



306 South St. Pittsfield, MA (2 Flat)



13-15 Lincoln St. Pittsfield, MA (Duplex)



203 Dewey Ave. Pittsfield, MA (2 Flat)



**105 S. Main St. Lanesborough, MA
Single Residential Home**



228-232 High St. Dalton, MA (6 Units)



49 Taconic St. Pittsfield, MA (4 Units)



1075 Cape St. Lee, MA (4 Units)



203 Dewey Ave. Pittsfield, MA

Income & Expense, Rent Roll, and Notes

Property Notes

Updated On-demand Heat and Hot Water, Natural Gas Units (2)

Updated Electric, including Owners Panel.

100 AMP
Meters: 3

Acr. 0.23
Approx. Living - 2,436
Approx. Built 1900

1st Floor - Lead Compliant
2nd Floor - Lead Compliant

Garage roof needs replacement

2nd floor needs some renovations.

Under Market Rents

Monthly Operating Income		
Number of Units		2
Average Monthly Rent per Unit		1,200
	Total Rental Income	2,400
% Vacancy & Credit losses	Total Vacancy Loss 5%	120
Other Monthly Income (laundry, vending, parking, ect.)		500
	Gross Monthly Operating Income	2,780
Monthly Operating Expenses		
Property Management Fees		240
Repairs and Maintenance		658
Real Estate Taxes		405
Rental Property Insurance		193
Water/Sewer		89
Utilities (Electric)		28
Trash Removal		0
Snow Removal/Landscaping		75
Fire- Smoke Monitoring		0
	Monthly Operating Expenses	1688
Net Operating Income (NOI)		
Total Annual Operating Income		33360
Total Annual Operating Expense		20256
	Annual Net Operating Income	13104
Capitalization Rate and Valuation		
	Property Valuation (Offer Price)	TBD
	List Price	149,900
	Actual Capitalization Rate	8.74%

Unit	Bedrooms	Rent	Heat	Hot Water	Electric	Notes
Bottom-1	3 bed, 1 bath	1,200	No	No	No	5 years
Top - 2	4 bed, 1 bath	1,200	No	No	No	Fixer Upper



49 Taconic St. Pittsfield, MA

Income & Expense, Rent Roll, and Notes

Property Notes

Natural Gas Furnace and Hot Water (1)
Electric Meters: 4
200 AMP

Acr. 0.1
Approx. Living - 3,433
Approx. Built 1915

Lead Paint Information
Unit #1 - Unknown Lead
Unit #2 - Unknown Lead
Unit #3 - Unknown Lead
Unit #4 - Lead Inspection
09/12/22 Hazards Found

3 Recently Renovated Units
1 Original Unit

Under Market Rents

Monthly Operating Income		
Number of Units		4
Average Monthly Rent per Unit		1,075
	Total Rental Income	4,300
% Vacancy & Credit losses		
	Total Vacancy Loss 5%	215
Other Monthly Income (laundry, vending, parking, ect.)		200
	Gross Monthly Operating Income	4,285
Monthly Operating Expenses		
Property Management Fees		430
Repairs and Maintenance		253
Real Estate Taxes		409
Rental Property Insurance		255
Water/Sewer		294
Utilities (Electric & Gas)		653
Trash Removal		0
Snow Removal/Landscaping		89
Fire- Smoke Monitoring		
	Monthly Operating Expenses	2383
Net Operating Income (NOI)		
Total Annual Operating Income		51420
Total Annual Operating Expense		28596
	Annual Net Operating Income	22824
Capitalization Rate and Valuation		
	Property Valuation (Offer Price)	TBD
	List Price	325,900
	Actual Capitalization Rate	7.00%

Unit	Bed/Bath	Vacancy	Rent	Electric Included	Heat Included	Hot Water Included	Tenancy/Notes
1	1 bed, 1.5 bath	No	\$1,100	No	Yes	Yes	2 years
2	studio	No	\$1,200	Yes	Yes	Yes	3 month
3	1 bed, 1 bath	No	\$1,000	Yes	Yes	Yes	2 years
4	1 bed, 1 bath	No	\$1,000	No	Yes	Yes	1 year



