

55, 55A & 57 Pleasant Street and 1 & 2 Pleasant Place Marlborough, MA



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AHO

PROPERTIES

www.ahoproperties.com

MARLBOROUGH, MA APARTMENT PORTFOLIO

SUMMARY:

The 13 unit multi-family portfolio in Marlborough MA provides a unique value add investment opportunity. The portfolio consists of three separate structures with a common parking area of 21 spaces. The current ownership recently renovated 2 Pleasant Place, which gives a roadmap for a new owner to follow to achieve increased rental income on the rest of the units. Projected proforma gross rental income of \$429,600 after renovations.

Address	55, 55A & 57 Pleasant Street and 1 & 2 Pleasant Place, Marlborough MA
Unit Count	13
Land Area	0.38 Acres
Parking	21
Zoning	Neighborhood Business (NB)
Utilities	City water, City sewer, Natural gas
Opportunity Zone	Yes
Taxes	\$13,509.63 (2024)
Insurance	\$10,767.00 (2023)
Trash Removal	\$6,566.75 (2023)
Water & Sewer	\$3,554.10 (2023)
Common Utilities	\$2,758.15 (2023)
Snow Plowing	\$2,670.00 (2023)
Repairs & Maintenance	\$9,599.18 (2023)
Office Supplies	\$1,439.00 (2023)
Professional Fees & Bank Service Charges	\$2,867.00 (2023)

1 Pleasant Place			
Unit	CURRENT Rent	Bedroom count	Projected Rent After Renovations
1	\$1,000.00	1 BDR	\$ 2,400.00
2	Vacant	3 BDR	\$ 3,000.00

2 Pleasant Place			
Unit	CURRENT Rent	Bedroom count	Projected Rent After Renovations
1	\$2,200.00	2 BDR	N/A
2	\$3,000.00	3 BDR	N/A

55 Pleasant St.			
Unit	CURRENT Rent	Bedroom count	Projected Rent After Renovations
1	\$1,000.00	1 BDR	\$ 2,400.00
2	\$1,250.00	2 BDR	\$ 3,000.00
3	\$1,250.00	2 BDR	\$ 3,000.00

55A Pleasant St.			
Unit	CURRENT Rent	Bedroom count	Projected Rent After Renovations
1	Vacant	1 BDR	\$ 2,400.00
2	\$1,250.00	2 BDR	\$ 3,000.00
3	\$1,250.00	2 BDR	\$ 3,000.00

57 Pleasant St.			
Unit	CURRENT Rent	Bedroom count	Projected Rent After Renovations
1	\$1,000.00	1 BDR	\$ 2,400.00
2	\$1,250.00	2 BDR	\$ 3,000.00
3	Vacant	3 BDR	\$ 3,000.00

Proforma Income After Renovations

Monthly Income: **\$35,800**

Annual: **\$429,600**

55, 55A & 57 Pleasant Street, Marlborough MA (9 UNITS): 9,864 Gross Living Area



55-57 Pleasant Street Second Floor



Room dimensions rounded to the nearest foot

55-57 Pleasant Street First Floor



Room dimensions rounded to the nearest foot

55-57 Pleasant Street Third Floor

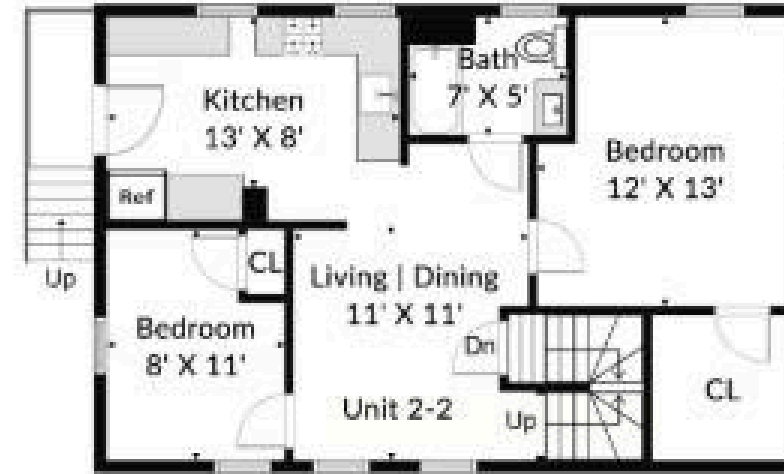


Room dimensions rounded to the nearest foot

1 & 2 Pleasant Place, Marlborough MA (4 UNITS)



