

# 3-Building Office/Retail/Residential Package



## CENTRAL WOBURN

- Total Building: 31,230 +/- sf  
25,000 +/-rsf
- 76 Winn: Office/Retail
- 78 Winn: Residential
- 80 Winn: Office/Retail
- Lot: 1.25 +/- acres, Zoned BH
- 0.3 miles from Woburn Center
- 24 Units
- 1 passenger elevator
- Parking lot in rear
- 1 dock door
- 1 ground level loading door



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## CARBONE Commercial Real Estate, Inc.

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## 76, 78 & 80 Winn Street, Woburn, MA



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CARBONE Commercial Real Estate, Inc.

# 76, 78 & 80 Winn Street, Woburn, MA

## SPECIFICATIONS

February 19, 2021

	76 Winn Commercial	78 Winn Residential	80 Winn Commercial
Year Built:	1984	1920	1984
Income:	\$173,604 *with 3 vacant units	\$15,600.00	\$53,472.00
Number of Units:	13	1	2
Real Estate Tax:	\$36,785.92	\$3,755.96	\$10,576.88
Size:	24,447 +/- sf	1,522 +/- sf	5,270 +/- sf
Lot:	0.85 +/- acres	0.11 +/- acres	0.29 +/- acres
Zone:	BH	BH	BH
Assessment: Valuation Year 2020	\$1,612,400	\$404,300	\$460,600.00
Tax: FY2020 Comm \$23.20; Res \$9.32	\$37,407.68	\$3,768.08	\$10,685.92
Parcel ID:	5189	5190	5191
Mblu:	42 12 07	42 12 08	42 12 09
Stories:	4	1.75	3
Exterior:	Masonry	Vinyl Siding	Masonry
Heat:	Gas Forced Air-Duct		Gas Forced Air-Duct

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# 76, 78 & 80 Winn Street, Woburn, MA

## INCOME & EXPENSES

February 19, 2021

### RENTAL INCOME

76 Winn	14,467.00
78 Winn	1,300.00
80 Winn	4,456.00
<b>Subtotal</b>	<b>20,223.00</b>

(\*with 3 vacant units)

<b>X 12 months</b>	<b>12.00</b>
<b>Annual Income</b>	<b>242,676.00</b>

### EXPENSES

Snow Removal & Landscaping	by owner
76 Winn Tax	36,785.92
78 Winn Tax	3,755.96
80 Winn Tax	10,576.88
76 Winn Insurance	5,226.00
78 Winn Insurance	1,479.00
80 Winn Insurance	1,715.00
76 Winn Water	1,932.59
78 Winn Water	1,831.00
80 Winn Water	1,066.00
Common Electric	5,800.00
Dumpster	5,500.00
Floor Cleaning	8,650.00
Maintenance (A/C repair)	6,400.00
Est. Snow Plowing	4,800.00

<b>Annual Expenses</b>	<b>95,518.35</b>
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<b>NOI</b>	<b>147,157.65</b>
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