

# 412 Cabot St

Beverly, MA

5 Unit Multi-Family Home



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## PROPERTY FEATURES

# OF BUILDINGS	1
LOT SIZE	5,462 SF / 0.13 AC
ZONING	CN
PARKING	OFF STREET, PAVED DRIVE
# OF UNITS	5
TOTAL SF	4,830
# OF STORIES	3
FOUNDATION	STONE
ROOF MATERIAL	RUBBER
SIDING MATERIAL	VINYL



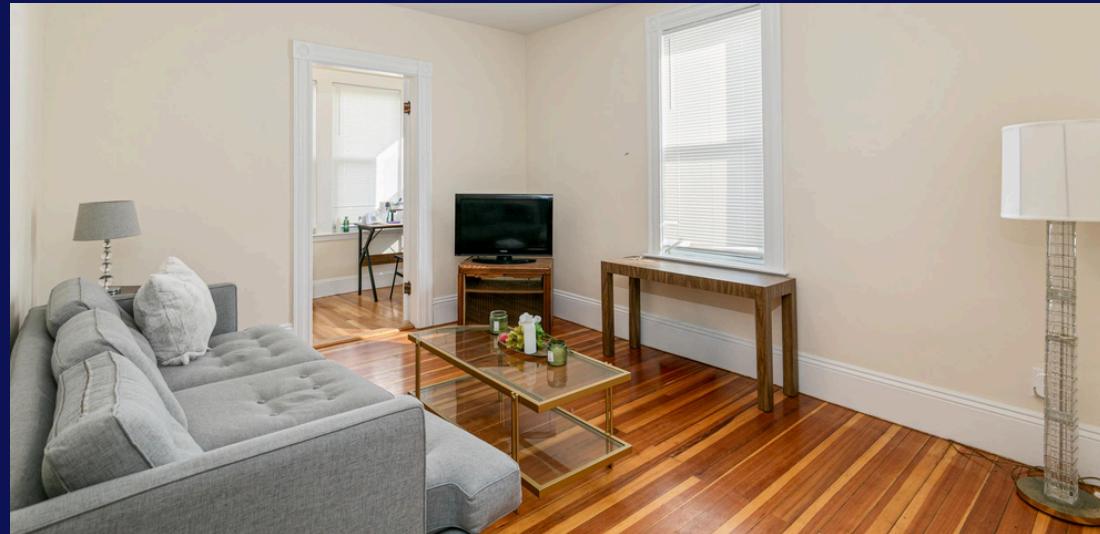
## UTILITIES

HEATING	FORCED HA/FORCED HW/GAS
A/C	WINDOW
WATER	PUBLIC
SEWER	PUBLIC



## UNIT BREAKDOWN

UNIT 1 - NEWLY RENOVATED	3 BED   2 BATH
UNIT 2 - NEWLY RENOVATED	1 BED   1 BATH
UNIT 3	1 BED   1 BATH
UNIT 4	1 BED   1 BATH
UNIT 5	1 BED   1 BATH



Unit	Lease Start Date	Lease Expiration	Rent Amount	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	<b>TOTAL</b>
<b>1</b>	Vacant	Vacant	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$3,300	\$39,600
<b>2</b>	8/15/24	8/31/26	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$1,975	\$23,700
<b>3</b>	4/16/25	4/30/26	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$21,600
<b>4</b>	1/1/18	3/31/26	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$21,000
<b>5</b>	6/1/22	5/31/26	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$22,800
<b>TOTAL</b>	Laundry '25	\$1,000	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$10,725	\$129,700

## CAP RATE NUMBERS

Current Market Value	Gross Revenue	Total Expenses	Net Operating Income	NOI / Current Market	Cap Rate
\$1,500,000	\$129,700	\$35,706	\$93,994	0.0627	6.27%
\$1,550,000	\$129,700	\$35,706	\$93,994	0.0606	6.06%
\$1,575,000	\$129,700	\$35,706	\$93,994	0.0597	5.97%
\$1,600,000	\$129,700	\$35,706	\$93,994	0.0587	5.87%



Expenses	Vendors	Annual
<b>Property Insurance</b>		\$6,747
<b>Real Estate Taxes</b>	Town of Beverly	\$11,875
<b>Water/Sewer</b>	Town of Beverly	\$1,946
<b>Electric</b>	National Grid	\$1,513
<b>Oil (Hot Water)</b>	Scott Oil	\$655
<b>Vacancy/Maintenace</b>	5% Vacancy / 5% Maintenance	\$12,970
<b>TOTALS</b>		\$35,706



Population of approximately 42,408  
Median age: 39 years

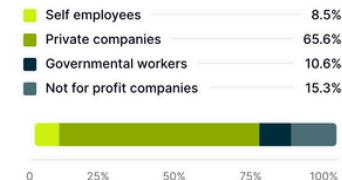
Average household income: \$138,931/yr

Occupied housing units: 16,915

- Owner-occupied: 60.1%
- Renter-occupied: 39.9%

Median monthly housing costs: \$2,095

Average people per household: 2



Data show provided by Point2Homes;  
latest Census Bureau release (2026)



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