1 & 2 Pleasant Place Second Floor



2 Pleasant Place



1 Pleasant Place

Room dimensions rounded to the nearest foot

1 & 2 Pleasant Place First Floor



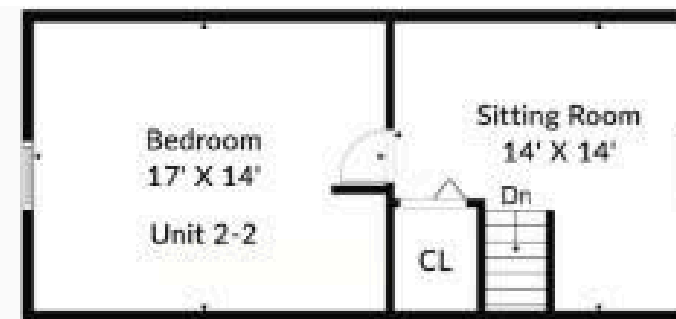
2 Pleasant Place



1 Pleasant Place

Room dimensions rounded to the nearest foot

1 & 2 Pleasant Place Third Floor



2 Pleasant Place



1 Pleasant Place

Room dimensions rounded to the nearest foot

55 Pleasant Street - 3 units



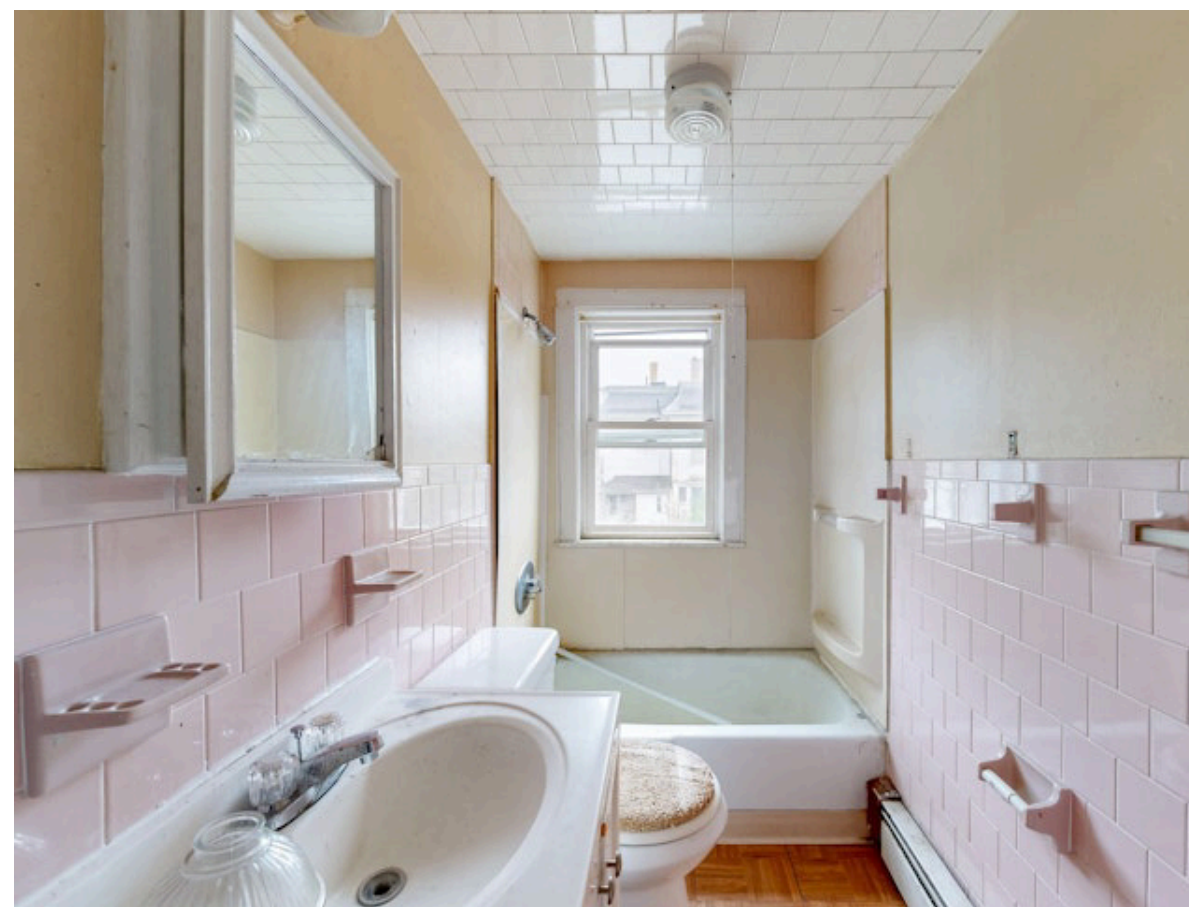
55A Pleasant Street - 3 units



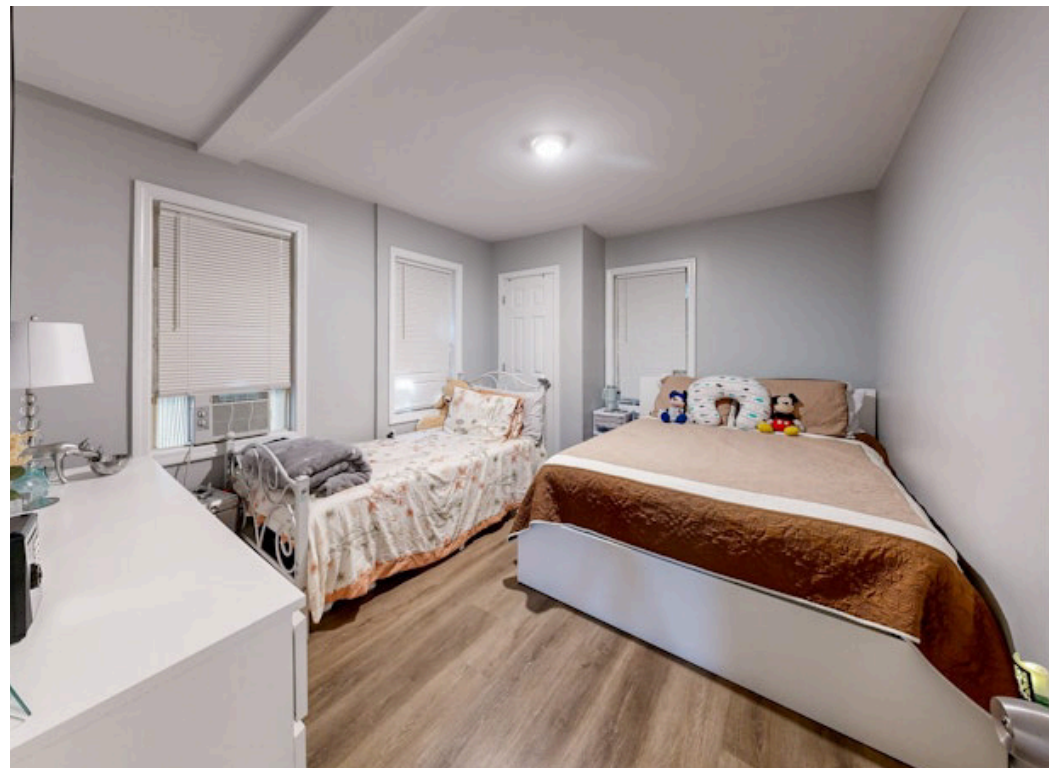
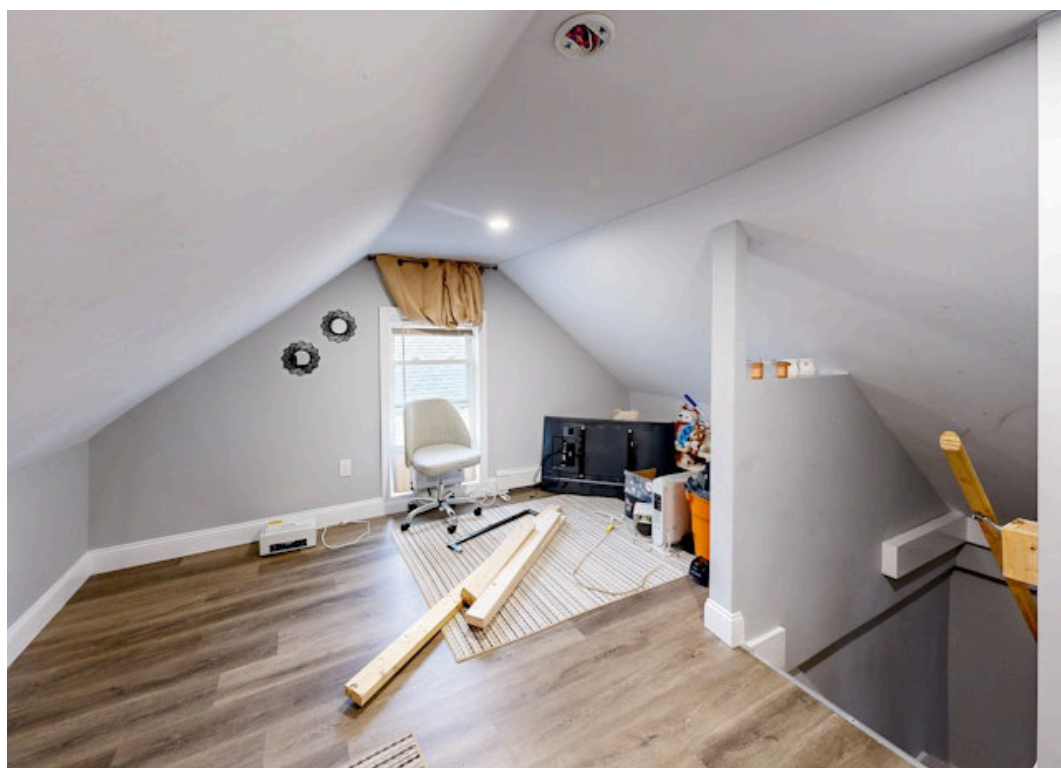
57 Pleasant Street- 3 units



1 Pleasant Place - 2 units



2 Pleasant Place - 2 units





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Legal Disclaimer: All statements and conditions contained herein are subject to errors, omissions, prior sale/lease or removal from the market without notice.

Additional Information Links:

- [Click here to view a 360 3D tour of 55, 55A & 57 Pleasant Street](#)
Note: To view as a video tour, click the play button located in the bottom left corner of the page
- [Click here to view a 360 3D tour of 1 & 2 Pleasant Place](#)
Note: To view as a video tour, click the play button located in the bottom left corner of the page
- [Click here to view the following: Interactive floor plans, 3D floor plans and a photo gallery](#)



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