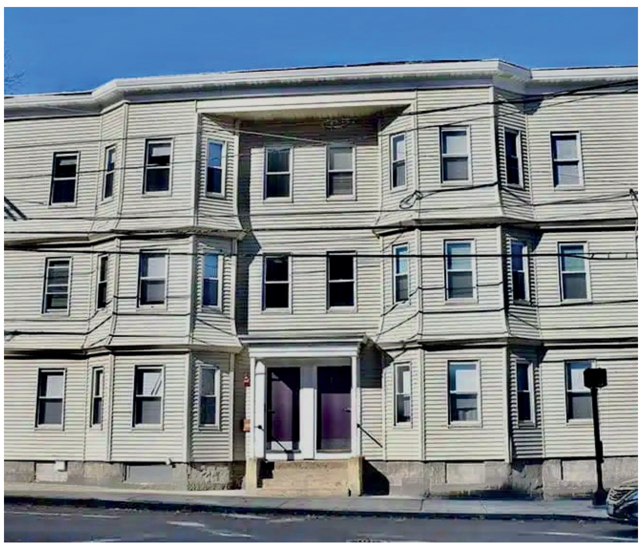
19-21 Gardner Ave

33-35 Gershom ave lowell ma

124-126 University ave lowell



170 Riverside street

164 Riverside street

162 Riverside

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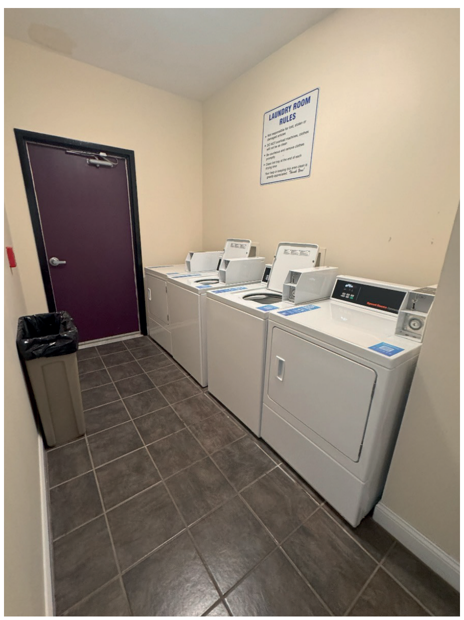
Mechanical areas/ Laundry & interior

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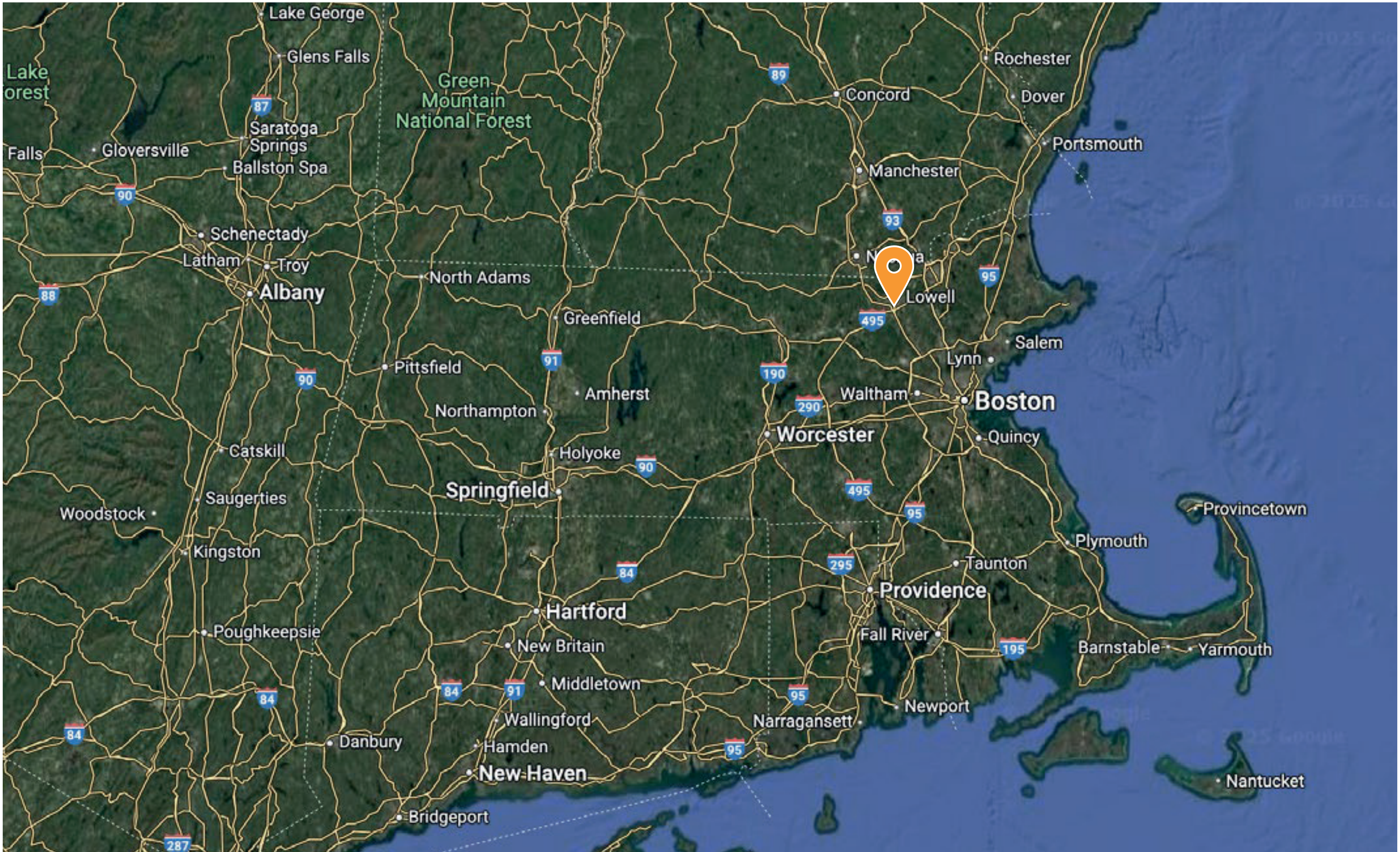
Regional Map



