

PARTNERS INVESTMENT PROPERTIES



Roslindale, MA
10 Units with Billboards
\$995,000.00



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PARTNERS INVESTMENT PROPERTIES

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

Roslindale 10 Unit Commercial Building with Billboards

\$995,000.00

1408 CENTRE STREET

INVESTMENT SUMMARY		OPERATING INFORMATION	
Price	\$995,000.00	INCOME	
Down Payment	\$248,750.00	CURRENT	
Price per Unit	\$99,500.00	Gross Rents	\$111,465.84 AS PER OWNER
Number of Units	10	Reimbursement of Heat/Electrical Costs	\$2,566.00 AS PER OWNER
		Effective Gross Annual Income	\$114,031.84
PROPERTY DESCRIPTION		OPERATING EXPENSES	
<p>This ten unit stucco/brick building, consists of 2-retail units and office unit on the first floor and 7-office units on the second level.</p> <p>This building also has two billboard renters, which includes Clear Channel with a 10 year lease and T-Mobile. Both Billboard leases have rent increases annually. The Clear Channel Billboard has the highest potential for greater increase in rent at the end of the lease term.</p> <p>The heat is by oil with one boiler and 6 zoned forced hot water paid by owner. The building electrical has two zones and is all new with updated circuit breakers. The rubber roof is less than 10 years old.</p> <p>The two retail units contribute towards electric and heating costs. Seven of the units contribute to the real estate tax, if there are any increases.</p>		Real Estate Taxes*	\$16,310.00 AS PER OWNER
		Insurance	\$1,742.00 AS PER OWNER
		Water & Sewer	\$1,000.00 AS PER OWNER
		Electric*	\$4,600.00 AS PER OWNER
		Heat (Oil)*	\$2,700.00 AS PER OWNER
		Effective Operating Expenses	\$26,352.00
		* Certain tenants pay towards the electric, heat and increases to real estate tax.	
		NET OPERATING INCOME	
		Effective Gross Annual Income	\$114,031.84
		Effective Operating Expenses	\$26,352.00
		Total Net Operating Income	\$87,679.84

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.

