

Welcome to:

**141-145 Hunter St.
Fall River, MA 02721**



Listed By:

Paiva Real Estate Services, LLC

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www.PaivaRealEstate.com

Property Description:

MLS # 73481452 - New	
Multi Family - 5+ Family - 5+ Units Up/Down	
141-145 Hunter St.	List Price: \$1,350,000
Fall River, MA 02721	
Bristol County	
Color:	
Total Floors: 3	Total Rooms: 31
Total Units: 6	Total Bedrooms: 18
Total Rent: \$9,900	Total Bathrooms: 6f 0h
Grade School:	Total Fireplaces: 0
Middle School:	
High School:	
Approx. Acres: 0.15 (6,652 SqFt)	Approx. Street Frontage: 50 Ft.
Directions: South Main St. to Hunter St.	

Remarkable, well-maintained 6-unit investment property featuring two separate buildings with three units in each. 145 Hunter St offers three 3-bedroom units with spacious, functional floor plans, hardwood flooring, remodeled bathrooms with tile floors, and a fully renovated third floor complete with forced hot air and central A/C. 141 Hunter St features 3-bedroom units, all with similar layouts, hardwood flooring, and updated tile baths. Both buildings include full basements with individual storage units and washer/dryer hookups. Situated on a generously sized fenced lot with off-street parking, storage shed, vinyl siding, and newly installed fire escapes. All units are tenant at will. Current NOI \$95k+ with room to grow. Also available as a package purchase with an additional 8-unit property (see MLS #73481453).

Property Information

Approx. Living Area Total: 7,404 SqFt	Living Area Includes Below-Grade SqFt: No	Living Area Source: Public Record
Approx. Above Grade: 7,404 SqFt	Approx. Below Grade:	
Living Area Disclosures:		
Heat/Cool Units: 6 / 1	Heat/Cool Zones: / 1	
Parking Spaces: 2 Off-Street, Paved Driveway, On Street Without Permit	Garage Spaces: 0	
Disclosures:		

Annual Expenses

Heating:	Repair & Maintenance:	Management:	Gross Income: \$117,800
Gas:	Trash Removal:	Miscellaneous:	Gross Expenses: \$22,242
Electricity:	Sewer:	Ann. Prop. Oper. Data: Yes	Net Income: \$95,358
Water: \$4,752	Insurance: \$6,948	Annual Expense Source: Owner Provided	

Features

Area Amenities: **Public Transportation, Park, Laundromat**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Exterior Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **110 Volts, 220 Volts, Circuit Breakers, 60 Amps/Less, 100 Amps, Individually Metered, Varies per Unit**
 Exterior: **Vinyl**
 Exterior Features: **Porch, Gutters, Storage Shed, Fenced Yard**
 Flooring: **Tile, Luxury Vinyl Plank / LVP, Varies Per Unit, Hardwood**
 Foundation Size:
 Foundation Description: **Granite**
 Hot Water: **Natural Gas, Tank**
 Lot Description: **Cleared, Fenced/Enclosed, Gentle Slope**
 Road Type: **Public**
 Roof Material: **Asphalt/Composition Shingles**
 Sewer Utilities: **City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range, for Gas Oven, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Facing Direction: **East**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1900** Source: **Public Record**
 Year Built Description: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

