

FOR SALE MULTIFAMILY PROPERTY

4-6 INTERVALE STREET, QUINCY



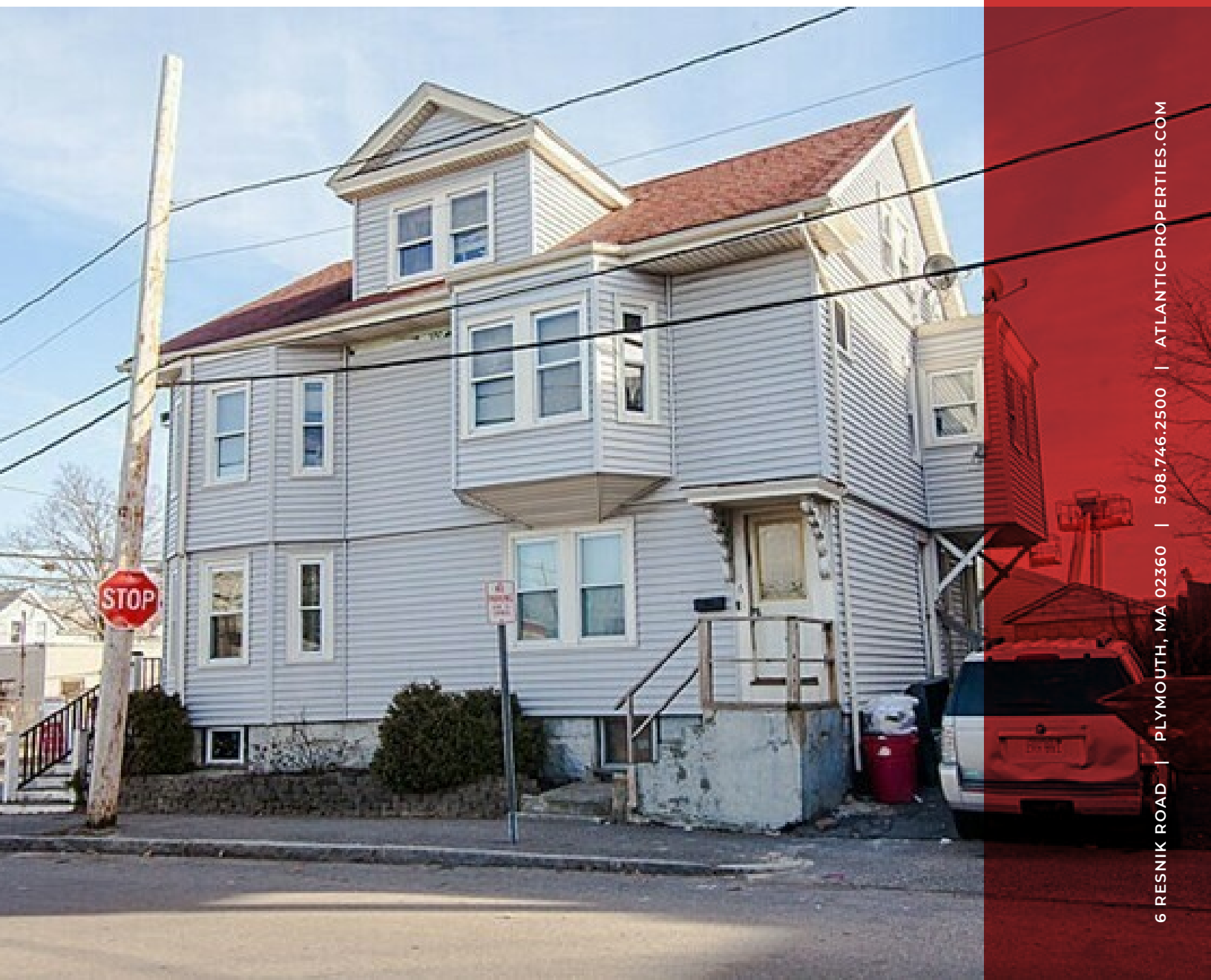
ROBERT PHINNEY

rphinney@atlanticproperties.com

O: 781.424.3099

SECTION 1

PROPERTY INFORMATION





EXECUTIVE SUMMARY

4-6 INTERVALE STREET, QUINCY, MA 02169



OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	2,265 SF
Lot Size:	0.06 Acres
Number of Units:	3
Price / SF:	\$397.35
Cap Rate:	6.32%
NOI:	\$56,883
Year Built:	1913
Renovated:	2018
Market:	Quincy

