



Taunton, MA | 6 Units

\$995,000

6-8-10 Exeter St

Available

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Investment Overview

The apartments located at 6-8-10 Exeter Street, Taunton MA is comprised of 6 units (3-two bedroom, 3-one bedroom) totaling 4440 rentable square feet in a three-story vinyl sided building built in 1900. Situated on a 9583 square foot site, there is off street parking for 6 cars as well as a 3-bay garage which brings in additional income. Property is well-maintained with recent improvements including a new asphalt driveway less than a year ago. All units had various renovations over the past 10 years according to the owner.

Investment Highlights

Price	\$995,000.00
Price / Unit	\$165,833.33
Gross Rent Multiplier	9.37
Proposed Loan Amount	\$746,250.00
Initial Investment	\$248,750.00
Interest Rate	6.5%
Amortization	30
Monthly Loan Payment	\$4,716.81

Property Summary

Number of Units	6
Year Constructed	1900
Type of Buildings	three story vinyl sided
Parking	Off-Street
Heat	FHW by Gas
Hot Water	Gas
Roofs	Flat -
Exterior	Vinyl siding
Site Size	9583
Total Rentable Sq. Ft.	4,440±

Income & Expenses

Income	Potential	Current
Gross Scheduled Rent	\$118,800.00	\$106,200.00
Less: Vacancy	(\$3,564.00)	(\$3,186.00)
Based On	3.00% est.	3.00% est.
Net Rent Income	\$115,236.00	\$103,014.00
Laundry	\$1,200.00	\$1,200.00
Parking	\$3,600.00	\$3,600.00
Total Operating Income	\$120,036.00	\$107,814.00

Expense	Potential	Current
Real Estate Taxes	\$8,768.00	\$8,768.00
Insurance	\$6,462.00	\$6,462.00
Heat / Hot Water	\$6,618.00	\$6,618.00
Electric (Common)	\$1,821.00	\$1,821.00
Water & Sewer	\$3,158.00	\$3,158.00
Trash Collection	\$2,640.00	\$2,640.00
Maintenance & Repairs	\$6,001.80	\$5,390.70
Based On:	5.00% est.	5.00% est.
Total Expenses	\$35,468.80	\$34,857.70
Net Operating Income	\$84,567.20	\$72,956.30
Less: Debt Service	(\$56,601.69)	(\$56,601.69)
Potential Net Cash Flow	\$27,965.51	\$16,354.61
Cash-on Cash Return	11.24%	6.57%
Capitalization Rate	8.50%	7.33%

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