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UNIT # 19-21 Gardner Ave Lowell, MA 01854	BEDROOMS	BATHROOMS	LEASE START DATE	LEASE END DATE	MONTHLY RENT
21-1	3	1	06/01/2025	5/21/2026	$ 2,400.00
19-2	3	1	06/01/2025	5/21/2026	$ 2,100.00
19-3	3	1	06/01/2025	5/21/2026	$ 2,100.00
Riverside					
162-1	4	1	06/01/2025	5/21/2025	$ 3,000.00
162-2	4	1	07/01/2025	5/21/2025	$ 2,800.00
162-3	4	1	07/01/2025	5/21/2025	$ 2,800.00
164-1	3	1	05/22/2025	5/21/2025	$ 2,100.00
164-2	3	1	06/01/2025	5/21/2025	$ 1,600.00
164-3	3	1	05/22/2025	5/21/2025	$ 1,950.00
170-1A	1	1	05/22/2025	5/21/2025	$ 1,050.00
170-1B	1	1	05/22/2025	5/21/2025	$ 1,300.00
170-2	3	1	06/01/2025	5/21/2025	$ 2,100.00
170-3	3	1	06/01/2025	5/21/2025	$ 1,500.00
172-1	2	1	06/01/2025	5/21/2025	$ 1,500.00
172-2	2	1	06/01/2025	5/21/2025	$ 1,500.00
172-3	2	1	05/22/2025	5/21/2025	$ 1,500.00
124-126 University					
126-1	3	1	06/01/2025	5/21/2026	$ 2,250.00
126-2	3	1	06/01/2025	5/21/2026	$ 2,250.00
126-3	3	1	06/01/2025	5/21/2026	$ 2,250.00
126-4	3	1	05/22/2025	5/21/2026	$ 2,250.00
126-5	3	1	06/01/2025	5/21/2026	$ 2,250.00
126-6	3	1	06/01/2025	5/21/2026	$ 1,500.00
124-1	Restaurant	2	02/01/2020	5/21/2026	$ 2,750.00
33-35 Gershom					
35-1	3	1	06/01/2025	5/21/2026	$ 2,400.00
35-2	5	2	06/01/2025	5/21/2026	$ 4,000.00
	70 Beds	**27 Baths**			
				Laundary	**1000**
				Gross income	**$54,200**

25 UNITS

Income	EOY1	PPU
Gross Potential Rents	$ 650,400	
Vacancy/ Collections Loss	$ 19,512	-3.00%
Effective Gross Income	$ 630,888	

