

# 23 Poplar St

Danvers, MA

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5 Unit Multi-Family Home

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Henry Pizzo

MA, ME & NH Sales Broker, REALTOR®

978.317.6139

hpizzo@aluxety.com

aluxety.com



THE PIZZO GROUP

ALUXETY REAL ESTATE

## PROPERTY FEATURES

# OF BUILDINGS	1
LOT SIZE	8,058 SF / 0.18 AC
ZONING	CN
PARKING	2 SPACES PER UNIT
# OF UNITS	5
TOTAL SF	3,653
# OF STORIES	3
FOUNDATION	FIELDSTONE
ROOF MATERIAL	SLATE
SIDING MATERIAL	CLAPBOARD

## UTILITIES

HEATING	FORCED HW/GAS
A/C	NONE
WATER	PUBLIC
SEWER	PUBLIC

## UNIT BREAKDOWN

UNIT 1	1 BED   1 BATH   511 SF
UNIT 2	2 BED   1 BATH   692 SF
UNIT 3	1 BED   1 BATH   436 SF
UNIT 4	2 BED   1 BATH   765 SF
UNIT 5	1 BED   1 BATH   1,009 SF

Dimensions are approximate based off of measured floor plans, deemed highly reliable but may not be accurate



Virtually Edited



Virtually Edited



Virtually Edited

# Current Rent Roll is 20-30% Under Market Value

Unit	Lease Start Date	Lease Expiration Date	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
1	9/1/2022	8/31/2026	\$1,715	\$1,715	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$1,800	\$21,430
2	6/19/2026	7/31/2027	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$23,400
3	6/19/2026	7/31/2027	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$1,815	\$21,780
4	6/19/2026	7/31/2027	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$26,400
5	8/1/2024	7/31/2026	\$1,925	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$23,925
<b>TOTAL</b>	Laundry	\$2,000	\$9,605	\$9,680	\$9,765	\$9,765	\$9,765	\$9,765	\$9,765	\$9,765	\$9,765	\$9,765	\$9,765	\$9,765	\$118,935

## CAP RATE AT CURRENT RENT

Current Market Value	Gross Revenue	Total Expenses	Net Operating Income	NOI / Current Market	Cap Rate
\$1,525,000	\$118,935	\$38,859	\$80,076	0.0525	5.25%

Expenses	Vendors	Amount
Property Insurance		\$5,871*
Real Estate Taxes	Town of Danvers	\$10,297
Water/Sewer	Town of Danvers	\$2,906*
Electric	Danvers Electric	\$775*
Gas	National Grid	\$7,484*
Vacancy/Maintenance	5% Vacancy/5% Maintenance	\$11,526
<b>TOTALS</b>		\$38,859

\*Estimated using 2025 actuals

# 01923

## TOWN OF DANVERS, MA

Population of approximately 28,098

Median age: 45.3 years

Average household income: \$125,395/yr

Occupied housing units: 11,005

- Owner-occupied: 69.2%
- Renter-occupied: 30.8%

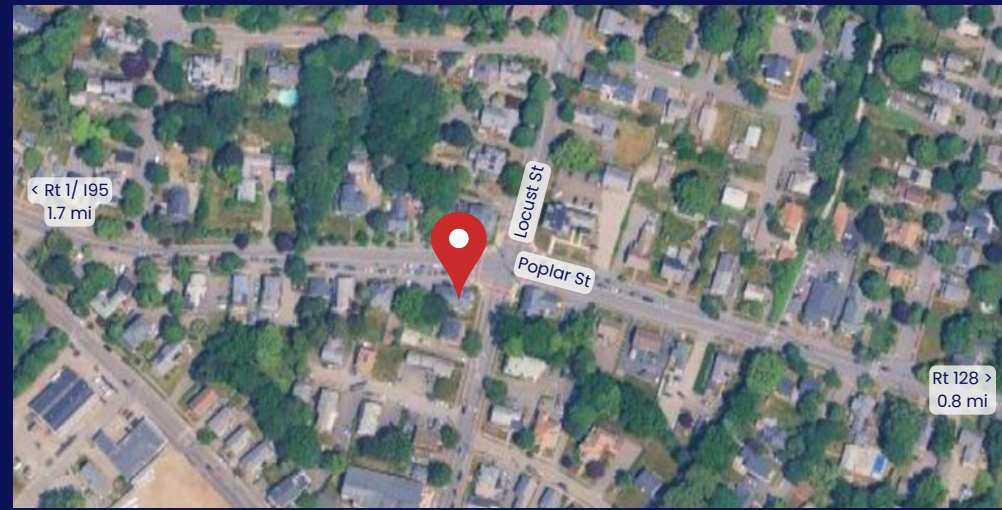
Median monthly housing costs: \$2,266

Average people per household: 2



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Data show provided by Point2Homes; latest Census Bureau release (2026)



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Aluxety | 228 Cabot St, Beverly, MA 01915 | 800.806.3212 | aluxety.com