



# Cawley Realty Group

Partners Investment Properties

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

Stoughton, MA 4 Units

**\$299,000.00**

**173 Porter Street**

## INVESTMENT SUMMARY

Price	\$299,000.00		
Down Payment	\$29,900.00	Number of Units	4
Price Per Unit	\$74,750.00	Year Built	1940
Lot Size	5,950 SF	Total Area	5,196 SF
Living Area	3,133 SF	Basement	1,144 SF

## PROPERTY DESCRIPTION



**PRICED FOR IMMEDIATE SALE!**  
**BANK IS AWAITING YOUR HIGHEST AND BEST OFFER!**  
**THIS IS A SHORT SALE....YOU MUST HAVE PRE-APPROVAL LETTER**  
**OR LETTER FROM YOUR BANK, STATING YOU HAVE THE CASH TO**  
**BUY OR FINANCE.**

Investors and Owner/Occupants, this four unit property, consists of 2-  
 three bedroom, 1-two bedroom and 1-one bedroom units.

Tenants pay heat and hot water. The building is vinyl sided and  
 updates to the building include; vinyl windows and roof.

## OPERATING INFORMATION

### INCOME

	Current	Potential
Gross Rental Income	\$40,800.00 AS PER OWNER	\$49,200.00
Vacancy (Credit/Loss 5%)	\$2,040.00 ESTIMATE	\$2,460.00
<b>Effective Gross Annual Income</b>	<b>\$38,760.00</b>	<b>\$46,740.00</b>

### OPERATING EXPENSES

Real Estate Taxes	\$4,896.00 AS PER OWNER	\$4,896.00
Insurance	\$2,400.00 AS PER OWNER	\$2,400.00
Water & Sewer	\$2,800.00 AS PER OWNER	\$2,800.00
Trash Removal	\$1,200.00 AS PER OWNER	\$1,200.00
Maintenance (5%)	\$1,938.00 ESTIMATE	\$2,337.00
Management (5%)	\$1,938.00 ESTIMATE	\$2,337.00
<b>Effective Operating Expenses</b>	<b>\$15,172.00</b>	<b>\$15,970.00</b>

### NET OPERATING INCOME

Effective Gross Annual Income	\$38,760.00	\$46,740.00
Effective Operating Expenses	\$15,172.00	\$15,970.00

<b>TOTAL NET OPERATING INCOME:</b>	<b>\$23,588.00</b>	<b>\$30,770.00</b>
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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.**





CAWLEY REALTY GROUP  
PARTNERS INVESTMENT PROPERTIES, LLC



## Stoughton, MA 4 Units

UNIT #	# OF BED/BATHS	CURRENT RENTS	POTENTIAL RENTS
173-1	3/2	\$900.00	\$1,200.00
36-1	1/1	\$700.00	\$700.00
36-2R	3/1	\$900.00	\$1,000.00
36-2L	2/1	\$900.00	\$1,200.00
<b>TOTAL</b>		<b>\$3,400.00</b>	<b>\$4,100.00</b>

CURRENT ANNUAL RENT ROLL: \$40,800.00

POTENTIAL ANNUAL RENT ROLL: \$49,200.00

Note: Unit 36-1 is at a reduced rent amount, because this tenant maintains the building for the current owner. This responsibility can change, so that you, as the new owner would be able to receive market rent for the unit.

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