

Situs : 1 SOUTH MAIN ST

Map ID: 43-00000259

Class: Small Retail And Service Stores Un

Card: 1 of 1

Printed: September 4, 2018

CURRENT OWNER

ONE SOUTH MAIN STREET LLC
907 MASSACHUSETTS AVENUE
CAMBRIDGE MA 02139

GENERAL INFORMATION

Living Units
Neighborhood 404
Alternate Id 38511
Vol / Pg 71523/383
District
Zoning DM
Class COMMERCIAL

43-00000259 12/03/2017

Property Notes

03851101.JPG

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 12,513			330,830
Total Acres: .2873 Spot: Location:				

Assessment Information

	Prior	Appraised	Cost	Income	Market
Land	315,100	330,800	330,800	330,800	0
Building	794,100	921,100	907,100	921,100	0
Total	1,109,200	1,251,900	1,237,900	1,251,900	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	INCOME APPROACH				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
10/02/14	513	Entry	Owner
05/22/12	513	Entry	Other
07/01/03	953	Entry	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/07/16	17	0	BLDG Install Sign	0
03/04/15	196	6,500	BLDG Fit-Out Metro P	0
02/18/15	141	0	BLDG Repl Sign	0
10/01/14	000	0	BLDG C/O Little Bits	100
12/06/12	1290	50	BLDG Room Divider	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/24/18	2,000,000	Land + Bldg	Changed After Asmt Date/B4 Sale	71523/383		ONE SOUTH MAIN STREET LLC

Inspection Witnessed By _____

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Building Information		Building Other Features															
Year Built/Eff Year	1900 /	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #	1	3	Store Front/Av Met F		8	13			1								
Structure Type	Retail Multi Occup	3	Porch Covered		4	8			1								
Identical Units	1																
Total Units																	
Grade	C+																
# Covered Parking																	
# Uncovered Parking																	
DBA	MULTI-TENANTED RETAIL																

Interior/Exterior Information															
Line	Level From - To		Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	3,173	221	Support Area	7	None	Wood Frame/Joist/B	Normal	None	None	Normal	3	3
2	B1	B1	100	1,970	135	Multi-Use Retail	7	None	Wood Frame/Joist/B	Normal	Electric	None	Normal	3	3
3	01	01	100	2,570	147	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3
4	01	01	100	4,117	238	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3
5	01	01	100	1,355	73	Retail Store	10	Concrete Bl	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	4	3

[illegible]

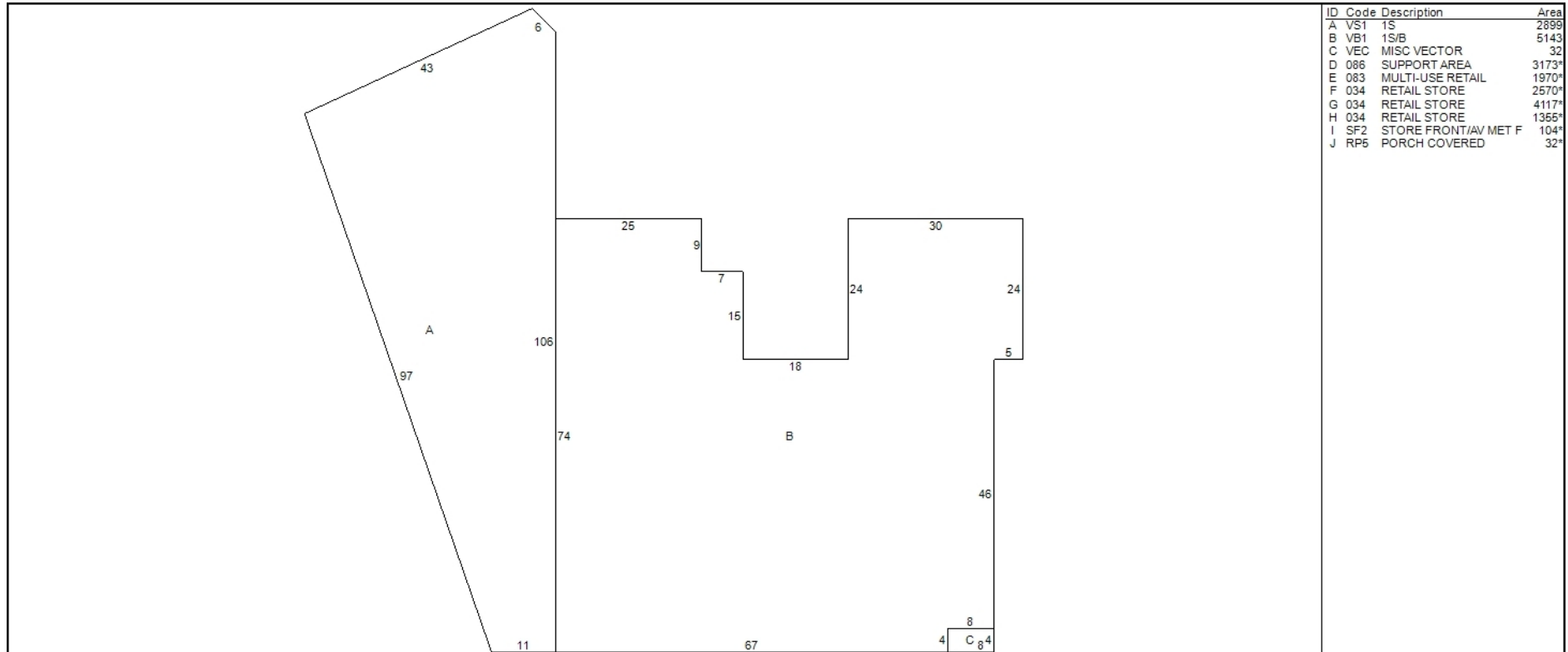
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Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	001 Support	0	3,173						0							
03	S	001 General Retail Model	0	8,042	15.00	85	102,536	7.5		0	94,846	15			14,227	14,227	80,619
23	S	001 Multi-Use Sales	0	1,970	15.00	80	23,640	7.5		0	21,867	25			5,467	5,467	16,400

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	13,185
								Replace, Cost New Less Depr	907,090
								Percent Complete	100
								Number of Identical Units	1
								Economic Condition Factor	
								Final Building Value	907,090
								Value per SF	68.80

Notes - Building 1 of 1								Income Summary (Includes all Building on Parcel)	
								Total Net Income	97,019
								Capitalization Rate	0.077500
								Sub total	1,251,858
								Residual Land Value	
								Final Income Value	1,251,858
								Total Gross Rent Area	10,012
								Total Gross Building Area	13,185