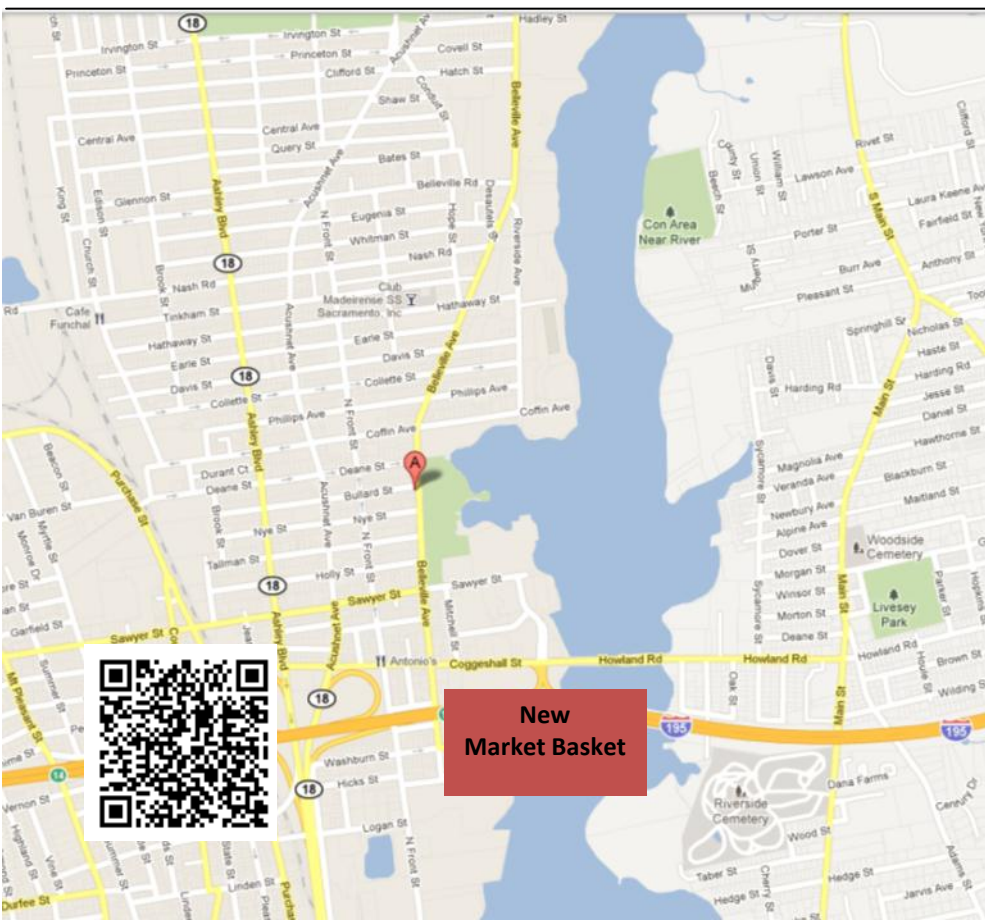


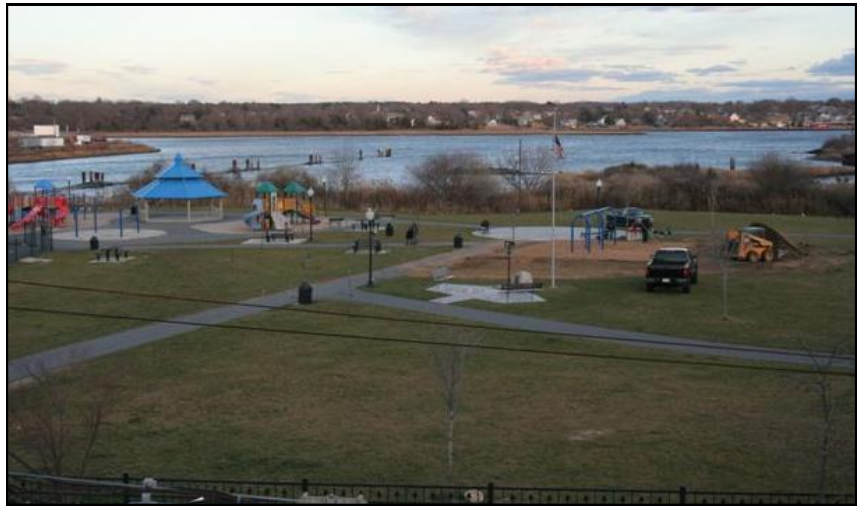


Tom Sullivan
222 West Main Street
Hyannis, MA 02601
508.862.9000, ext. 104
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www.comrealty.net

Offering

**Six Unit Multi-Family Apartment Building
Offered at an 11% Cap Rate
331 Belleville Avenue, New Bedford, MA
For Sale at \$249,000 (\$41,500.00/Unit)**





This property is in close proximity to the highway exit, a new park across the street and a new Market Basket anchored shopping center around the corner.



5 of the apartments have been completely renovated. This is a clean neat finished product.

Estimated Financial Information For 2012

Projected Income

Unit	1E	\$750
Unit	1W	\$650
Unit	2E	\$700
Unit	2W	\$650
Unit	3S	\$700
Unit	3N	<u>\$600</u>
Total Monthly		\$4,050

Yearly Gross **\$48,600**

Projected Expenses

Taxes	\$4,500
Insurance	\$3,500
Water & Sewer	\$2,000
Common Electric	\$1,500
Snow Removal	\$1,200
Cleaning, Maintenance & Repair	\$2,400
Management	\$2,400
Vacancy 5%	\$2,430
Rental Commissions	<u>\$1,200</u>
Total Expense	\$21,130

Net Income **\$27,470**