

AIP | 28 HASTINGS ST | BUILDING A

INDUSTRIAL



Industrial Building
Appx. 4,971 SF
General Business Zoning

FOR SALE
\$495,000

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An aerial photograph of an industrial facility. In the center, there is a large, light-colored building with a curved roof. To its right is a long, rectangular building with a flat roof covered in solar panels. Behind these buildings are several other industrial structures, including a long, low building with multiple garage doors. The foreground and surrounding areas are filled with parking lots containing numerous cars and trucks. The background shows a residential neighborhood with houses and trees. The text "BUILDING OVERVIEW" is overlaid in large, bold, black letters across the center of the image.

BUILDING OVERVIEW



Year Built: 1945

Construction Type:

Metal

Clear Height: 13'

Doors: 4 Grade

Level Doors

Septic: Shared with
Building C

Prospective buyers to verify zoning and permitted uses
independently

An aerial photograph of an industrial or commercial facility. The scene includes several large buildings: a long tan building at the top, a central grey building with a gabled roof, and a large grey building on the right with solar panels installed on its roof. A long, low white building with a curved roof is in the foreground. The parking lot is extensive, with many cars parked in rows and several large trucks. The background shows a residential area with houses and trees. The text "BUILDING PHOTOS" is overlaid in large, bold, black letters across the center of the image.