PROPERTY OVERVIEW

4-6 Intervale Street, Quincy, MA is strong investment opportunity in the heart of South Quincy. This 3-family property is located 5 minutes away from the MBTA Red-Line and has undergone several upgrades in the past 3-5 years.

PROPERTY HIGHLIGHTS

- Well Maintained Multi-Family Property
- New Roof in 2017
- 2 units completely renovated in 2018
- 1 unit renovated in 2016
- 5 minute drive from MBTA Red-Line
- On-site laundry



PROPERTY DESCRIPTION

4-6 INTERVALE STREET, QUINCY, MA 02169



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LOCATION DESCRIPTION

4-6 Intervale Street, Quincy is a 3-unit apartment building located in the heart of South Quincy. With easy access to Rt. 3, 4-6 Intervale Street is a prime location for tenants.



COMPLETE HIGHLIGHTS

4-6 INTERVALE STREET, QUINCY, MA 02169



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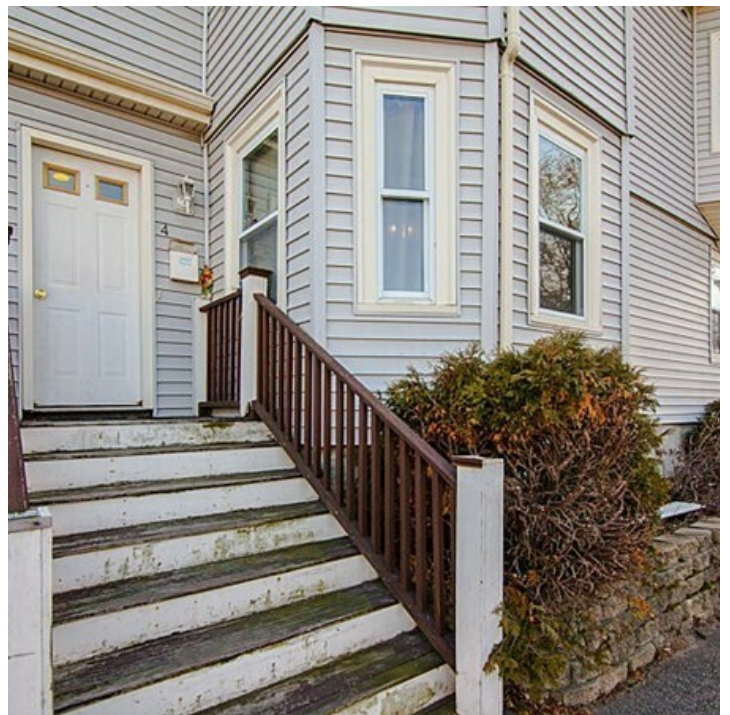


