



## Fully Leased 11-Unit Holyoke Multifamily

**282 SUFFOLK ST # 284**

Holyoke, MA 01040

Presented By:

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280 Bridge Street Springfield, MA 01103

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# FULLY LEASED 11-UNIT HOLYOKE MULTIFAMILY

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	7,020 SF
Lot Size:	0.274 Acres
Number of Units:	11
Price / Unit:	\$118,818
Cap Rate:	7.61%
NOI:	\$98,975
Year Built:	1949
Zoning:	RM20

### PROPERTY OVERVIEW

282-284 Suffolk Street is a rare opportunity to acquire a fully leased, 11-unit multifamily asset that has not transferred in over a decade. A significant portion of the units are master-leased to the Center for Human Development (CHD), a well-established regional behavioral health organization recognized for delivering comprehensive, high-quality community-based services. The property features an additional revenue source in the form of a separate freestanding, income-producing garage building, along with on-site washer/dryer facilities serving the main residential building. Units have been thoughtfully renovated upon tenant turnover, contributing to a consistent and reliable rental performance over many years.

### PROPERTY HIGHLIGHTS

- Fully leased 11 unit multifamily
- Many units master leased to clients of the Center for Human Development (CHD)
- Well maintained building with separate income generating garage units
- Conveniently located close to downtown Holyoke and close to public transportation

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Additional Photos



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## Income & Expenses

### INCOME SUMMARY

Total Income	\$156,918.00
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<b>GROSS INCOME</b>	<b>\$156,918.00</b>
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### EXPENSES SUMMARY

Real Estate Taxes	\$8,390.68
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Insurance	\$9,757.31
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Landscaping	\$3,457.14
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Property Management	\$7,845.90
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Repairs	\$7,845.90
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Electric	\$4,859.43
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Natural Gas	\$6,557.74
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Water	\$2,107.30
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Sewer	\$4,969.00
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Trash Removal	\$2,152.14
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<b>OPERATING EXPENSES</b>	<b>\$57,942.54</b>
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<b>NET OPERATING INCOME</b>	<b>\$98,975.48</b>
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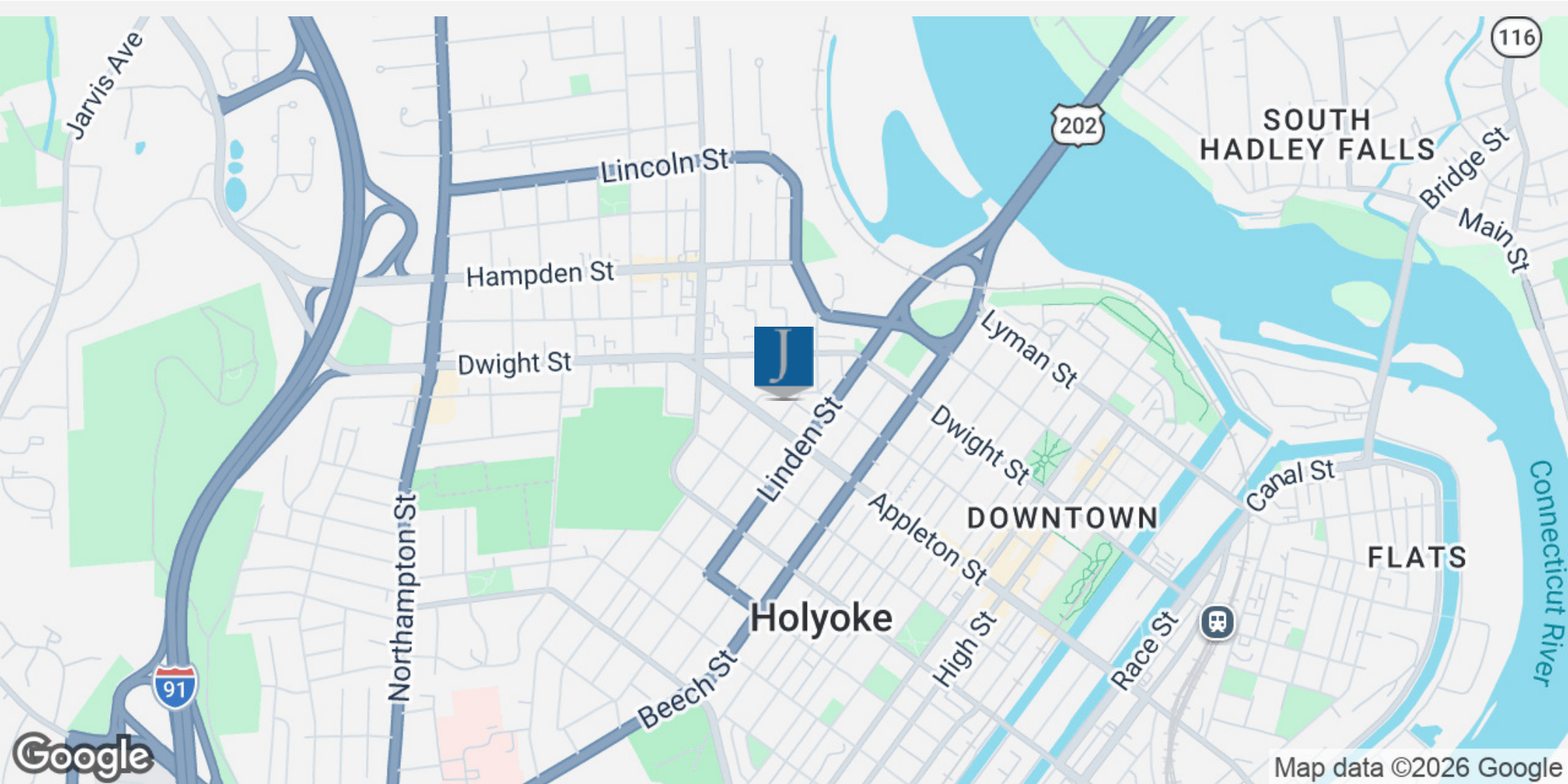
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Location Map



