



DELROSE-McSHANE
REAL ESTATE TEAM

Mike DelRose

Salesperson

C: 617.293.5700

Mike@DelRoseMcShane.com

80 LITCHFIELD ST. | BRIGHTON

- Premier Location
- 18 Apartment Units
- Private Balconies
- Below Market Rents
- Off Street Parking
- Well Maintained
- Easy access to Harvard, Boston Landing, Cambridge, Brookline, Watertown, Newton, and Downtown Boston

80 LITCHFIELD ST. | BRIGHTON

Ideal Location



Property Details

- Lot Size: 14,614
- Sq. Ft.: 18,352
- Zoning: A
- Parking: 18 Spaces

Floorplans

80 Litchfield
Standard 2
Bedroom Unit



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 812 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

57-59 Waverley
First Floor 3
Bedroom Unit



GROSS INTERNAL AREA
FLOOR 1: 964 sq.ft.
TOTAL: 964 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

57-59 Waverley
Second Floor 3
Bedroom Unit



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

80 LITCHFIELD ST. | BRIGHTON



80 LITCHFIELD ST. | BRIGHTON



80 LITCHFIELD ST. | BRIGHTON

CURRENT RENT ROLL AS OF 9/1/2024			
Apartment #	Lease	Rent Amount	Last Month Rent
80 LITCHFIELD			
1	5/31/2025	\$ 2,100.00	\$ 2,100.00
2	8/30/2025	\$ 1,530.00	\$ 1,530.00
3	8/30/2025	\$ 2,050.00	\$ 2,050.00
4	5/31/2025	\$ 2,025.00	\$ 2,025.00
5	8/31/2025	\$ 2,230.00	\$ 2,230.00
6	8/31/2025	\$ 2,375.00	\$ 2,375.00
7	7/31/2025	\$ 2,390.00	\$ 2,390.00
8	8/31/2025	\$ 1,900.00	\$ 1,900.00
9	5/31/2025	\$ 2,275.00	\$ 2,275.00
10	5/31/2025	\$ 2,100.00	\$ 2,100.00
11	8/31/2025	\$ 2,050.00	\$ 2,050.00
12	8/31/2025	\$ 2,390.00	\$ 2,390.00
12A	8/31/2025	\$ 2,270.00	\$ 2,270.00
14	8/31/2025	\$ 2,020.00	\$ 2,020.00
15	5/31/2025	\$ 2,350.00	\$ 2,350.00
16	5/31/2025	\$ 2,350.00	\$ 2,350.00
LITCHFIELD TOTAL		\$ 34,405.00	\$ 34,405.00
WAVERLY STREET			
57 WAVERLY	8/21/2025	\$ 2,100.00	\$ 2,100.00
59 WAVERLY	6/30/2025	\$ 3,040.00	\$ 3,040.00
WAVERLY TOTAL		\$ 5,140.00	\$ 5,140.00
GRAND TOTAL		\$ 39,545.00	\$ 39,545.00

80 LITCHFIELD ST. | BRIGHTON

Expenses

SALE OF 80 LITCHFIELD AND 57-59 WAVERLY STREET IN BRIGHTON			
EXPENSES - Based on 2023			
	80 LITCHFIELD		57-59 WAVERLY
HEAT	\$ 8,900.00		N/A
ELECTRICITY	\$ 1,300.00		N/A
WATER	\$ 9,400.00		\$ 1,800.00
RE TAX	\$ 43,900.00		\$ 12,500.00
INSURANCE	\$ 11,932.00		\$ 3,400.00
DUMPSTER	\$ 2,300.00		N/A
MAINTENANCE/CLEANING	\$ 17,000.00		N/A
SNOW	\$ 3,500.00		N/A
TOTAL	\$ 98,232.00		\$ 17,700.00