13-15 Lincoln St. Pittsfield, MA

Income & Expense, Rent Roll, and Notes

Property Notes

Heating: Oil/Steam (2)
 Hot Water Heaters: Electric (2)
 Electric Meters: 2

Ac. 0.17
 Approx. Living - 2,400 sqft
 Approx. Built 1900

#15 needs renovation
 #13 longterm/existing tenant

Lead Paint Information:
 Unit 13: Letter of Compliance
 Unit 15: Hazards found in 1994

Under Market Rents

Monthly Operating Income		
Number of Units		2
Average Monthly Rent per Unit		1,100
	Total Rental Income	2,200
% Vacancy & Credit losses	Total Vacancy Loss 5%	110
Other Monthly Income (laundry, vending, parking, ect.)		0
	Gross Monthly Operating Income	2,090
Monthly Operating Expenses		
Property Management Fees		209
Repairs and Maintenance		0
Real Estate Taxes		244
Rental Property Insurance		185
Water/Sewer		108
Utilities (Electric)		0
Trash Removal		0
Snow Removal/Landscaping		75
Fire- Smoke Monitoring		0
	Monthly Operating Expenses	821
Net Operating Income (NOI)		
Total Annual Operating Income		25080
Total Annual Operating Expense		9852
	Annual Net Operating Income	15228
Capitalization Rate and Valuation		
	Property Valuation (Offer Price)	TBD
	List Price	129,500
	Actual Capitalization Rate	11.76%

Unit	Bed/Bath	Vacancy	Rent	Electric Included	Heat Included	Hot Water Included	Tenancy/Notes
13	3 bed, 1 bath	No	\$1,000	No	No	No	20 years
15	3 bed, 1 bath	Yes	\$1,200	No	No	No	Fixer Upper



228-232 High St. Dalton, MA

Income & Expense, Rent Roll, and Notes

Property Notes

Three Car Garage
Tenants Pay Trash

Acr. 1.0
Approx. Living - 4,654 sqft
Approx Year Built - 1925

Building 228

Electric Meters: 3
Heating: Propane & On Demand
Units (2)

Building 230-232

Electric Meters: 3
Heating: Propane
Hot Water: Electric

Lead Paint Information:

230: Full Delead Compliance
228-2: Letter of Compliance
Rest of the Units: Unknown

Under Market Rents

Monthly Operating Income		
Number of Units		6
Average Monthly Rent per Unit		889
	Total Rental Income	5225
% Vacancy & Credit losses	Total Vacancy Loss 5%	261
Other Monthly Income (laundry, vending, parking, ect.)		0
	Gross Monthly Operating Income	4964
Monthly Operating Expenses		
Property Management Fees		522
Repairs and Maintenance		63
Real Estate Taxes		595
Rental Property Insurance		414
Water/Sewer		133
Utilities (Electric & Gas)		0
Trash Removal		0
Snow Removal/Landscaping		290
Fire- Smoke Monitoring		0
	Monthly Operating Expenses	2017
Net Operating Income (NOI)		
Total Annual Operating Income		59568
Total Annual Operating Expense		24204
	Annual Net Operating Income	35364
Capitalization Rate and Valuation		
	Property Valuation (Offer Price)	TBD
	List Price	450,000
	Actual Capitalization Rate	7.86%

Unit	Bed/Bath	Vacancy	Rent	Electric Included	Heat Included	Hot Water Included	Tenancy/Notes
228-1	1 bed, 1 bath	No	\$675	No	No	No	10 years
228-2	2 bed, 1 bath	No	\$850	No	No	No	3 years
228-3	1 bed, 1 bath	Yes - 2/1/26	\$800	No	No	No	-
230-1	2 bed, 1 bath	No	\$850	No	No	No	2 years
230-2	1 bed, 1 bath	No	\$850	No	No	No	10 years
232	3 bed, 1 bath	No	\$1,200	No	No	No	10 years



