



The Mega Group
Commercial Real Estate

OFFERING SUMMARY

FINANCING

10-14 Lynch Street in Salem Massachusetts is a true value add opportunity where existing rents are less than half the current market value of the downtown Salem market. See rent analysis on page 6 of the brochure. If not a 1031 Tax Deferred Exchange, The purchaser will likely need to seek interest-only financing to stabilize the asset and permanent financing in 18-24 months. Once stabilized we predict the value to be at or slightly exceed \$4,000,000 based on existing sales comparables within the last year in Salem, Beverly, Peabody, and Lynn.

NOTICE

Unit 21 is being evicted for non-payment of rent therefore we will not allow access to that unit until a final walk-thru. All contracts should be subject to seeing 11/12 units and not all 12 units. Summary Process will have been served at the time of the public listing and we expect an eviction sometime around January 2026. There are other issues with this tenant however we are keeping the court case simple and limiting our action against the tenant to non-payment of rent.

In due diligence a potential buy may find an open court case involving Ownership. This case shall not affect the sale of the property, in fact Lawrence Superior Court is aware of the sale and involved in sale process.

DISCLOSURE - MATERIAL DEFECTS

Seagulls from the ocean have been taking residence on the roof and leaving their shells. As storm water hits the drain system the shells have been entering as there is no screens in place, as a result most bathrooms are in need of repair as water has penetrated the walls and ceiling in those areas.

We are in the process of having the building equipped with updated smoke & carbon detectors so that the Salem FD will issue a clean certificate. We are also in the process of changing the unit entry doors with a master key system and that master will be in the knox box in the event of emergencies.

BROKER COOPERATION

Buyer to compensate their Buyer's Broker, if applicable.

CONTACT

All inquiries should be made exclusively to Brian DApice

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