

PARTNERS INVESTMENT PROPERTIES



North Attleboro, MA
5 Units
\$469,900.00



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PARTNERS INVESTMENT PROPERTIES

Contact: Joe Cawley 617-877-0945 or Tom Cawley 617-780-1773

North Attleboro, MA 5 Units

\$479,900.00

81 BANK STREET

INVESTMENT SUMMARY

Price	\$469,900.00	Number of Units	5
Down Payment	\$93,980.00	Price per Unit	\$93,980.00
Living Area	3,485 SF	Lot Size	5,373 SF

PROPERTY DESCRIPTION

This five unit multi-family consists of one-penthouse apartment with two bedrooms and 4-one bedroom units.

The penthouse unit is modernized with a beautiful kitchen, arch windows, new carpeting and flooring and plenty of closet space.

The remaining units have eat-in kitchens with peninsula and hardwood flooring in three of the one bedroom units.

The roof, windows, furnaces, hot water tank and electrical are all five years new.

Tenants are responsible for heating and electrical costs. (All units are separately metered for heat and electric.)

On-site laundry facility with two washers and dryers (coin-op). Off street parking is available for all tenants.

Very convenient location. Within walking distance to downtown.

OPERATING INFORMATION

INCOME	Current	Potential
Gross Rents	\$48,000.00 AS PER OWNER	\$51,600.00
Laundry Income	\$500.00 AS PER OWNER	\$500.00
Effective Operating Income	\$48,500.00	\$52,100.00

OPERATING EXPENSES

Real Estate Taxes	\$3,369.00 AS PER OWNER	\$3,369.00
Insurance	\$2,821.00 AS PER OWNER	\$2,821.00
Water/Sewer	\$2,152.00 AS PER OWNER	\$2,152.00
Maintenance (5%)	\$2,425.00 ESTIMATE	\$2,605.00
Effective Operating Expenses	\$8,342.00	\$8,342.00

NET OPERATING INCOME

Effective Gross Annual Income	\$48,500.00	\$52,100.00
Effective Operating Expenses	\$8,342.00	\$8,342.00

TOTAL NET OPERATING INCOME:	\$40,158.00	\$43,758.00
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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.



NORTH ATTLEBORO, MA 5 UNITS

UNIT #	# OF BEDROOMS	CURRENT RENTS	POTENTIAL RENTS
1	PENTHOUSE: 2 BEDROOMS	\$1,000.00	\$1,100.00
2	1	\$750.00	\$800.00
3	1	\$750.00	\$800.00
4	1	\$750.00	\$800.00
5	1	\$750.00	\$800.00
TOTAL		\$4,000.00	\$4,300.00

CURRENT ANNUAL RENT ROLL: \$48,000.00

POTENTIAL ANNUAL RENT ROLL: \$51,600.00



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:

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