

# INVESTMENT OPPORTUNITY



## 312 WILBUR AVE. SWANSEA, MA LIST PRICE: \$875,000

Prime mixed-use investment opportunity in a high-traffic area, Route 103 corridor next to Dunkin'. This well-maintained 11-unit commercial building features 9 professional office suites and 2 first-floor retail units with excellent visibility and signage exposure. Fully paved lot with ample on-site parking. Sale includes two additional abutting lots offering added value and future income potential for outdoor storage, contractor use, or possible redevelopment (buyer due diligence). Tenants currently at will, providing immediate income with flexibility for repositioning or owner occupancy. Convenient access to Route 6, I-195, and the MA/RI line. Ideal for investors or owner-users seeking strong exposure and cash flow upside.



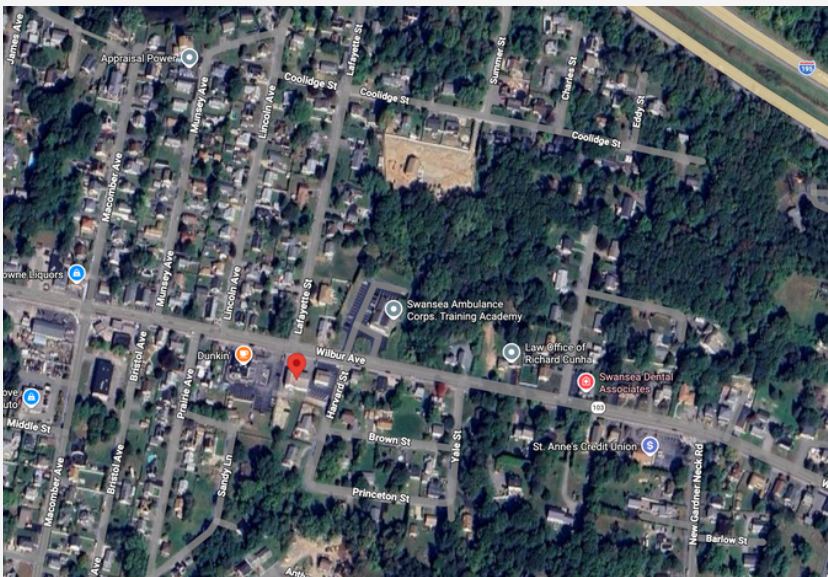
### KRISTINA VERNEN

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Property Analysis	310-312 Wilbur			
Terms Of Purchase				
Price	\$875,000			
Loan to Value	70.00%			
Interest Rate	6.00%			
Loan Amount	\$612,500			
Loan Amortization in Years	25			
Closing Costs	\$15,000			
Working Capital	-			
Down Payment	\$262,500			
Capital Expenditure required	\$277,500			
<b>Total Equity Required</b>	<b>\$277,500</b>			
Monthly Payment	\$3,946.00			
Yearly Payment	\$47,352.00			
<b>Income</b>	<b>Current Rents</b>	<b>Tenant Info</b>	<b>Market Rents</b>	<b>UTILITIES</b>
Monthly Rent Unit 1 - 1st Fl	\$1,200.00	Karate Studio	\$2,272.00	Utilities included
Monthly Rent Unit 2 - 1st Fl	\$1,950.00	Gun School - + 1 office	\$2,272.00	Utilities included
Monthly Rent Unit 1 - 2nd Fl	\$500.00	Record Store	\$600.00	Utilities included
Monthly Rent Unit 2 - 2nd Fl	\$575.00	Phyciatrist	\$600.00	Utilities included
Monthly Rent Unit 3 - 2nd Fl		Vacant	\$600.00	Utilities included
Monthly Rent Unit 4 & 5 - 2nd Fl	\$900.00	Enviornmental - V 2/31	\$1,200.00	Utilities included
Monthly Rent Unit 6 - 2nd Fl	\$625.00	Eye Lab Tech	\$600.00	Utilities included
Monthly Rent Unit 7 - 2nd Fl	-	Gun School Office	\$600.00	Utilities included
Monthly Rent Unit 8 - 2nd Fl		Vacant	\$600.00	Utilities included
Monthly Rent Unit 9 - 2nd Fl	\$825.00	Lawyer	\$825.00	Utilities included
Back Parking Lot	\$60.00	Paved & Gated	\$1,000.00	(1 Boat only currently)
<b>Total Monthly Rent</b>	<b>\$6,635.00</b>		<b>\$11,169.00</b>	
<b>Total Annual Rent</b>	<b>\$79,620.00</b>		<b>\$134,028.00</b>	
Expenses				
<b>Annual Expenses</b>				
Taxes	\$11,500.00			
Insurance	\$3,500.00	Branco ins.		
Water	\$165.00			
Gas	\$2,600.00			
Electric	\$5,800.00			
Landscape/Snowremoval	\$2,500.00			
Trash	\$1,536.00	current (barvey & sons)		
repairs	\$0.00			
5% Vacancy	0			
<b>Total Expenses</b>	<b>\$27,601.00</b>			
<b>NOI</b>	<b>\$52,019.00</b>		<b>\$106,427.00</b>	
Monthly NOI	\$4,334.92		\$8,868.92	
Mortgage - P&I only	\$3,946.00		\$3,946.00	
Monthly Profit	\$388.92		\$4,922.92	
Annual Profit	<b>\$4,667.00</b>		<b>\$59,075.00</b>	
<b>CAPITALIZATION RATE ANALYSIS</b>	5.95%		12.16%	
Cash on Cash	1.78%		22.50%	



# RETAIL & OFFICE SPACE



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REALTY