



88 Elm Street - P.O. Box 268
West Springfield, Massachusetts 01090
Telephone: (413) 747-4100

AVAILABLE

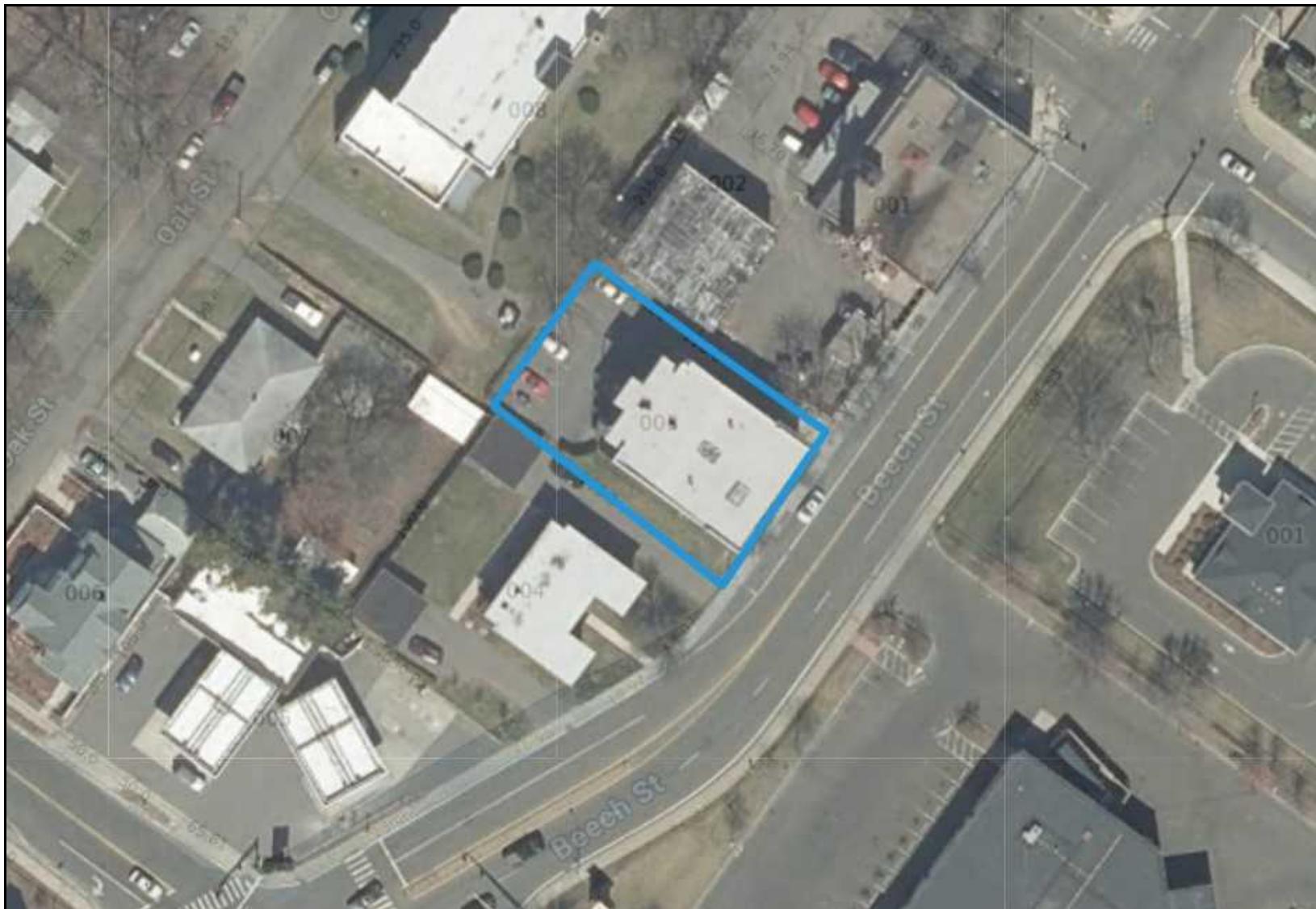
329 BEECH STREET
HOLYOKE, MASSACHUSETTS

ALL SHOWINGS BY APPOINTMENT ONLY
CONTACT: BRIAN FITZGERALD
TELEPHONE: (413) 747-4100





329 BEECH ST GIS MAP



The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

PRO FORMA

329 Beech Street, Holyoke, MA - 12 Units

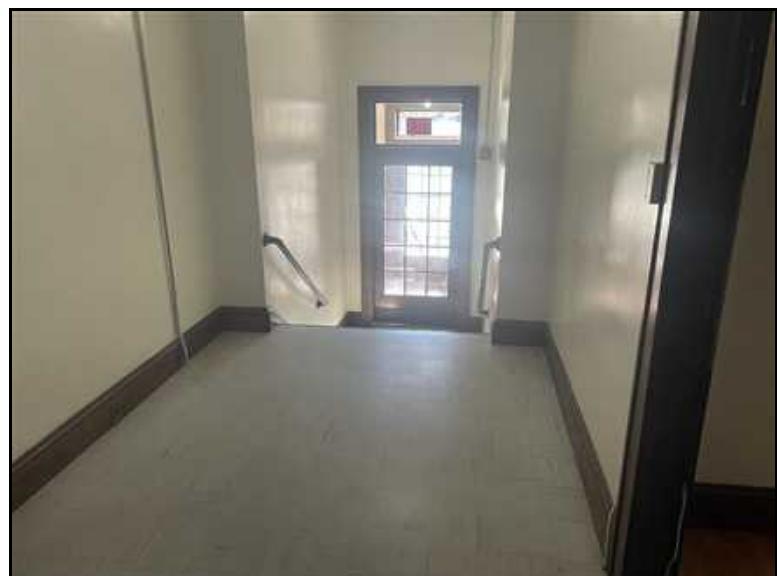
Income	Beds	01/01/26	Pro Forma	
1LF	1	1,195	1,250	New tenant Nov 1, 2025
1LR	1	1,250	1,250	New tenant January 1, 2026
1RF	1	1,050	1,250	
1RR	1	1,195	1,250	New tenant Oct 1, 2025
2LF	1	1,095	1,250	Increase to \$1,095 January 1, 2026
2LR	1	1,195	1,250	
2RF	1	1,195	1,250	
2RR	1	1,195	1,250	New tenant Oct 1, 2025
3LF	1	1,095	1,250	
3LR	1	1,095	1,250	
3RF	1	1,195	1,250	
3RR	1	1,050	1,250	
Monthly Income		13,805	15,000	
Annual Income			180,000	
Laundry Income		Actual FY 25	1,612	
Potential Gross Income			181,612	
Vacancy	3%		5,400	
Effective Gross Income			176,212	
Operating Expenses				
Real Estate Taxes		Actual FY 25	6,989	
Insurance		Actual FY 25	7,106	
Electric		Actual FY 25	843	
Gas		Actual FY 25	8,131	
Water/Sewer		Actual FY 25	6,080	
Management		\$75/unit/mo	10,800	
Maintenance & Supplies		Estimated	8,000	
Landscaping/Snow		Actual FY 25	3,724	
Rubbish Removal		Actual FY 25	3,000	
Total Operating Expenses			54,673	
Net Operating Income			121,539	

Features and Recent Improvements

- Efficient 12 unit building with units sizes between 700 and 750 square feet
- Dual gas/oil boiler provides heat for all 12 units
- New central fire alarm system completed October 2025
- New hot water heater May 2025
- New Azek window trim and coverings 2023
- New roof installed in 2022
- 2 washers and 2 dryers in basement laundry room
- Rear parking for 8 cars, plus on-street parking

