



Roxbury, MA | 15 Units

\$5,500,000

1107-1115 Harrison Ave

Available

Rich Cawley

P: 617-529-1141

F: 617-668-1126

E: rcawley@umf.com



Investment Overview

Five attached brick three-family homes, located at 1107-1115 Harrison Ave, Roxbury, MA, comprise of 15 two-bedroom units with 14,688 gross and 11,064 rentable square feet. The total lot size is 7,610 square feet, including a vacant lot on Eustis Ave. Rents are currently below market, with market rents closer to \$2,800/month. Owner has made improvements such as installing hardwood floors and kitchen cabinets in units. There is ongoing development throughout the neighborhood.

Investment Highlights

Price	\$5,500,000.00
Price / Unit	\$366,666.67
Gross Rent Multiplier	13.31
Initial Investment	\$5,500,000.00

Property Summary

Number of Units	15
Year Constructed	1890
Type of Buildings	5-attached three family brick
Parking	Off-Street
Heat	FHW by Gas / Owner Pays
Hot Water	Gas / Owner Pays
Roofs	Flat - Rubber
Exterior	Brick
Site Size	7610
Total Rentable Sq. Ft.	11,064±

Income & Expenses

Income	Potential	Current
Gross Scheduled Rent	\$504,000.00	\$413,100.00
Less: Vacancy	(\$15,120.00)	(\$12,393.00)
Based On	3.00% est.	3.00% est.
Net Rent Income	\$488,880.00	\$400,707.00
Laundry	\$4,500.00	\$4,500.00
Total Operating Income	\$493,380.00	\$405,207.00

Expense	Potential	Current
Real Estate Taxes	\$52,930.00	\$52,930.00
Insurance	\$28,427.00	\$28,427.00
Utilities	\$41,715.00	\$41,715.00
Management Fee	\$24,669.00	\$20,260.35
Based On:	5.00% est.	5.00% est.
Maintenance & Repairs	\$24,669.00	\$20,260.35
Based On:	5.00% est.	5.00% est.
Total Expenses	\$172,410.00	\$163,592.70
Net Operating Income	\$320,970.00	\$241,614.30
Potential Net Cash Flow	\$320,970.00	\$241,614.30
Cash-on Cash Return	5.84%	4.39%
Capitalization Rate	5.84%	4.39%

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