

**Boston, MA | 5 Units**

\$3,680,000

106 Tyler Street

Available

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Investment Overview

The apartments located at 106 Tyler Street in the Chinatown neighborhood of Boston and steps from Tufts Medical. The building is comprised of 5 floor-thru units with retail at street level, 1-three bedroom/two bath and 3-four bedroom/two bath. The building is set on the corner of Tai-Tung Street and went through a complete rehab with a new addition in 2008. Units have updated kitchens, hardwood floors and laundry in each. The retail was occupied by a hair salon and is currently vacant. According to the owner this unit could be converted to residential.

Investment Highlights

Price	\$3,680,000.00
Price / Unit	\$736,000.00
Gross Rent Multiplier	13.02
Initial Investment	\$3,680,000.00

Property Summary

Number of Units	5
Year Constructed	1899
Type of Buildings	5 story brick walkup
Heat	Electric baseboard / Tenant Pays
Hot Water	Electric / Tenant Pays
Roofs	Flat - Rubber
Exterior	Brick
Site Size	1050
Total Rentable Sq. Ft.	5,850±

Income & Expenses

Income	Potential	Current
Gross Scheduled Rent	\$300,000.00	\$282,600.00
Less: Vacancy	(\$9,000.00)	(\$8,478.00)
Based On	3.00% est.	3.00% est.
Net Rent Income	\$291,000.00	\$274,122.00
Total Operating Income	\$291,000.00	\$274,122.00

Expense	Potential	Current
Real Estate Taxes	\$32,227.00	\$32,227.00
Insurance	\$6,000.00	\$6,000.00
Electric (Common)	\$600.00	\$600.00
Water & Sewer	\$3,000.00	\$3,000.00
Maintenance & Repairs	\$14,550.00	\$13,706.10
Based On:	5.00% est.	5.00% est.
Fire Alarm Monitoring	\$1,400.00	\$1,400.00
Total Expenses	\$57,777.00	\$56,933.10
Net Operating Income	\$233,223.00	\$217,188.90
Potential Net Cash Flow	\$233,223.00	\$217,188.90
Cash-on Cash Return	6.34%	5.90%
Capitalization Rate	6.34%	5.90%

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