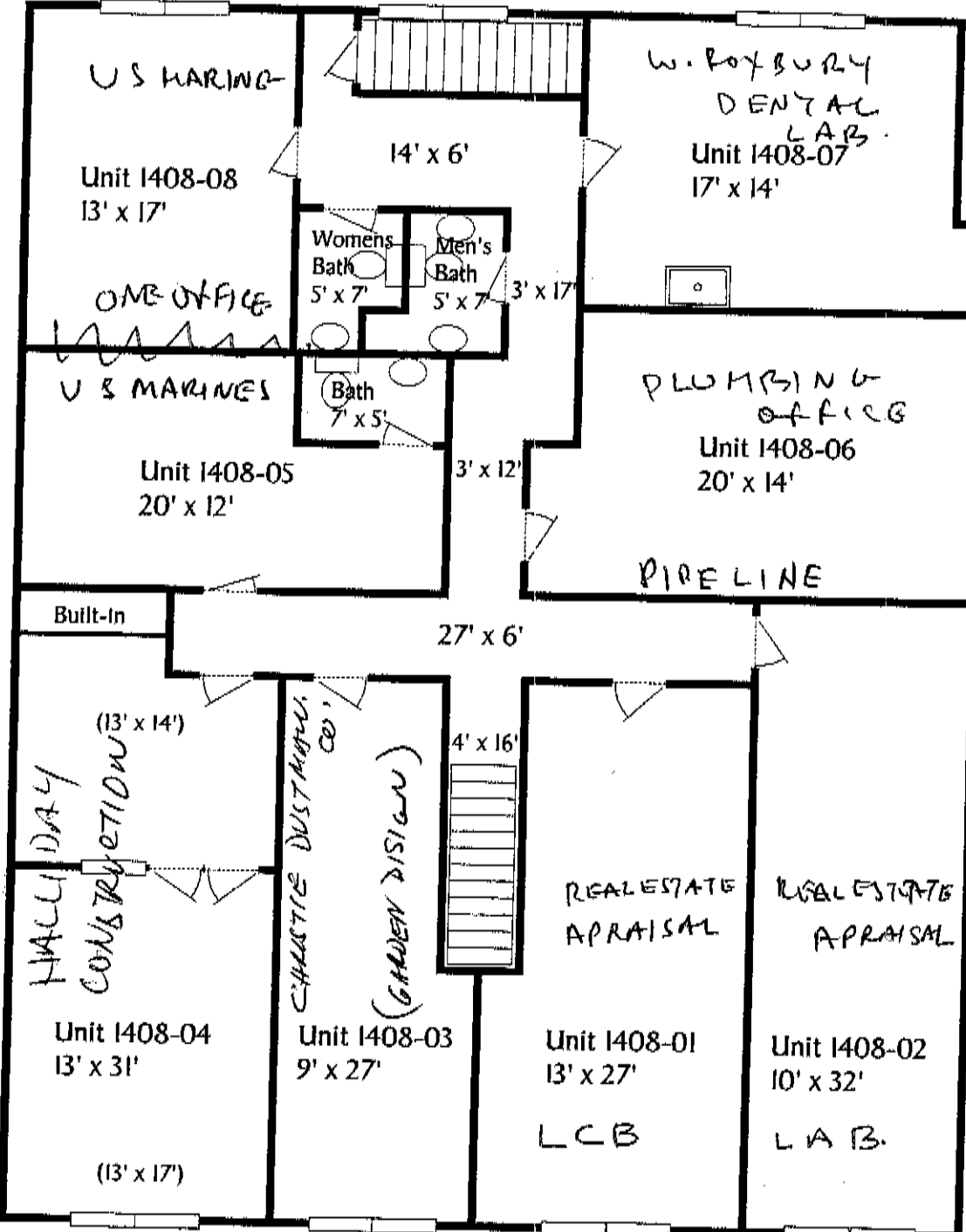


**ROSLINDALE, MA
1408 CENTRE STREET**

UNIT #	TENANT	CURRENT RENTS	TENANT TYPE	LEASE DESCRIPTION	REAL ESTATE TAX INCREASE PAYMENTS	HEAT/ELECTICAL PAYMENTS
LEVEL 1						
1	VRBC LLC	\$2,000.00	TAW	TAW	N/A	YES
2	KALEIDOSCOPE	\$595.00	LEASE	3YEAR LEASE WITH OPTION FOR 3 YEAR EXTENSION..CURRENT LEASE END DATE 04/30/2010	12%	YES
3	BEAUTY NAILS	\$986.83	LEASE	4 YEAR LEASE. CURRENT LEASE END DATE 12/31/2009	20%	YES
LEVEL 2						
4	L.C.B.	\$469.00	TAW	TAW	15%	N/A
5	L.A.B.	\$465.00	TAW	TAW	6%	N/A
6	DUSTMAN	\$500.00	TAW	TAW	12%	N/A
7	HALLIDAY	\$607.99	TAW	TAW	6%	N/A
8	US MARINES	\$1,000.00	LEASE	LEASE	N/A	N/A
9	PIPE LINE	\$500.00	TAW	TAW	15%	N/A
10	WR DENTAL	\$500.00	TAW	TAW	15%	N/A
ROOF						
BILLBOARD	T-MOBILE	\$1,339.00	LEASE	5 YEAR LEASE ENDING IN 2011, WITH 4 ADDITIONAL AND SUCCESSIVE 5 YEAR TERMS. RENT INCREASES 3% ANNUALLY.	N/A	YES
BILLBOARD	CLEAR CHANNEL	\$326.00	LEASE	10 YEAR LEASE ENDING IN 2014. RENT INCREASES 3% ANNUALLY.	N/A	YES
TOTAL		\$9,288.82				