The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

329 BEECH ST - INTERIOR PHOTOS



The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

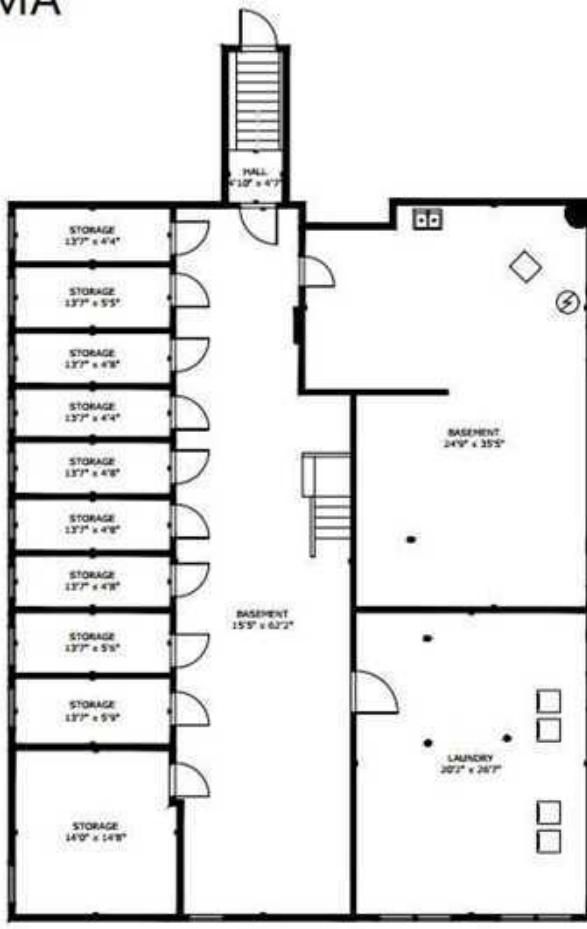
329 BEECH ST - EXTERIOR PHOTOS



The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

BASEMENT FLOOR PLAN

329 Beech St, Holyoke, MA



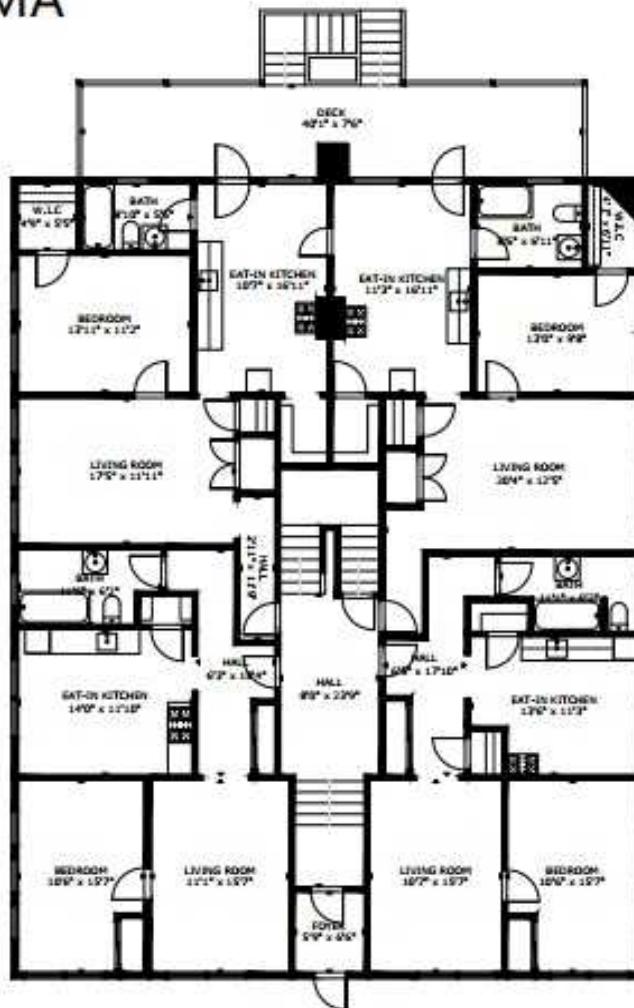
BASEMENT

The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

 FITZGERALD
& COMPANY, INC.

FIRST FLOOR FLOOR PLAN

329 Beech St, Holyoke, MA



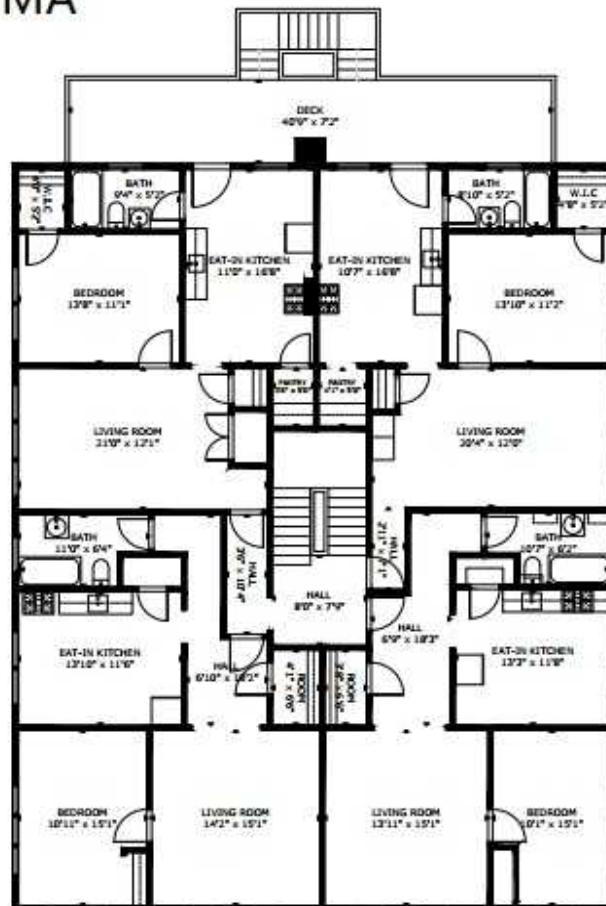
GROSS EXTERNAL AREA
TOTAL: 13,187 sq ft
BASEMENT: 3,283 sq ft, FIRST FLOOR: 3,310 sq ft
SECOND FLOOR: 3,285 sq ft, THIRD FLOOR: 3,309 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

 FITZGERALD
& COMPANY, INC.