1075 Cape St. Lee, MA

Income & Expense, Rent Roll, and Notes

Property Notes

Electric Meters: 5
 100 AMP, Circuit Breakers
 Heating: Propane/FHA

Acr. 0.22
 Approx. Living - 1,118 sqft
 Approx Year Built - 1940

Lead Paint Information:

Unit #1: No Hazards Found
 Unit #2: No Hazards Found
 Unit #3: Unknown
 Unit#4: No Hazard Found

Septic - Owner pays electric on pump

Under Market Rents

Monthly Operating Income		
Number of Units		4
Average Monthly Rent per Unit		675
	Total Rental Income	2,700
% Vacancy & Credit losses	Total Vacancy Loss 5%	135
Other Monthly Income (laundry, vending, parking, ect.)		0
	Gross Monthly Operating Income	2,565
Monthly Operating Expenses		
Property Management Fees		256
Repairs and Maintenance		100
Real Estate Taxes		189
Rental Property Insurance		396
Water/Sewer		105
Utilities (Electric)		65
Trash Removal		84
Snow Removal/Landscaping		105
Fire- Smoke Monitoring		0
	Monthly Operating Expenses	1300
Net Operating Income (NOI)		
Total Annual Operating Income		30780
Total Annual Operating Expense		15600
	Annual Net Operating Income	15180
Capitalization Rate and Valuation		
	Property Valuation (Offer Price)	TBD
	List Price	165,000
	Actual Capitalization Rate	9.20%

Unit	Bed/Bath	Vacancy	Rent	Electric Included	Heat Included	Hot Water Included	Tenancy/Notes
1	1 bed, 1 bath	No	\$650	No	No	No	5 years
2	1 bed, 1 bath	No	\$750	No	No	No	5 years
3	1 bed, 1 bath	No	\$750	No	No	No	1 year
4	1 bed, 1 bath	No	\$550	No	No	No	5 year



306 South St. Pittsfield, MA

Listed At: \$259,900

Property Overview

RM Zoning

Heating: Oil/Steam

Hot Water: Electric

Electrical Meters: 1

Lead Paint: Unknown

Fully Guttled 1st Floor needs rehab

2nd Floor is in decent condition, needs 2nd egress.

Has curb appeal and some landscaping

Parking available in the rear.

Monthly Operating Expenses	
Property Management Fees	285
Repairs and Maintenance	0
Real Estate Taxes	499
Rental Property Insurance	179
Water/Sewer	95
Utilities (Electric & Heat)	323
Trash Removal	0
Snow Removal/Landscaping	145
Fire- Smoke Monitoring	0
Monthly Operating Expenses	1526



105 S. Main St. Lanesborough, MA

Listed At: \$239,000

Property Overview

This 4-bedroom, 2-bath home in Lanesborough offers 1,712 sq ft of space and plenty of potential for the right buyer. Featuring original natural woodwork and hardwood floors throughout much of the home, there's solid character here. The kitchen could use refreshing. Overall, the property would benefit from cosmetic updates and improvements, making it a great opportunity for someone looking to build equity. Set on an 1.3 acre parcel of land, there's room to expand, garden, or simply enjoy the outdoor space. The barn/garage structure is in questionable condition and may require repair or replacement, but offers storage or future potential. With 4 bedrooms and 2 bathrooms, the layout could work well for owner-occupants, investors, or possibly a live/work setup (buyer to verify use). Conveniently located just minutes to downtown Pittsfield and a short drive to Jiminy Peak and area hiking trails.

Heating: Oil/Steam

Hot Water: Boiler

Electric Meter: 1

Private Sewer

No Appliances Included

Lead Paint Information: Unknown

2025 Real Estate Tax: \$4,848

2025 Water Bill: \$1,068

Heating/Electric Costs Unknown - Previously paid by tenant.