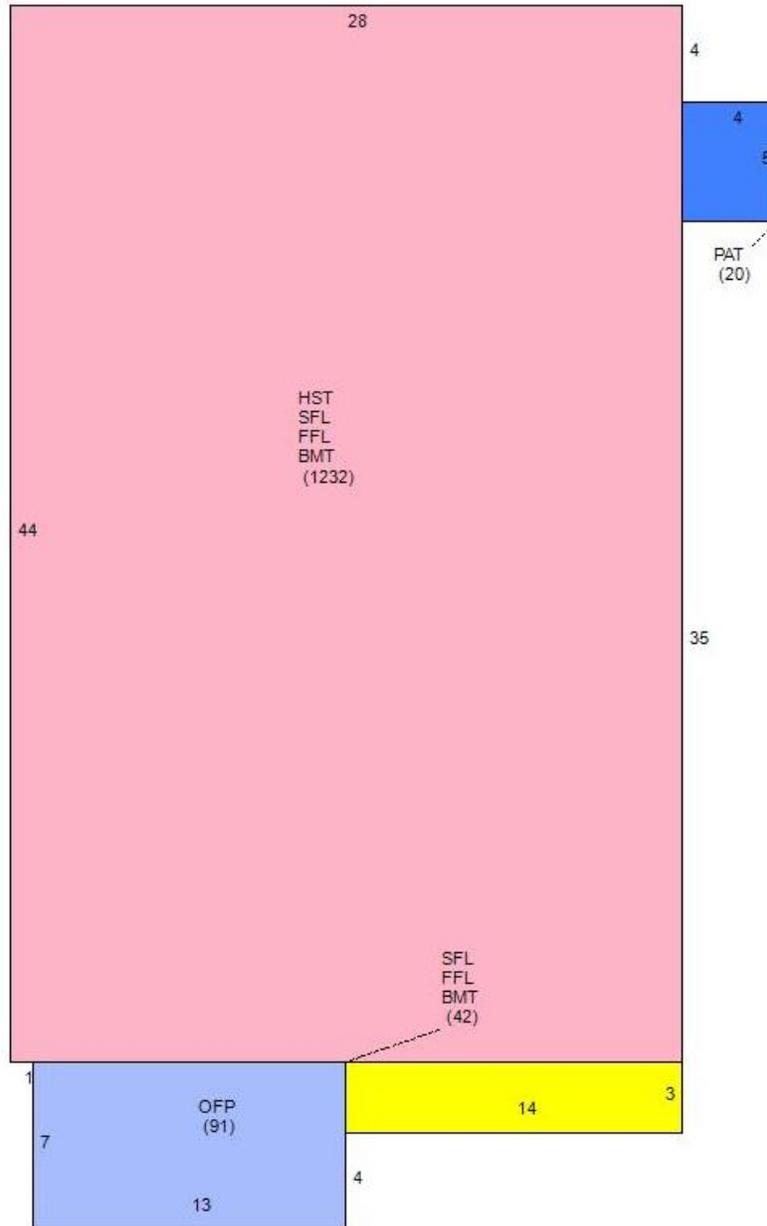
Tax Information

Pin #:
 Assessed: **\$918,300**
 Tax: **\$10,542.08** Tax Year: **2026**
 Book: **10840** Page: **215**
 Cert:
 Zoning Code: **A2**
 Map: Block: Lot:

