

East Boston - Maverick Square

Mixed Use - For Sale



174, 178, 180 Maverick Street,
102 Orleans Street

Offered at: **\$5.99m**

Presented by:

David Cody

617-862-2040

dcody@orchardparkrealty.com

PO Box 290569, Boston, MA 02129

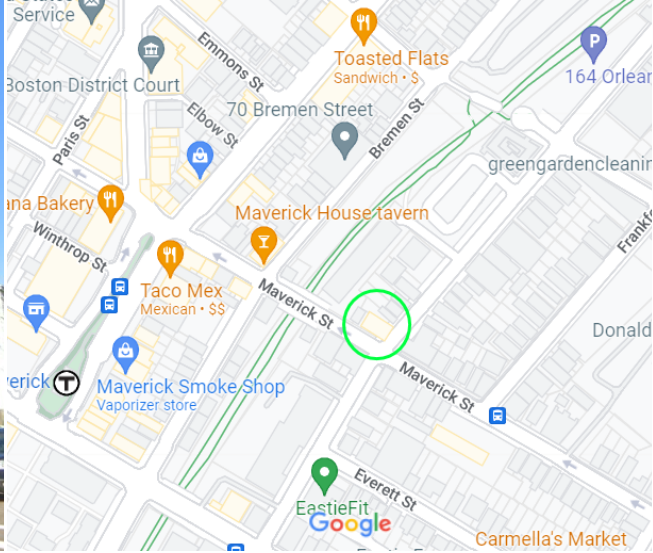
MA Brokerage License 422399



Orchard Park Realty

East Boston - Maverick Square

Mixed Use - For Sale



- Mixed commercial/residential
- 7,498 square feet living space
- 12 units - 11 residential / 1 commercial
- Central HVAC in all units
- Ideally situated on corner of Maverick & Orleans
- .1m away from Maverick "T" and Greenway

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Annual Operating Income

Gross	274,800.00
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Total Annual Operating Income	274,800.00
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Annual Operating Expenses

Taxes	
Parcel 01-03912-000	9,525.20
Parcel 01-03915-000	9,619.70
Parcel 01-03914-000	9,515.31
Parcel 01-03913-000	3,528.02
Total Taxes	32,188.23

Insurance	
Hazard	13,032.25
Flood	2,207.00
Total Insurance	15,239.25

CAM	
Water/Sewer	8,217.46
Electric (common area)	1,196.18
Gas (common area)	1,384.50
Trash removal	1,200.00
Cleaning (common areas)	1,480.00
Snow removal	600.00
Internet cameras	1,269.40
Rental certificates	165.00
Maintenance/Repairs	13,294.22
Total CAM	28,806.76

TOTAL ANNUAL OPERATING EXPENSES	76,234.24
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Net Operating Income (NOI)

Annual Operating Income	274,800.00
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Annual Operating Expenses	(76,234.24)
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TOTAL NOI	198,565.76
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