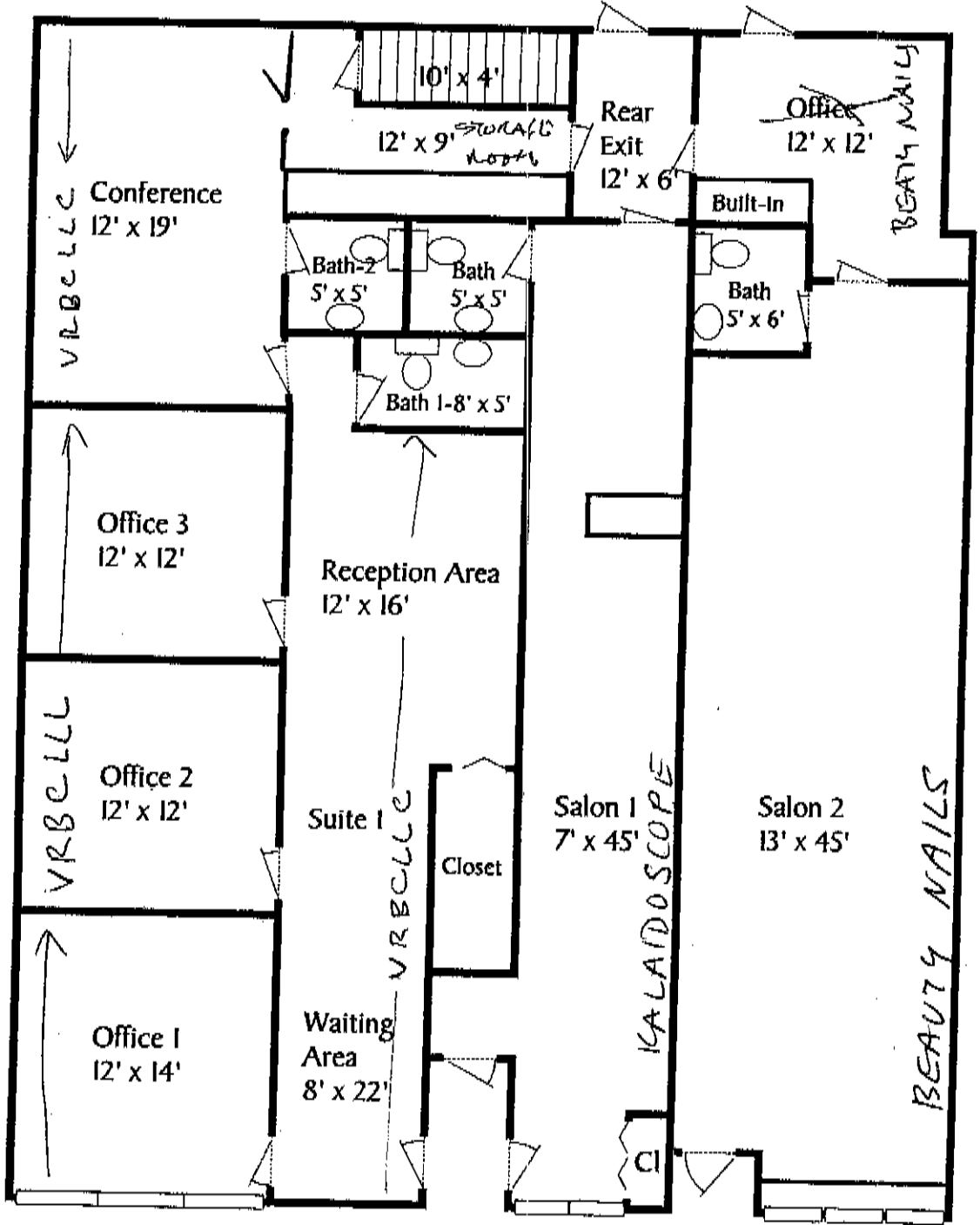
CURRENT GROSS ANNUAL RENT ROLL:

\$111,465.84

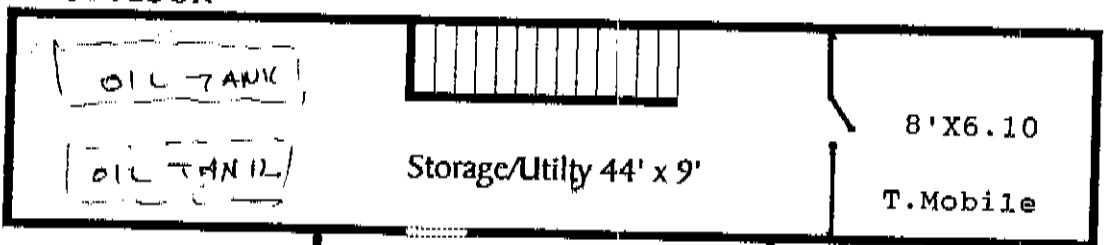


SECOND FLOOR

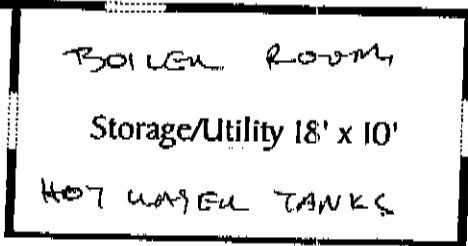
Plan Scale 1/8" = 1'



FIRST FLOOR



LOWER LEVEL



Plan Scale 1/8" = 1'



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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