4-6 INTERVALE STREET, QUINCY



ADDITIONAL PHOTOS

4-6 INTERVALE STREET, QUINCY, MA 02169



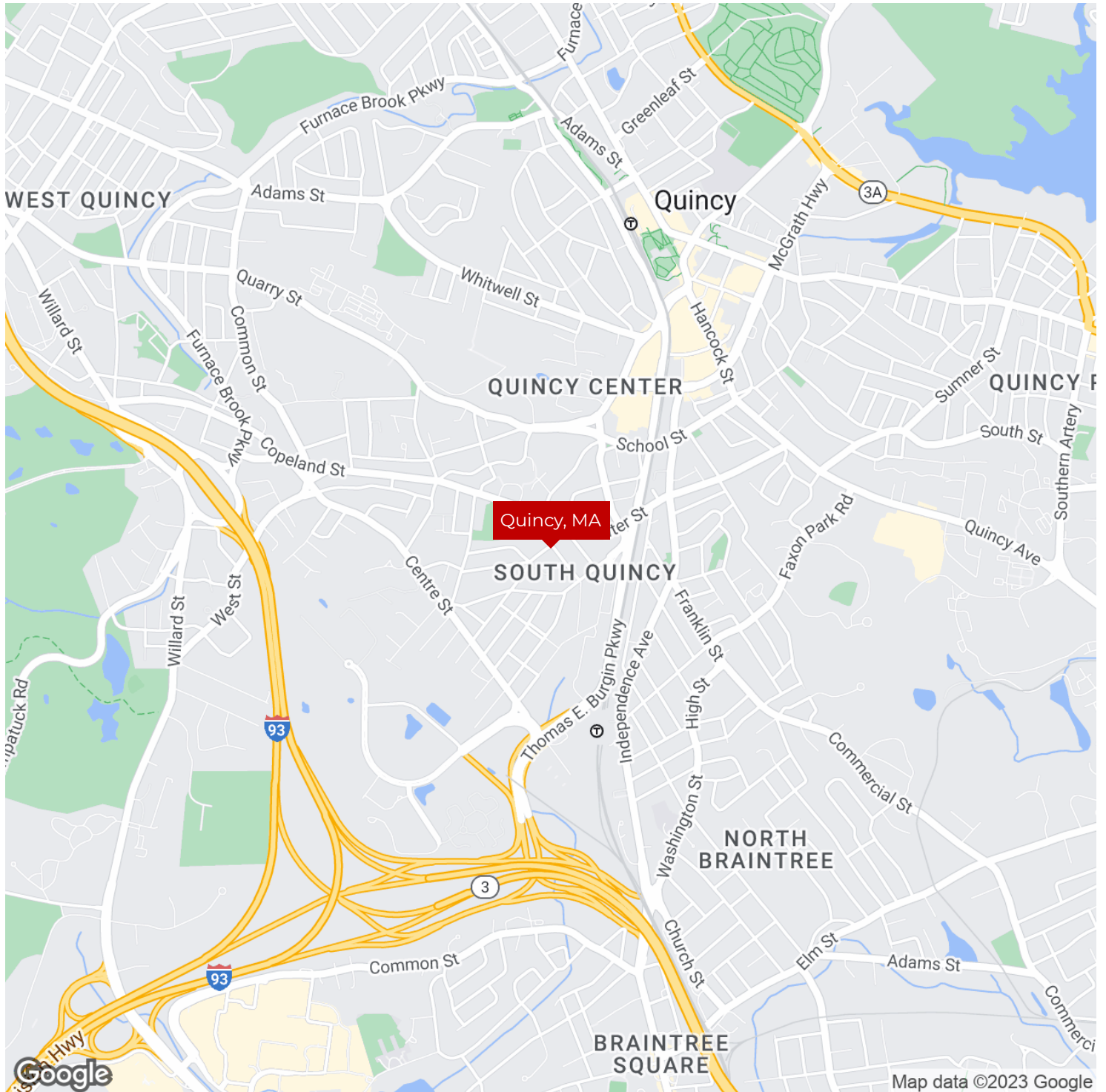
4-6 INTERVALE STREET, QUINCY

6



REGIONAL MAP

4-6 INTERVALE STREET, QUINCY, MA 02169



4-6 INTERVALE STREET, QUINCY

7

SECTION 2

FINANCIAL ANALYSIS





FINANCIAL SUMMARY

4-6 INTERVALE STREET, QUINCY, MA 02169

INVESTMENT OVERVIEW

Price	\$900,000
Price per SF	\$397
Price per Unit	\$300,000
CAP Rate	6.32%

OPERATING DATA

Net Operating Income	\$56,883
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FINANCING DATA



