



Townsend, MA | 10 Units

\$1,400,000
241 Main Street
Price Reduced

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Investment Overview

OWNER FINANCING AVAILABLE: Owner will hold a first mortgage at an rate of 6% amortized over 30 years for a term of 60 months. The mixed-use building is located in the center of Townsend, MA, and consists of 6 residential and 4 commercial spaces. Residential units comprise 4 two-bedroom and 2 one-bedroom units. Residential units are new construction as of 2024 and are equipped with mini-split heating/cooling systems in each unit. The 12,000 sq ft building is fully sprinklered. There is plenty of on-site off-street parking and a laundry facility. Elevator access to all floors.

Investment Highlights

Price	\$1,400,000.00
Price / Unit	\$140,000.00
Gross Rent Multiplier	9.43
Initial Investment	\$1,400,000.00

Property Summary

Number of Units	10
Year Constructed	1989
Type of Buildings	four story mixed use
Parking	Off-Street
Heat	FHA by Electric / Tenant Pays
Air Conditioning	Central AC
Hot Water	/ Tenant Pays
Roofs	Pitched - Asphalt shingle
Exterior	Clapboard siding
Site Size	0.55 Acres
Total Rentable Sq. Ft.	12,000±

Income & Expenses

Income	Potential	Current
Gross Scheduled Rent	\$166,200.00	\$148,500.00
Less: Vacancy	(\$8,310.00)	(\$7,425.00)
Based On	5.00% est.	5.00% est.
Net Rent Income	\$157,890.00	\$141,075.00
Laundry	\$1,620.00	\$1,620.00
Utility Reimbursement	\$6,540.00	\$6,540.00
Total Operating Income	\$166,050.00	\$149,235.00

Expense	Potential	Current
Real Estate Taxes	\$9,878.00	\$9,878.00
Insurance	\$6,600.00	\$6,600.00
Electric (Common)	\$10,722.00	\$10,722.00
Water (Public)	\$1,900.00	\$1,900.00
Septic	\$300.00	\$300.00
Trash Collection	\$3,000.00	\$3,000.00
Management Fee	\$8,302.50	\$7,461.75
Based On:	5.00% est.	5.00% est.
Elevator	\$2,000.00	\$2,000.00
Snow Removal / Landscape	\$3,000.00	\$3,000.00
Maintenance & Repairs	\$8,302.50	\$7,461.75
Based On:	5.00% est.	5.00% est.
Common Area Cleaning	\$2,400.00	\$2,400.00
Fire Alarm Monitoring	\$500.00	\$500.00
Total Expenses	\$56,905.00	\$55,223.50
Net Operating Income	\$109,145.00	\$94,011.50
Potential Net Cash Flow	\$109,145.00	\$94,011.50
Cash-on Cash Return	7.80%	6.72%
Capitalization Rate	7.80%	6.72%

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