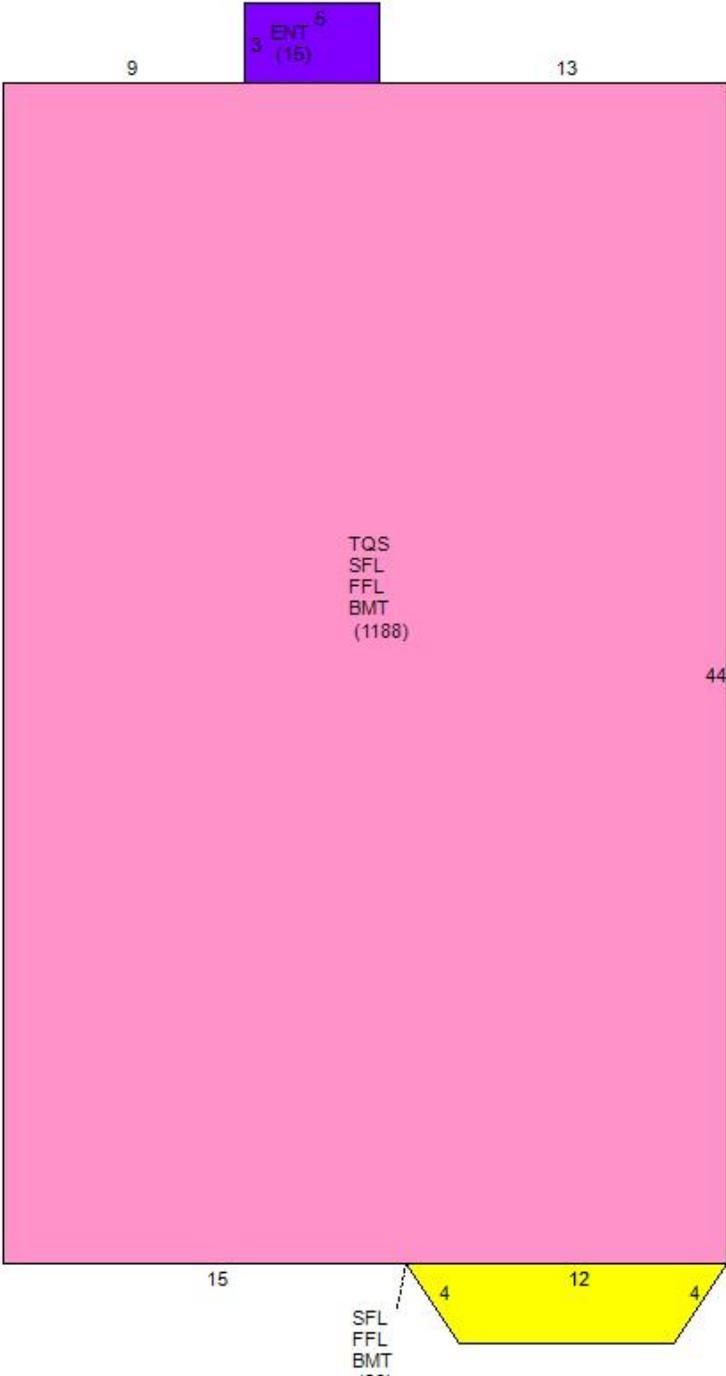
***All information deemed reliable but not guaranteed. Buyer/Buyer Agent to verify all information contained herein.**

Property Layouts

145 Hunter St.



141 Hunter St



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145 Hunter St. (3 Unit) Front

Unit 1

Tenant Name: Joao Marcos

3 Bedrooms, 1 Full Bath

Current Rent: \$1,700.00

Appliances Owned by Seller: Stove, Refrigerator, Hood vent, HW Tank

Lease: Tenant at Will

****Takes care of trash removal, lawn, and snow removal. Also snow removal on 144 Choate St.**

Unit 2

Tenant Name: Jacy

3 Bedrooms, 1 Full Bath

Current Rent: \$1,000.00

Appliances Owned by Seller: Stove, Refrigerator, Hood Vent, HW Tank, Space Heater

Lease: Tenant at Will

Unit 3

Tenant Name: Jaime

3 Bedrooms, 1 Full Bath

Current Rent: \$1,800.00

Appliances Owned by Seller: Stove, Refrigerator, Hood Vent, HW Tank

Lease: Tenant at Will

141 Hunter St. (3 Units) Rear

Unit 1

Tenant Name: Crystal

3 Bedrooms, 1 Full Bath

Current Rent: \$1,700.00

Appliances Owned by Seller: Stove, Refrigerator, Hood Vent, HW Tank

Lease: Tenant at Will

Unit 2

Tenant Name: Fabiana

3 Bedrooms, 1 Full Bath

Current Rent: \$1,800.00

Appliances Owned by Seller: Stove, Refrigerator, Hood Vent, Space Heater, HW Tank

Lease: Tenant at Will

Unit 3

Tenant Name: Leandro

3 Bedrooms, 1 Full Bath

Current Rent: \$1,800.00

Appliances Owned by Seller: Stove, Refrigerator, Hood Vent, Space Heater, HW Tank

Lease: Tenant at Will

Property Income/Expenses

Total Rental Income Per Month = \$9,800.00

Total Rental Income Per Year = \$117,600.00

Property Expenses:

Property Taxes = \$10,542.08 Per Year

Property Insurance = \$6,948.00 Per Year

Water/Sewer = \$4,752.00 Per Year

Total Expenses = \$22,242.08

Total Net Operating Income = \$95,357.92

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