BUILDING PHOTOS



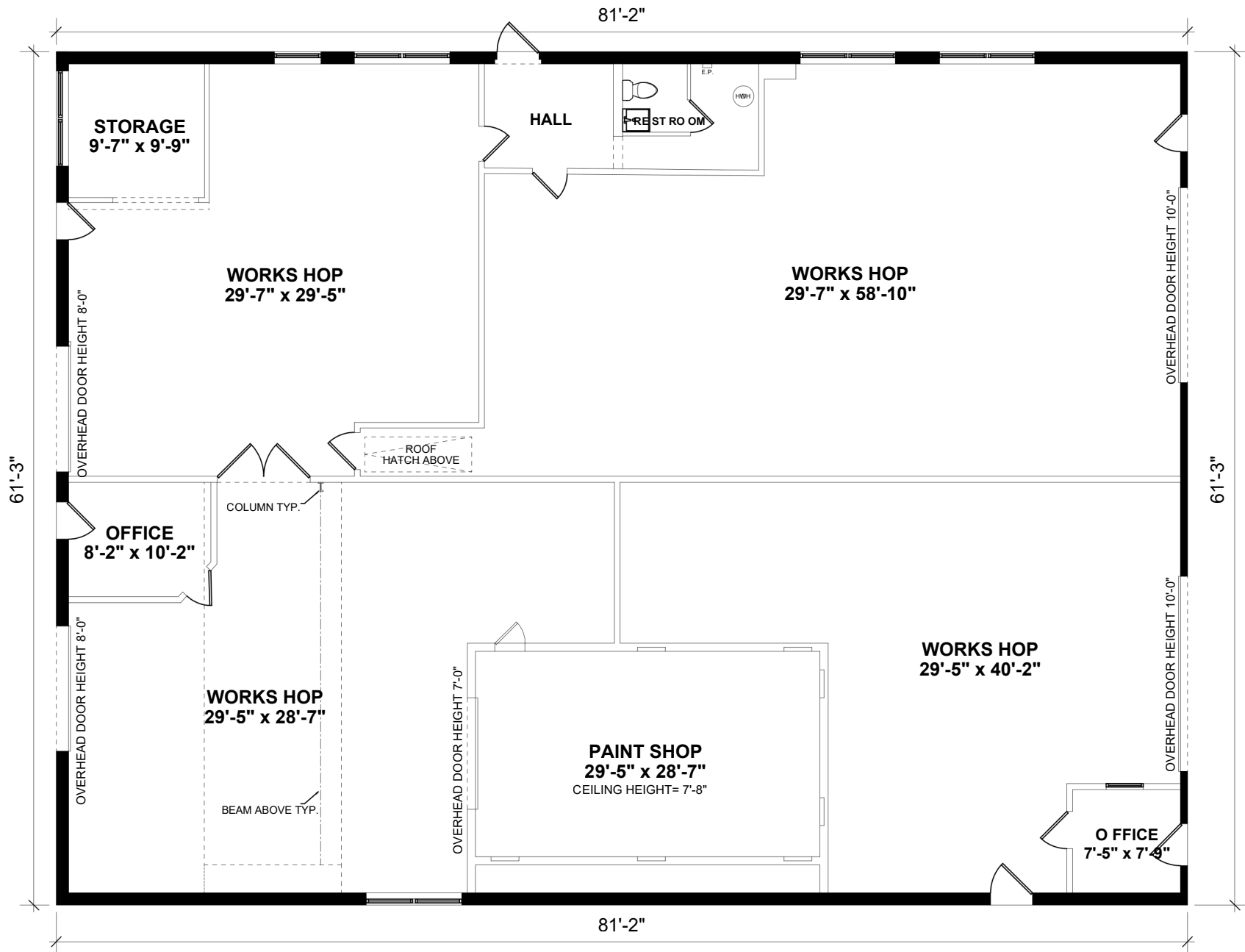






An aerial photograph of an industrial complex. In the center is a large, light-colored warehouse with a gabled roof. To its right is a long, low building with a flat roof covered in solar panels. Behind these are two more long, low buildings. The facility is surrounded by extensive parking lots filled with cars, trucks, and trailers. The background shows a residential area with houses and trees. The word "FLOORPLAN" is overlaid in large, bold, black letters across the center of the image.

FLOORPLAN



BUILDING AREA CALCULATIONS - BUILDING A
FIRST FLOOR = 4,971 SF
TOTAL GROSS BUILDING AREA = 4,971 SF

FIRST FLOOR PLAN
 Ceiling Height = 13'-2"

An aerial photograph of an industrial facility. In the center is a large, light-colored warehouse with a curved roof. To its right is a long, low building with a flat roof covered in solar panels. Several other smaller industrial buildings are visible in the background. The facility is surrounded by large parking lots filled with cars and trucks. The background shows a residential area with houses and trees.

CONDO PLAN



The images, renderings, and diagrams contained herein depicting the proposed subdivision of the property into commercial condominium units are for illustrative purposes only. Such materials are intended solely to convey a general concept of the contemplated layout and division lines.

The final configuration, boundaries, unit designations, and common elements will be determined in accordance with a formal survey, condominium documents, and recorded condominium plan, which may differ materially from the depictions presented herein. Prospective purchasers should not rely on these preliminary illustrations and are encouraged to review the final governing documents and surveys during their due diligence process.



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An aerial photograph of an industrial or commercial facility. In the center, there's a large white building with a curved roof. To its right, a larger white building is covered in solar panels. Behind these are several long, low industrial buildings. The foreground and surrounding areas are filled with parking lots containing numerous cars and trucks. The background shows a residential neighborhood with houses and trees.

FINANCIAL ANALYSIS

OWN YOUR PROPERTY



**OWN YOUR
FUTURE**

PRO FORMA INCOME & EXPENSE

PRICE: \$495,000

Gross Rental Income: \$56,772

Solar Income: \$0

Other Income: \$802

Total Gross Income: \$57,574

Operating Expenses: \$18,185

NOI: \$39,389

FINANCING ILLUSTRATION 10% DOWN SBA FINANCING

2,300 SF +/- LEASED TO TENANTS

Gross Rental Income: \$29,184

Solar Income: \$0

Other Income: \$802

Total Gross Income: \$29,986

Operating Expenses: \$18,185

NOI: \$11,801

2,250 SF +/- OWNER OCCUPIED

PRICE: \$495,000

DOWN PAYMENT: \$49,500

LOAN AMOUNT: \$445,500

INTEREST RATE: 6.5%

AMORTIZATION PERIOD: 25 Years

ANNUAL MORTGAGE PAYMENT: \$36,522

Y1 PRINCIPAL
PAYDOWN

\$7,565

**MONTHLY
MORTGAGE
PAYMENT**

\$3,043

**MONTHLY OUT OF
POCKET**

\$2,060

OUT OF POCKET LESS
PRINCIPAL PAYDOWN

\$1,429

For illustrative purposes only. The financial projections and hypothetical financing scenario presented herein, including any SBA loan assumptions, are provided solely for discussion purposes and do not represent a commitment, guarantee, or offer of financing. All assumptions regarding interest rates, loan-to-value, amortization, and borrower qualifications are estimates only and may not reflect current market conditions or the terms available to any prospective purchaser. Prospective buyers are strongly encouraged to consult with their own lenders and financial advisors to independently verify financing options and underwriting requirements. The seller and broker make no representations or warranties, express or implied, as to the accuracy or achievability of any such projections. No representation is made that any buyer will qualify for SBA or other financing on the terms illustrated.

AIP

INDUSTRIAL

28 HASTINGS STREET BUILDING A Mendon, MA

Industrial Asset | 4,971 SF

MAX RATHER

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License #9589605 (MA)

DISCLAIMER



This Offering Memorandum has been prepared by AIP Industrial for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any property. The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, express or implied, is made as to the accuracy or completeness of the information. Prospective purchasers should conduct their own independent investigation and verification of all matters deemed material, including but not limited to financial and operational data, physical condition, zoning, and legal status. All projections, assumptions, and estimates are provided for illustrative purposes only and may not be relied upon for any investment decisions.

The Owner reserves the right to withdraw the Property from the market or to change the terms of the offering at any time without notice. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement has been fully executed by Owner and Buyer and any conditions to Owner's obligations thereunder have been satisfied or waived.

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