

412 Cabot St

Beverly, MA

5 Unit Multi-Family Home



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THE PIZZO GROUP
ALUXETY REAL ESTATE

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	TOTAL
1	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
2	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
3	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
4	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
5	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
TOTAL	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
Property Insurance		\$6,747
Real Estate Taxes	Town of Beverly	\$11,875
Water/Sewer	Town of Beverly	\$1,946
Electric	National Grid	\$1,513
Oil (Hot Water)	Scott Oil	\$655
Vacancy/Maintenance	5% Vacancy / 5% Maintenance	\$12,970
TOTALS		\$35,706



TOWN OF BEVERLY, MA

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)

412 Cabot St, Beverly, MA 01915



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