



# Cawley Realty Group

Partners Investment Properties

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## Roslindale 10 Unit Commercial Building with Billboards

**\$975,000.00**

**1408 CENTRE STREET**

### INVESTMENT SUMMARY

Price	\$975,000.00		
Down Payment	\$243,750.00		
Price per Unit	\$97,500.00	Number of Units	10
Year Built	1935	Total Area	5,040 SF
Lot Size	3,841 SF		

### PROPERTY DESCRIPTION

This ten unit stucco/brick building, consists of 2-retail units and 1-office unit on the first floor and 7-office units on the second level.

The building also has two billboard renters, which include; Clear Channel with a 10 year lease and T-Mobile. Both Billboard leases have rent increases annually.

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.

The two retail units pay their own electric (separately metered) and contribute to heating costs. Seven of the units contribute to the real estate tax, if there are any increases.

All tenants are responsible for the maintenance of their units.

### OPERATING INFORMATION

INCOME	CURRENT
Gross Rents	\$115,867.72 AS PER OWNER
Reimbursement of Heat/Electrical Costs	\$1,415.71 AS PER OWNER
<b>Effective Gross Annual Income</b>	<b>\$117,283.43</b>

### OPERATING EXPENSES

Real Estate Taxes*	\$18,779.20 AS PER OWNER
Insurance	\$1,800.00 AS PER OWNER
Water & Sewer*	\$788.69 AS PER OWNER
Electric*	\$3,913.49 AS PER OWNER
Heat (Oil)*	\$3,810.47 AS PER OWNER
Maintenance*	\$1,800.00 AS PER OWNER
<b>Effective Operating Expenses</b>	<b>\$30,891.85</b>

\* Certain tenants pay towards the electric, heat, water/sewer and increases to real estate tax. (See Rent Roll) All Tenants are responsible for maintaining their units.

### NET OPERATING INCOME

Effective Gross Annual Income	\$117,283.43
Effective Operating Expenses	\$30,891.85

**Total Net Operating Income \$86,391.58**

Capitalization Rate: 8.86%

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.





CAWLEY REALTY GROUP  
PARTNERS INVESTMENT PROPERTIES, LLC



## ROSLINDALE, MA 10 UNITS

1408 CENTRE STREET

UNIT #	TENANT	CURRENT RENTS	CURRENT RENTS	YEARS OCCUPIED	REAL ESTATE TAX	HEAT/ELECTICAL
LEVEL 1		(ANNUAL)	(MONTHLY)	(LEASE/TAW)	INCREASE PAYMENTS	PAYMENTS
1	VRBC LLC	\$25,200.00	\$2,100.00	6/LEASE	NO	NO
2	HAIR SALON	\$6,656.00	\$554.67	12/LEASE	12%	YES: 12% HEAT, 12% A/C, 100% NSTAR
3	NAIL SALON	\$11,772.00	\$981.00	10/LEASE	20%	YES: 20% HEAT, 20% A/C, 20% WATER/SEWER, 100% NSTAR
<b>LEVEL 2</b>						
4	L.C.B.	\$5,700.00	\$475.00	8/TAW	11%	NO
5	L.A.B.	\$6,000.00	\$500.00	25/TAW	6%	NO
6	DUSTMAN	\$6,000.00	\$500.00	9/TAW	15%	NO
7	HALLIDAY	\$8,400.00	\$700.00	10/TAW	6%	NO
8	US MARINES	\$10,620.00	\$885.00	6/LEASE	NO	NO
9	PIPE LINE	\$6,648.00	\$554.00	15/TAW	15%	NO
10	WR DENTAL	\$6,360.00	\$530.00	28/TAW	15%	NO
<b>ROOF</b>						
BILLBOARD	T-MOBILE	\$18,084.00	\$1,507.00	25/LEASE	NO	NO
BILLBOARD	CLEAR CHANNEL	\$4,427.72	\$368.98	10/LEASE	NO	NO
<b>TOTAL</b>		<b>\$115,867.72</b>	<b>\$9,655.64</b>			

CURRENT GROSS ANNUAL RENT ROLL:

**\$115,867.72**