CONFIDENTIAL OFFERING MEMORANDUM

PLEASANT STREET
Apartment Portfolio

55, 55A & 57 Pleasant Street and 1 & 2 Pleasant Place

MARLBOROUGH, MASSACHUSETTS



AHO
PROPERTIES

MARLBOROUGH, MA APARTMENT PORTFOLIO

PROPERTY SUMMARY

The 13 unit multi-family portfolio in Marlborough MA provides a unique value add investment opportunity. The portfolio consists of three separate structures with a common parking area of 21 spaces. The current ownership renovated 2 Pleasant Place, which gives a roadmap for a new owner to follow on the rest of the units. The primary value add proposition is by renovating and adding bedrooms to the large existing units.

Address	55, 55A & 57 Pleasant Street and 1 & 2 Pleasant Place, Marlborough MA
Unit Count	13
Land Area	0.38 Acres
Parking	21
Zoning	Neighborhood Business (NB)
Utilities	City water, City sewer, Natural gas
Opportunity Zone	Yes

2025 OPERATING EXPENSES

EXPENSE ITEM	2025 AMOUNT
Taxes	$25,786.00
Insurance	$12,090.03
Trash Removal	$6,108.96
Water & Sewer	$3,687.74
Common Electric	$2,987.61
Snow Plowing/Landscaping	$2,556.46
Repairs & Maintenance	$5,405.73
Accounting	$2,853.00

UNIT SUMMARY

UNIT		CURRENT RENT	CURRENT BEDROOM COUNT	PROPOSED BEDROOM COUNT AFTER RENOVATION
1	1 Pleasant Place #1	Vacant	1 BDR	2 BDR
2	1 Pleasant Place #2	Vacant	3 BDR	4 BDR
3	2 Pleasant Place #1	$2,200	2 BDR	2 BDR
4	2 Pleasant Place #2	$2,600	3 BDR	3 BDR
5	55 Pleasant St #1	$1,000	1 BDR	2 BDR
6	55 Pleasant St #2	$2,000	2 BDR	3 BDR
7	55 Pleasant St #3	$1,250	2 BDR	3 BDR
8	55A Pleasant St #1	Vacant	1 BDR	2 BDR
9	55A Pleasant St #2	$1,250	2 BDR	3 BDR
10	55A Pleasant St #3	$1,250	2 BDR	3 BDR
11	57 Pleasant St #1	$1,000	1 BDR	2 BDR
12	57 Pleasant St #2	$1,250	2 BDR	3 BDR
13	57 Pleasant St #3	Vacant	3 BDR	3 BDR
TOTAL PROJECTED CURRENT ANNUAL RENT				$165,600.00
2025 LAUNDRY REVENUE				$1,920.00

