



94 East Main St.,
Westborough, MA 01581

FINANCIALS

INCOME:

6 Garage Bays/Two Storage Units: lease currently yields up to \$200 per mo.; Potential income \$1600; Current income is \$1350; Potential for increased income.

Apartment: 3 BR, 1 BA currently includes heat, hot water and trash removal; current rental income \$2500 per mo. Potential for increased income.

Commercial (Office) - \$4500 per month

Potential yearly Income: \$103,200 per year

Expenses:

RE Taxes: \$11,000

Flood Insurance: \$3,000

Building Insurance: \$5,000

Trash: \$4,000

Lawn & Snow - \$5,000 (depending upon weather)

Repairs: \$4,000 approximately

Total Expenses: \$32,000

Net Income: \$71,200

Figures are approximate; Financial data provided by owner.

*See renderings for potential usage with proper town/zoning approval.

Presented to you by:



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