

LITTLETON, MA

FOR SALE | 7,320 SF MULTIFAMILY BUILDING ON 0.28 AC

DAVID BERMAN NICK AWADA ZACK HARDY 413.636.9055 978.799.7364 978.758.9666 dberman@stubblebinecompany.com nawada@stubblebinecompany.com zhardy@stubblebinecompany.com





PROPERTY DESCRIPTION

7,320 SF of 4 Unit Mixed Use Multifamily Building on 0.28 AC for Sale

PROPERTY HIGHLIGHTS

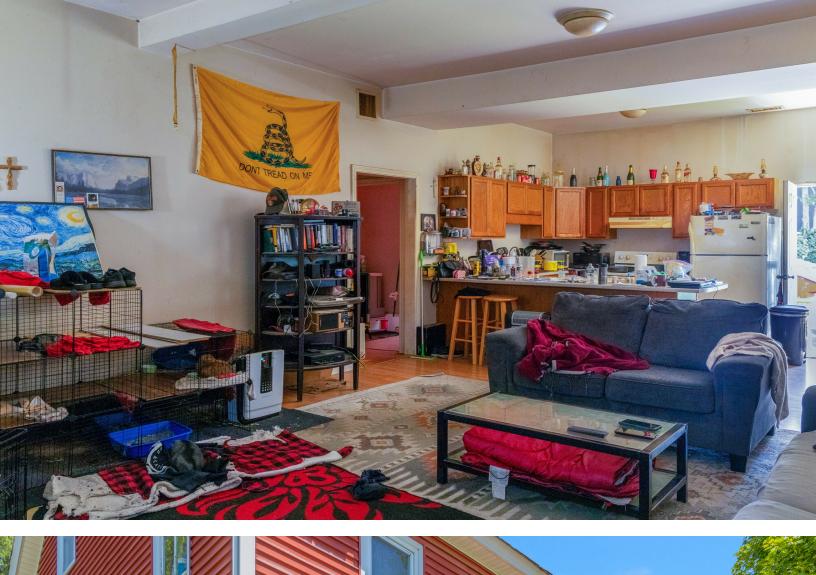
PROPERTY HIGHLIGHTS

- 3.7 Miles to Route 225
- 1.2 Miles to Route 2
- 1.2 Miles to I-495
- 32.8 Miles to Boston

PROPERTY SPECIFICATIONS

Building Size:			7,320 SF
Lot Size:			0.27 AC
Number of Units:			4
NOI:			\$74,178.00
Cap Rate:			7.2%
Sale Price:			Market
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,935	17,623	78,784
Total Population	15,517	46,685	215,714

Average HH Income \$207,102 \$214,549 \$207,198





UNITS	BEDS	LEASE TERM	CURRENT	MARKET RENT
Unit 1	3 Bed	TAW	\$1,850	\$2,300
Unit 2	3 Bed	Fixed Term	\$2,250	\$2,300
Unit 3	Retail	TAW	\$2,500	\$2,750-\$3,001
Unit 4	2 Bed	TAW (10yr Resident)	\$1,400	\$1,900
Gross (Y	early)=		\$96,000	\$111,000

ANNUAL EXSPENSES		
Insurance	\$5,710	
Waste	\$2,040	
Water	\$1,540	
Taxes	\$12,532	
Total=	\$21,822	

CURRENT		
NOI	\$74,178	
Sales Price	\$1,025,000	
Cost Per Unit	\$256,250	
Cap Rate	7.20%	

MARKET		
NOI	\$89,178	
Sales Price	\$1,025,000	
Cost Per Unit	\$256,250	
Cap Rate	8.70%	









TAYLOR LITTLETON, MA FOR MULTIFAMILY BUILDING ON 0.28 AC LE 3 2 0 OF NICK AWADA DAVID BERMAN **ZACK HARDY** 413.636.9055 978.799.7364 978.758.9666 dberman@stubblebinecompany.com nawada@stubblebinecompany.com zhardy@stubblebinecompany.com EXCLUSIVE AGENT We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. STUBBLEBINE COMPANY CORFAC INTERNATIONAL