SECOND FLOOR FLOOR PLAN

329 Beech St, Holyoke, MA



SECOND FLOOR

GROSS EXTERNAL AREA
TOTAL: 13,187 sq ft
BASEMENT: 3,283 sq ft FIRST FLOOR: 3,310 sq ft
SECOND FLOOR: 3,285 sq ft THIRD FLOOR: 3,309 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

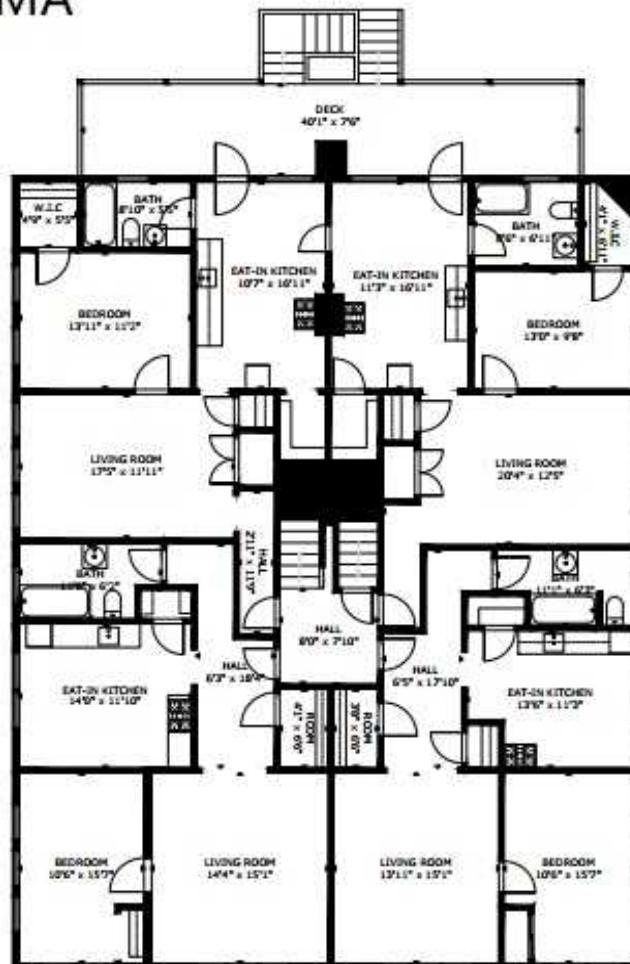
The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.



FITZGERALD
& COMPANY, INC.

THIRD FLOOR FLOOR PLAN

329 Beech St, Holyoke, MA



GROSS EXTERNAL AREA
TOTAL: 13,187 sq ft
BASEMENT: 3,283 sq ft, FIRST FLOOR: 3,310 sq ft
SECOND FLOOR: 3,285 sq ft, THIRD FLOOR: 3,309 sq ft
SEE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

THIRD FLOOR

The information above has been obtained from sources believed reliable. Fitzgerald & Company, Inc. has made every effort to provide accurate information, but the offering is subject to errors and omissions, as well as prior sale, change or withdrawal without notice.

 FITZGERALD
& COMPANY, INC.

DISCLAIMER

This Offering Package has been prepared solely for informational purposes by Fitzgerald & Company, Inc. and does not constitute an offer or contract. It is designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property.

Fitzgerald & Company, Inc. makes no representations concerning the condition of the subject property located at 329 Beech Street, Holyoke, Massachusetts and advises prospective buyers to obtain professional assistance in this regard.

Fitzgerald & Company, Inc. recommends that each buyer review the information contained in this Offering Package with its accountants, attorney, tax advisor and contractor. While the information contained herein is from sources deemed reliable, it has not been independently verified by Fitzgerald & Company, Inc. Therefore, we make no representations of warranties, expressed or implied, with respect to the information. Any projections contained herein represent best estimates based on assumptions that are considered reasonable. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes in the information, and is subject to modification or withdrawal without notice. The contents herein are confidential and are not to be reproduced or distributed to another party without the proper written consent of Fitzgerald & Company, Inc.