55, 55A & 57 PLEASANT STREET, MARLBOROUGH MA
(9 UNITS) | 9,864 Gross Living Area

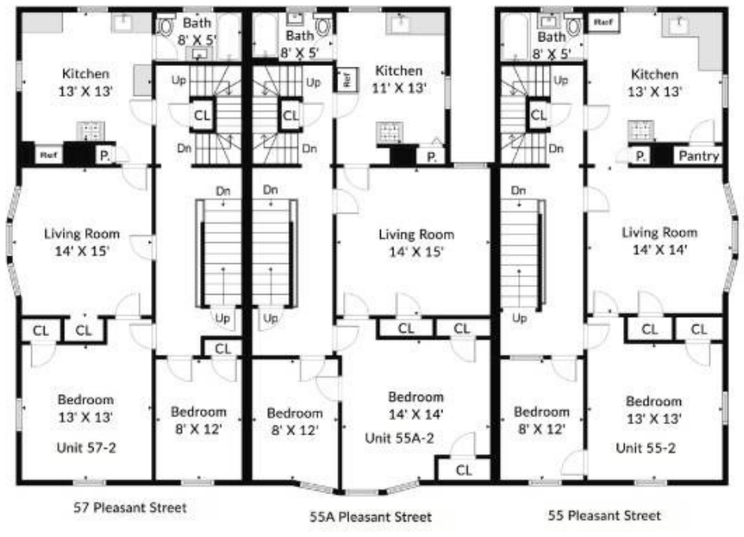


FIRST FLOOR



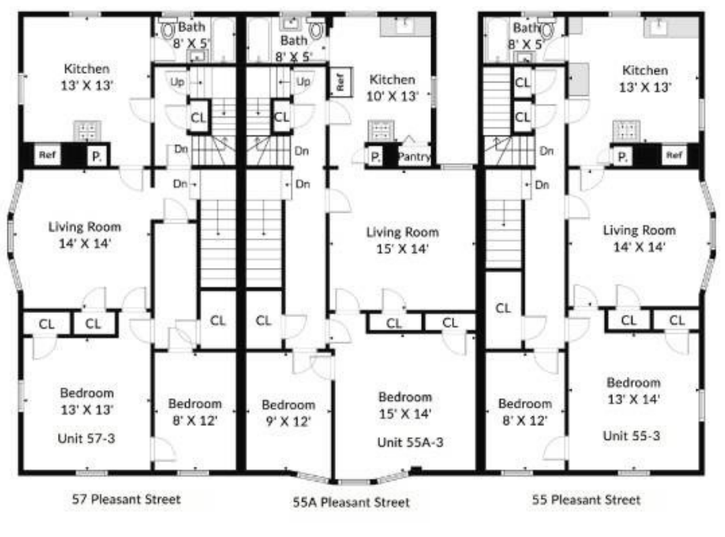
Room dimensions rounded to the nearest foot

SECOND FLOOR



Room dimensions rounded to the nearest foot

THIRD FLOOR

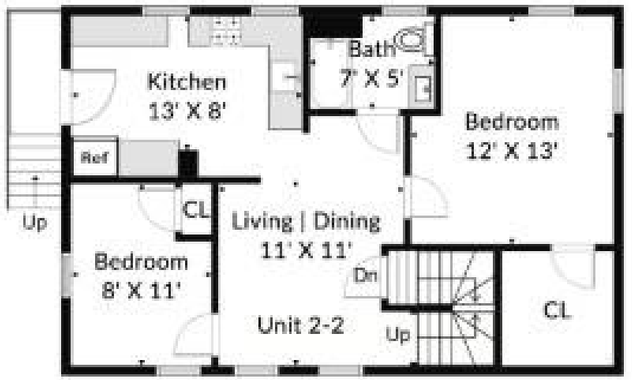


Room dimensions rounded to the nearest foot

1 & 2 PLEASANT PLACE, MARLBOROUGH MA (4 UNITS)