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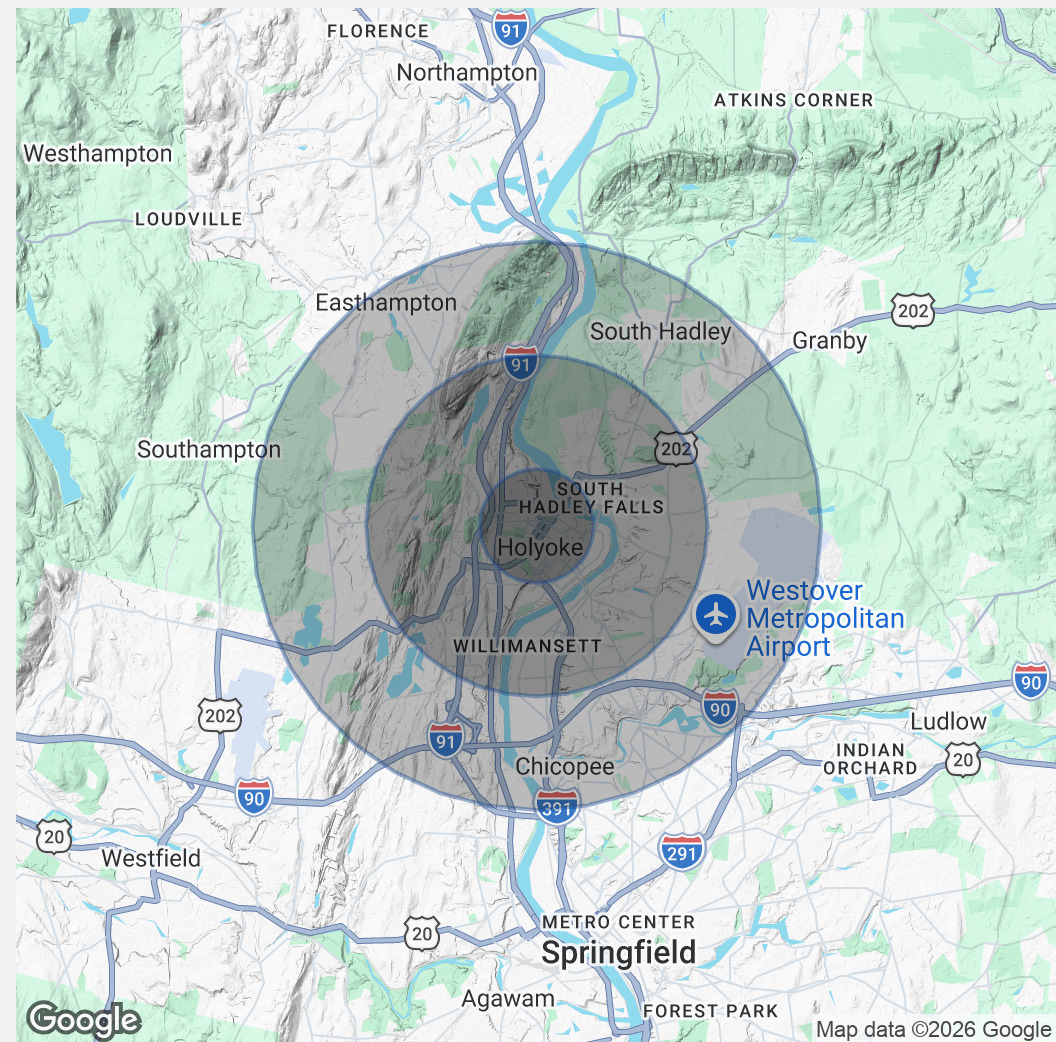
## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,581	67,976	122,577
Average Age	38.2	41.6	42.4
Average Age (Male)	35.0	39.5	41.0
Average Age (Female)	41.4	44.4	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,526	29,348	53,190
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$66,123	\$83,266	\$87,839
Average House Value	\$244,506	\$281,923	\$291,272

2023 American Community Survey (ACS)



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