

PROPERTY SUMMARY	
Address:	56 Cohasset St, Worcester, MA 01604
Number of Units:	3
Unit Mix:	4 Bed-2 Bath / 4 Bed-2 Bath / 4 Bed-2 Bath
Total Square Footage:	4,170 SqFt

INCOME

	In-Place	Projected
Scheduled Rent (incl. pet)	\$90,000	\$108,000 (3 × \$3,000/unit)
Laundry	\$493	\$600
Total Income	\$90,493	\$108,600

OPERATING EXPENSES

Expense	Amount	
Gas (Heat)	\$7,012	
Water / Sewer	\$4,071	
Trash	\$132	
Landscaping	\$700	
Snow Removal	\$1,985	
Repairs & Maintenance	\$6,500 (normalized)	
Insurance	\$4,107	
Taxes	\$11,364	
Alarm	\$311	
Internet	\$1,200	
Total OPEX	\$37,382	

NOI

	In-Place	Projected
NOI	\$53,111	\$71,218

Disclaimer: All information is deemed reliable but not guaranteed and is provided as of the date of publication. Financial data, including income, expenses, and projections, may be based on historical operations and/or estimates and are provided for illustrative purposes only.

Information regarding the property, including but not limited to building condition, zoning, and permitted uses, has not been independently verified. Buyers and their representatives are encouraged to perform their own due diligence and verify all information.

No warranties or representations, express or implied, are made by the seller or broker.