Expense

Property Management	$ 31,544	5.00%
Real Estate Tax	$ 52,000	
Insurance	$ 35,900	
Water and Sewer	$ 9,400	
Repairs and Maintenance	$ 10,000	
Electric	$ 5,550	
Alarms	$ 1,500	
Cameras	$ 1,700	
Trash	$ 10,000	
Total Expense	**$ 160,621**	
NOI	**$ 473,294**	
Expense ratio	**24.98%**	

25 UNITS

Profomra	EOY1	PPU
Gross Potential Rents	$ 713,400	
Vacancy/ Collections Loss	$ 21,402	-3.00%
Effective Gross Income	$ 691,998	

Expense

Property Management	$ 34,600	5.00%
Real Estate Tax	$ 52,000	
Insurance	$ 35,900	
Water and Sewer	$ 9,400	
Repairs and Maintenance	$ 10,000	
Electric	$ 5,550	
Alarms	$ 1,500	
Cameras	$ 1,700	
Trash	$ 10,000	
Total Expense	**$ 160,650**	
NOI	**$ 531,348**	
Expense ratio	**23.22%**	

Cap Rate	PRICE		PROFORM
6.00%	$ 7,888,226	6.00%	$ 8,846,587
6.25%	$ 7,572,697	6.25%	$ 8,492,723
6.50%	$ 7,281,440	6.50%	$ 8,166,080
6.75%	$ 7,011,757	6.75%	$ 7,863,633
7.00%	$ 6,761,337	7.00%	$ 7,582,789

Current Cap rate 6.15 at 7,700,000

PROFORM 6.9 at 7,700,000

Unit	Beds	Rent	Proforma
162-1	4	$ 3000	$ 3000
162-2	4	$ 2800	$ 2800
162-3	4	$ 2800	$ 2800
164-1	3	$ 2100	$ 2400
164-2	3	$ 1600	$ 2400
164-3	3	$ 1950	$ 2400
170-1A	1	**$ 1050**	**$ 1600**
170-1B	1	$ 1300	$ 1600
170-2	3	$ 2100	$ 2100
170-3	3	$ 1500	$ 2100
172-1	2	$ 1500	$ 1800
172-2	2	$ 1500	$ 1800
172-3	2	$ 1500	$ 1800
126-1	3	$ 2250	$ 2250
126-2	3	$ 2250	$ 2250
126-3	3	$ 2250	$ 2250
126-4	3	$ 2250	$ 2250
126-5	3	$ 2250	$ 2250
126-6	3	$ 1500	$ 2250
124-1/RES		$ 2750	$ 2750
35-1	3	$ 2400	$ 2400
35-2	5/2	$ 4000	$ 4000
21-1	3	$ 2400	$ 2400
19-2	3	$ 2100	$ 2400
19-3	3	$ 2100	$ 2400
Laundary Income		$ 1000	$ 1000
		$ 54200	**$59400**

Lowell Portfolio Overview

Comprising six buildings strategically located in a prime area near North Campus, the Lowell Portfolio presents an exceptional investment opportunity. This portfolio consists of 25 units, featuring a total of 70 bedrooms and 27 bathrooms, making it a sought-after choice for potential tenants. The diversity of unit layouts accommodates a range of lifestyles, attracting families, students, and professionals alike.

The exteriors of the properties have been maintained exceptionally well, reflecting pride of ownership and commitment to quality. Well-manicured and attractive curb appeal enhance the overall aesthetic, creating an inviting atmosphere for residents and visitors. One standout property within this portfolio is located at 124-126 University Ave, which underwent a complete renovation in 2011. This building boasts modern amenities, including gas-forced hot air and central units, ensuring comfort and efficiency for its occupants.

Additionally, the portfolio's strategic location means that residents enjoy easy access to a wealth of amenities, including shopping, dining, and recreational facilities. With all properties situated within walking distance to North Campus, commuting is a breeze, further increasing the desirability of the units. The vibrant neighborhood fosters a sense of community, making it an ideal place for residents to call home.

Investing in the Lowell Portfolio not only offers a solid foundation for growth but also a unique opportunity to build upon a legacy of excellence in property management. With its combination of well-maintained properties, convenient location, and diverse unit offerings, this portfolio is poised for continued success and profitability.

Price **$ 7,700,000**
Number of Units: **25**
Price per Unit: **$308,000**
Cap Rate: **6.125**
NOI: **$ 473,924**

Proforma
Price: **$ 7,700,000**
Number of Units: **25**
Price per unit: **$308,000**
Cap rate: **6.9**
NOI: **$ 530,795**

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