RENT ROLL

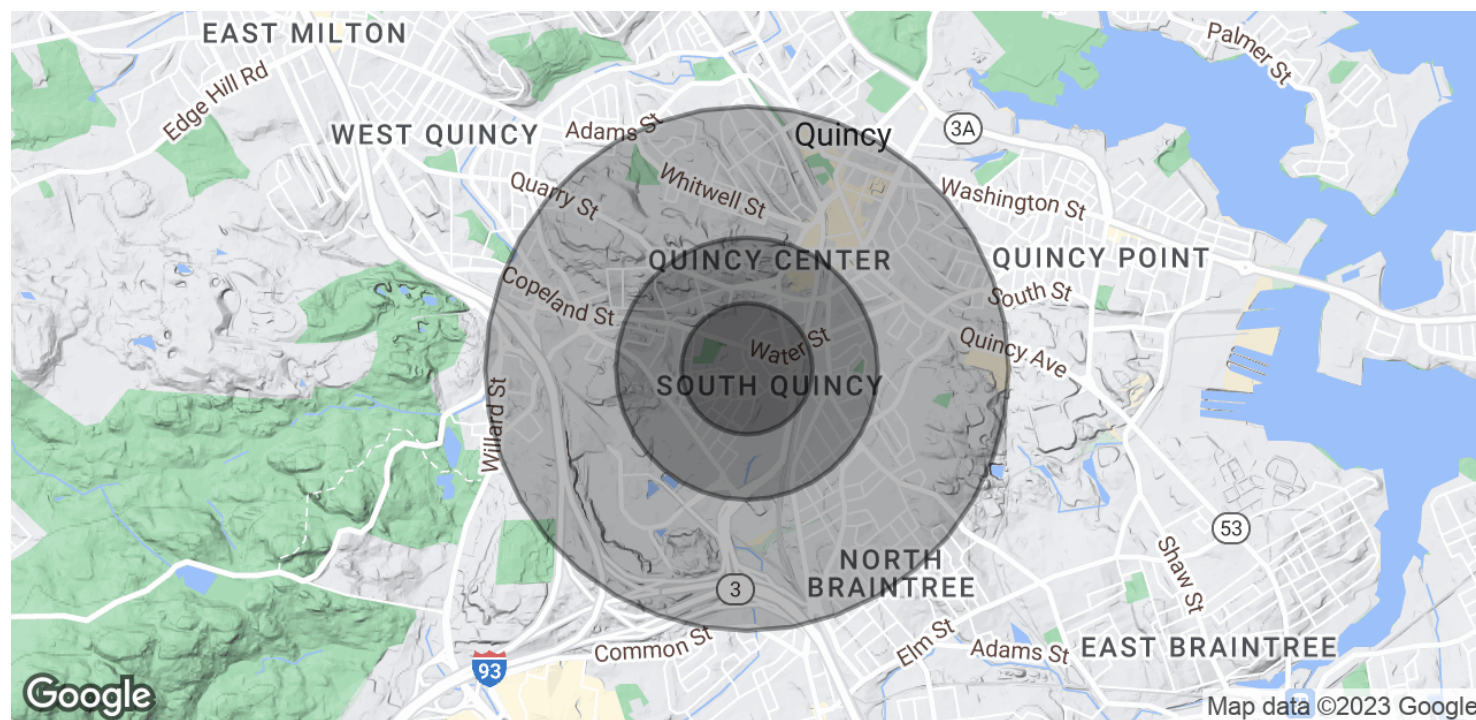
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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
Unit 1	-	-	1,100 SF	\$2,100
Unit 2	-	-	1,000 SF	\$2,600
Unit 3	-	-	600 SF	\$1,200
Laundry	-	-	-	\$200
TOTALS			2,700 SF	\$6,100
AVERAGES			900 SF	\$1,525



DEMOGRAPHICS MAP & REPORT

4-6 INTERVALE STREET, QUINCY, MA 02169



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,789	7,834	23,800
Average Age	38.5	38.9	39.9
Average Age (Male)	38.4	39.1	39.7
Average Age (Female)	38.8	39.0	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	785	3,795	11,686
# of Persons per HH	2.3	2.1	2.0
Average HH Income	\$70,556	\$78,158	\$87,903
Average House Value	\$409,403	\$404,084	\$416,793