



3 TAYLOR ST

LITTLETON, MA

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

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

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- 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



FINANCIALS

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 (Yearly)=			\$96,000	\$111,000

ANNUAL EXPENSES	
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%



2 BEDROOM







3 BEDROOM





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