SECOND FLOOR



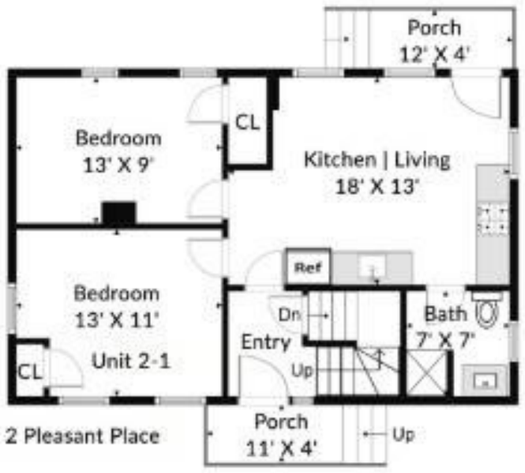
2 Pleasant Place



1 Pleasant Place

Room dimensions rounded to the nearest foot

FIRST FLOOR



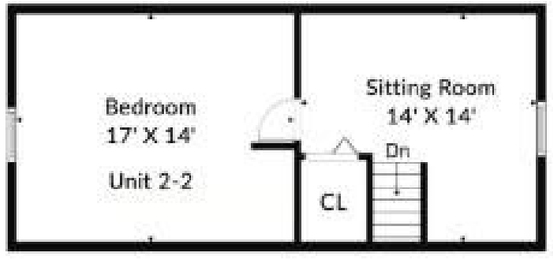
2 Pleasant Place



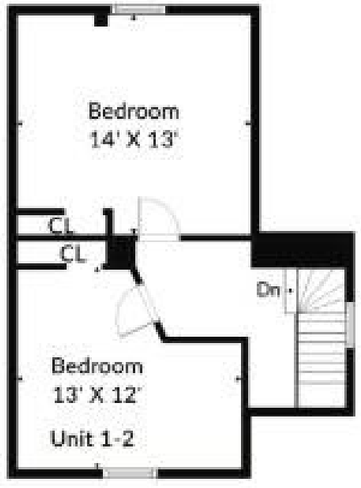
1 Pleasant Place

Room dimensions rounded to the nearest foot

THIRD FLOOR



2 Pleasant Place



1 Pleasant Place

Room dimensions rounded to the nearest foot

55 PLEASANT STREET - 3 UNITS











55A PLEASANT STREET - 3 UNITS









57 PLEASANT STREET- 3 UNITS









1 PLEASANT PLACE - 2 UNITS







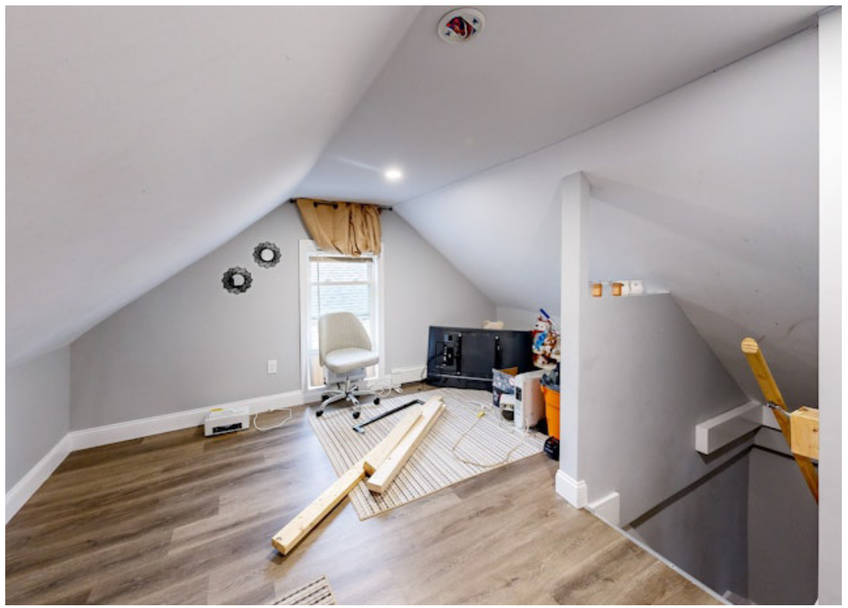


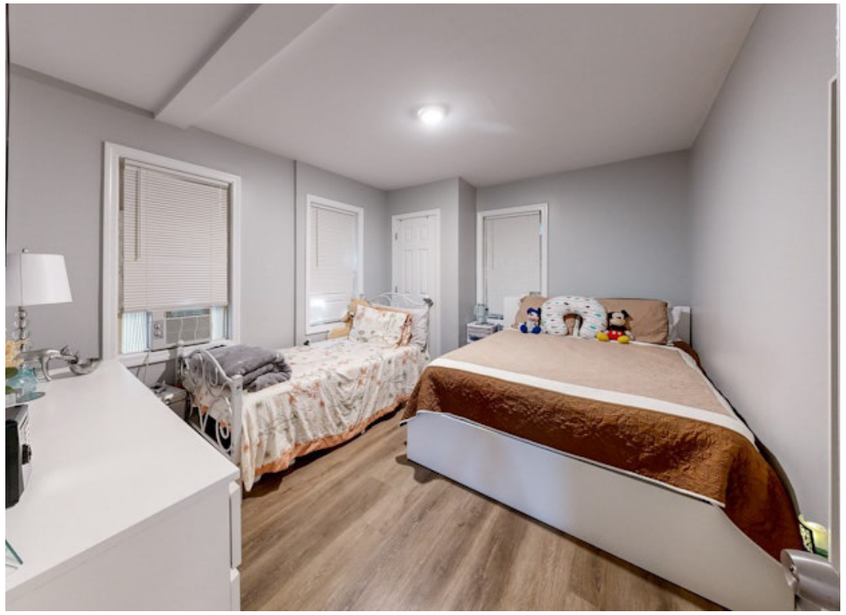
2 PLEASANT PLACE - 2 UNITS



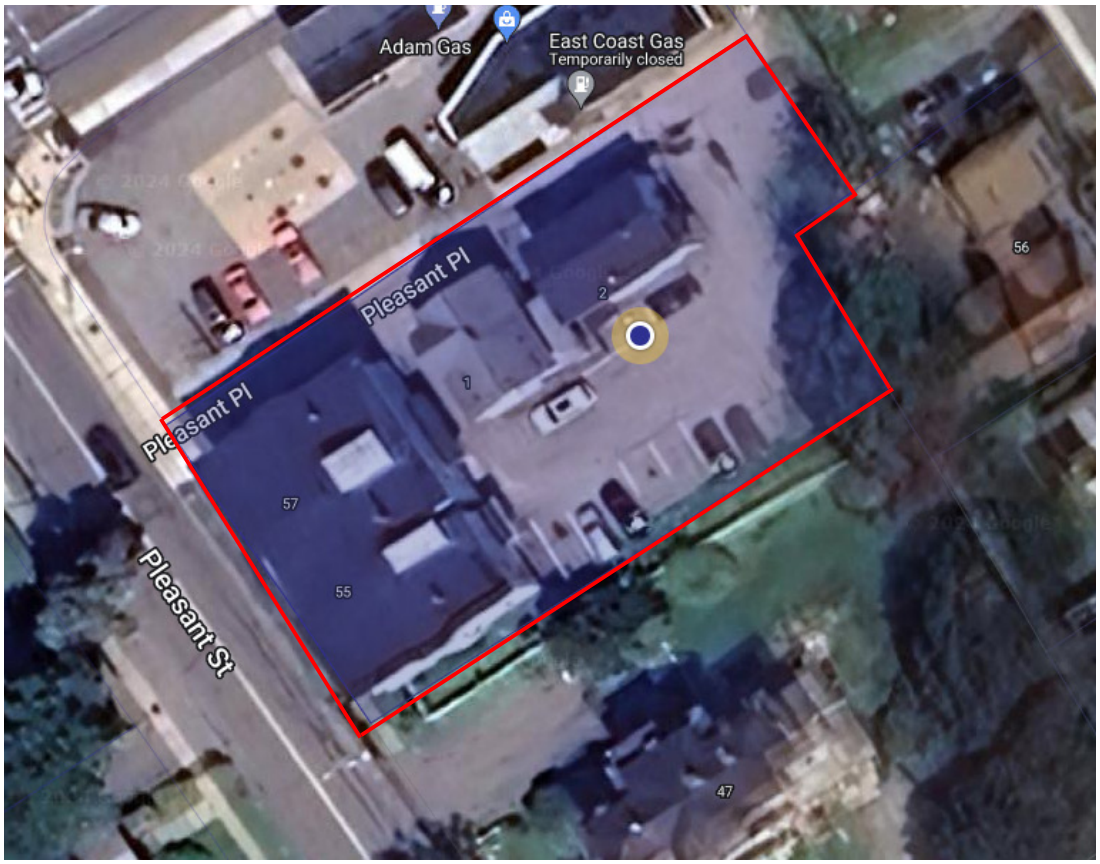












AHO PROPERTIES

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All statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.

All references to square footage, lot size, year built, and other physical descriptions are approximate. Income and expense numbers are taken from sources deemed reliable. Buyers are expected to conduct independent due diligence on all aspects of the Property, including title, zoning, environmental conditions, building condition, lease compliance, financial performance, income and expense numbers and applicable laws and regulations. Neither the Owner nor the Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

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