

Two off-market, income-producing properties available exclusively through LGCY Group. Both are commercially zoned with stable

PROPERTY 1 | DEERFIELD STREET

Deerfield Street, Greenfield, MA

Commercially Zoned Duplex | 4-Bed Unit + 5-Bed Unit

\$317,000

ASKING PRICE

Seller may negotiate

\$3,600

GROSS MONTHLY

\$1,800 / unit

\$900

MONTHLY EXPENSES

Water, sewer, tax, ins.

\$2,700

NET MONTHLY

Before debt service

\$32,400

ANNUAL NOI

Stabilized

PROPERTY HIGHLIGHTS

Both tenants on Section 8 housing
80% of rent guaranteed by housing authority
Tenants pay heat, hot water & electricity

Natural gas building
Units inspected & approved by housing authority
Commercially zoned — added flexibility

SELLER FINANCING: \$40,000 down — seller carries the balance

Rate: ~7% fixed for life of loan | Terms flexible: interest-only, 30-yr am, or balloon — negotiable

PROPERTY 2 | FEDERAL STREET

252 Federal Street, Greenfield, MA

Commercially Zoned 2-Unit | Brick Construction | Main Artery Location

TBD

ASKING PRICE

Submit your offer

\$4,000

GROSS MONTHLY

In-place rents

\$1,500

MONTHLY EXPENSES

Est. operating costs

\$2,500

NET MONTHLY

Before debt service

\$30,000

ANNUAL NOI

Stabilized

PROPERTY HIGHLIGHTS

Brick construction — seller rates 9.8/10 condition
Updated units, boiler, 200-amp electrical service
Roof in excellent shape
Commercial storefront space (food cart / retail)

Heated garage in rear (tradesman / workshop use)
Located between Walgreens & pizza on main artery
Value-add upside: sober house / social services campus
Seller financing available — terms negotiable

\$7,600 / mo

COMBINED GROSS INCOME

\$5,200 / mo

COMBINED NET INCOME

\$62,400

COMBINED ANNUAL NOI

2% at Closing

BUYER FEE

* A 2% buyer's fee is due to LGCY Group upon successful closing of each transaction. All figures are based on seller-provided information and are subject to buyer's independent due diligence. This document is confidential and intended for qualified investors only.