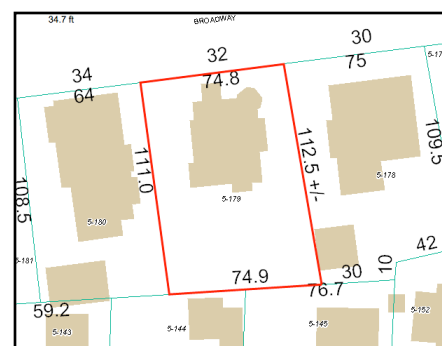
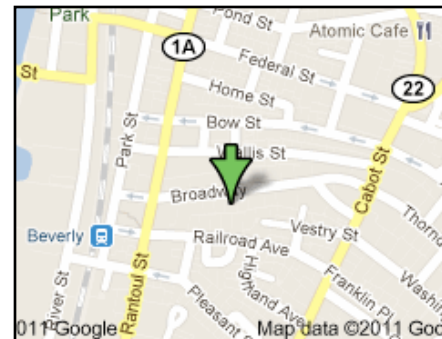


# 32 BROADWAY Beverly



BRIAN DAPICE  
KELLER WILLIAMS COMMERCIAL  
978.882.4651



## Lodging House license & real estate

**FOR SALE** Fully licensed 14-unit Rooming House, downtown Beverly. Excellent location between Rantoul & Cabot Streets, steps from the Beverly Depot train station.

12% CAP offering. Fully sprinklered with hard-wired fire safety. Off-street parking for more than 6 vehicles. Roof less than 5 years old. Some rooms have sinks, some have closets, all rooms include a small fridge. Annual scheduled income about \$95,000.

Motivated out-of-state seller to re-invest closer to home.

Offered at \$445,000

**KELLER WILLIAMS REALTY**  
500 CUMMINGS CENTER, SUITE 1550  
BEVERLY, MA 01915-6105

### Property characteristics

- Zoned RHD (Rooming House)
- .19 Acre corner lot
- Excellent downtown location
- Sprinkler System
- Hard-wired fire safety in common areas
- Updated electric
- Annual NOI about \$52,000

Reconstructed Operating Statement				
32 Broadway, Beverly MA 01915				
Notables	Unit	Weekly	Monthly	Annually
	BB01	\$135		\$7,020
	BB02	\$120		\$6,240
	BB03	\$135		\$7,020
	BB04	\$135		\$7,020
	BB05	\$135		\$7,020
	BB06	\$135		\$7,020
	BB07	\$130		\$6,760
	BB08	\$140		\$7,280
	BB09	\$130		\$6,760
	BB10	\$120		\$6,240
	BB11	\$135		\$7,020
	BB12	\$115		\$5,980
	BB14	\$135		\$7,020
	BB15	\$120		\$6,240
		<b>Potential Gross Income</b>		\$94,640
8.0%			Less Vacancy	\$7,571
			Subtotal	\$87,069
			Plus Laundry Income	\$0
			<b>Effective Gross Income</b>	\$87,069
<b>Expenses</b>				
fiscal year 2011		Real Estate Taxes	\$5,817	
owner provided		Insurance	\$5,460	
6.0%		Management	\$5,678	
3.5%		Maintenance	\$3,312	
3.0%		Capital Reserves	\$2,839	
9.0%		Utilities	\$8,518	
3.5%		Water / Sewer	\$3,312	
1.0%		Fire Safety	\$946	
		Total Expenses		\$35,883
		<b>Net Operating Income</b>		\$51,185
Expense Ratio	41%			

NUMBER

2011-10

FEE

\$50.00

THE COMMONWEALTH OF MASSACHUSETTS

CITY of BEVERLY

**LODGING HOUSE LICENSE**

This is to Certify that a Lodging House License is hereby granted to

BROADWAY B REALTY TRUST

32 BROADWAY BEVERLY, MA 01915

at

in said CITY OF BEVERLY

and at that place only and expires

DECEMBER 31, 2011

unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts relating to the licensing of Lodging Houses.

This license is issued in conformity with the authority granted to the licensing authorities under section twenty-three, of chapter one hundred and forty, of the General Laws, and is subject to the provisions of sections twenty-two to thirty-one inclusive of said chapter.

In Testimony Whereof, the undersigned have hereto affixed their official signatures,

this 8TH day of FEBRUARY 2011 A.D.

PER ORDER OF THE CITY COUNCIL



Licensing  
Authorities

CITY CLERK

FORM 547  HOBBS & WARREN™

(OVER)

Subject to errors, omissions, prior sale, change or withdrawal notice. The information contained herein has been gathered from public records and sources which broker deems to be reliable. Broker does not warrant or represent the accuracy of any information contained herein and prospective buyers should do their own due diligence to ascertain the accuracy of this.

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**BRIAN DAPICE** is a full-service commercial real estate broker and consultant with Keller Williams Commercial Real Estate. Brian Dapice expands his range of services from Southern Essex County to include parts of Middlesex and Suffolk counties.

Specializing in Office & Retail properties, Multi-family Investments & Apartment communities, Manufacturing & warehouse facilities, Commercial real estate development, Land and Flex / Sub-dividable Commercial Space.