



East Coast Investment Solutions, LLC

Providing Answers with Integrity

## \$20,000 for a Three Family?



36 Huntington Street, Brockton, MA 02301

### Buy My Lease Option

Beautifully renovated large 3-family with all 3 bedroom units **DELEADED!**  
Each unit is bright and sunny with lots of new windows. New bathrooms and large eat-in kitchens with pantry. Tons of closet space. Hardwood and new wall to wall. New vinyl siding, updated electric, full basement w/storage, 3 new heat systems  
Plenty of off street parking, porches done over,

15 Rooms 9 Bedrooms 3 bathrooms Market Value \$420,000  
Fully Occupied - Wonderful Long Term Tenants - Section 8 - Guaranteed Rent  
Property Management in Place - \$50/month/unit They handle everything!

No Bank Qualifying! No Closing Costs!  
The terms: \$20,000 assignment fee. \$3,500/mo Income.  
\$2,694/month lease (pays for lease, taxes, insurance, and all repairs over \$500).  
Option to purchase for 4 more years at \$381,000 - \$175/mo leased =  
Purchase Price of \$375,000 in July 2011.

### Instant Equity!

Why would I sell such a great deal? Time! I'm focusing on much larger projects throughout the country and am moving all of my smaller properties.

Call Joe Roche today at **781-789-7308**

PS - Don't wait. This is a no-brainer and I've got more to move