Loading Docks: 0	Dividable: No	Gross Annual Exp: 15640
Ceiling Height: 0	Elevator: No	Net Operating Inc:
# Restrooms: 11	Sprinklers:	Special Financing: Yes
Hndcp Accessibl:	Railroad Siding: No	Assc: No Assoc Fee: \$

Lot Size: 40232	Frontage:	Traffic Count:
Acres: 0.92	Depth:	Lien & Encumb: No
Survey: Yes	Subdivide: No	Undrgrnd Tank: No
Plat Plan:	Parking Spaces: 15	Easements: No

Features

Construction : **Brick, Frame**
 Location: **Downtown, Suburban, Free Standing, Highway Access, Public Transportation**
 Parking Features: **Detached, Open, 11-20 Spaces, Paved Driveway**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Utilities: **Public Water, Public Sewer**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **The mortgage is assumable!**
 Exclusions:
 Year Built: **1962**
 Year Built Source: **Public Record**

Tax Information

Pin #:
 Assessed: **\$605,000**
 Tax: **\$7278** Tax Year: **2010**
 Book: **22384** Page: **383**
 Cert:
 Zoning Code: **res. 4**
 Zone Desc: **Legal Conforming**
 Map: **268** Block: Lot: **147**

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MLS # 71079183 - Active
Commercial/Industrial - 5+ Residential

589 Jerusalem Rd
Cohasset, MA 02025-1014
Norfolk County

List Price: **\$1,695,000**

Directions: **Hull St (Rt 228) to Jerusalem Rd**

Remarks

Are you looking for a 1031 exchange? 13 unit rental property on Cohasset's Gold Coast Jerusalem Rd, w/distant ocean views to Boston skyline & walking distance to Rocky Beach. Dock on Straits Pond provides a great base for kayak, & canoeing. 1st time offered since 1969, this is a unique & prime opportunity for the new era real estate developments ahead. Possible multi-unit condos or town houses, or enjoy this ongoing income producer as-is. Within 2 mi of Greenbush Station. A rare opportunity.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	13	13285	Land: \$807,800	Space Available For: For Sale
Office:	0	0	Bldg: \$596,000	Lease Type: --
Retail:	0	0	Total: \$1,403,800	Lease Price Includes: --
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: Yes
Manufacturing:	0	0	# Stories: 3	Sublet: No
Total:	13	13285	# Units: 13	21E on File: No

Drive in Doors:	Expandable:	Gross Annual Inc:
Loading Docks:	Dividable:	Gross Annual Exp:
Ceiling Height:	Elevator:	Net Operating Inc:
# Restrooms:	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad Siding:	Assc: Assoc Fee: \$

Lot Size: 54014	Frontage:	Traffic Count:
Acres: 1.24	Depth:	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 16	Easements:

Features Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Sq. Ft. includes 3,553 sf in basement. Gas in street. Lot size includes 28,500 sf in Flats.**
 Exclusions:
 Year Built: **1880**
 Year Built Source: **Public Record**

Tax Information

Pin #: **M:00009 B:0000 L:032**
 Assessed: **\$1,403,800**
 Tax: **\$15751** Tax Year: **2010**
 Book: **5524** Page: **34**
 Cert:
 Zoning Code: **RB**
 Zone Desc: **Legal Non-Conforming**
 Map: Block: Lot:

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**MLS # 71010847 - Active
Commercial/Industrial - 5+ Residential**
86 Greenleaf St

 List Price: **\$2,300,000**
Quincy, MA : Quincy Center 02169-4413
Norfolk County

 Directions: **Hancock to Greenleaf**
Remarks

Turnkey class A apartments built into nursing home in 2008. Condo ready. 9 apartments with common / exercise room. Seven 1 bedroom units, two 1 bedrm units have a den or extra bath. Two 2 bedroom 2 bath units. Stainless appliances, granite, hardwood in living areas. Plenty of storage for each unit. Separate gas heat, hot water, and a/c. Elevators, sprinklers, parking. 10 minute walk to rapid transit and the Quincy Center about to get a \$1.4 Billion upgrade. Rising value area. Flexible pricing.

Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	9	7886	Land: \$279,500	Space Available For: For Sale
Office:	0	0	Bldg: \$1,706,200	Lease Type: --
Retail:	0	0	Total: \$1,985,700	Lease Price Includes: --
Warehouse:	0	0		Lease: No Exchange: Yes
Manufacturing:	0	0	# Buildings: 1	Sublet: No
			# Stories: 2	21E on File: Yes
Total:	9	12401	# Units: 9	

Drive in Doors: 0	Expandable:	Gross Annual Inc: 126014
Loading Docks:	Dividable:	Gross Annual Exp: 19188
Ceiling Height:	Elevator: Yes	Net Operating Inc: 106825
# Restrooms: 10	Sprinklers: Yes	Special Financing: No
Hndcp Accessibl: Yes	Railroad Siding:	Assc: No Assoc Fee: \$

Lot Size: 18500	Frontage: 130	Traffic Count: 99999
Acres: 0.42	Depth: 145	Lien & Encumb: No
Survey: Yes	Subdivide: No	Undrgrnd Tank: No
Plat Plan:	Parking Spaces: 18	Easements: Unknown

Features

Location: **Downtown, Urban, Corner Lot, Neighborhood**
 Parking Features: **Open, 11-20 Spaces, Paved Driveway**
 Roof Material: **Membrane**
 Utilities: **Public Water, Public Sewer, Natural Gas, 440 Volts**

Other Property Info

Disclosure Declaration: **No**
 Disclosures: **Former Nursing Home. Owner is a practicing real estate Broker.**
 Exclusions:
 Year Built: **1965**
 Year Built Source: **Public Record**

Tax Information

Pin #: **M:1115 B:42 L:**
 Assessed: **\$1,985,700**
 Tax: **\$51469** Tax Year: **2009**
 Book: **22297** Page: **127**
 Cert: **145022**
 Zoning Code: **RESC**
 Zone Desc: **Legal Conforming**
 Map: Block: Lot:

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