

OFFERING MEMORANDUM

2 Adjacent Multifamily Buildings



24-30 Crocker Street
HYANNIS MA

FOR SALE

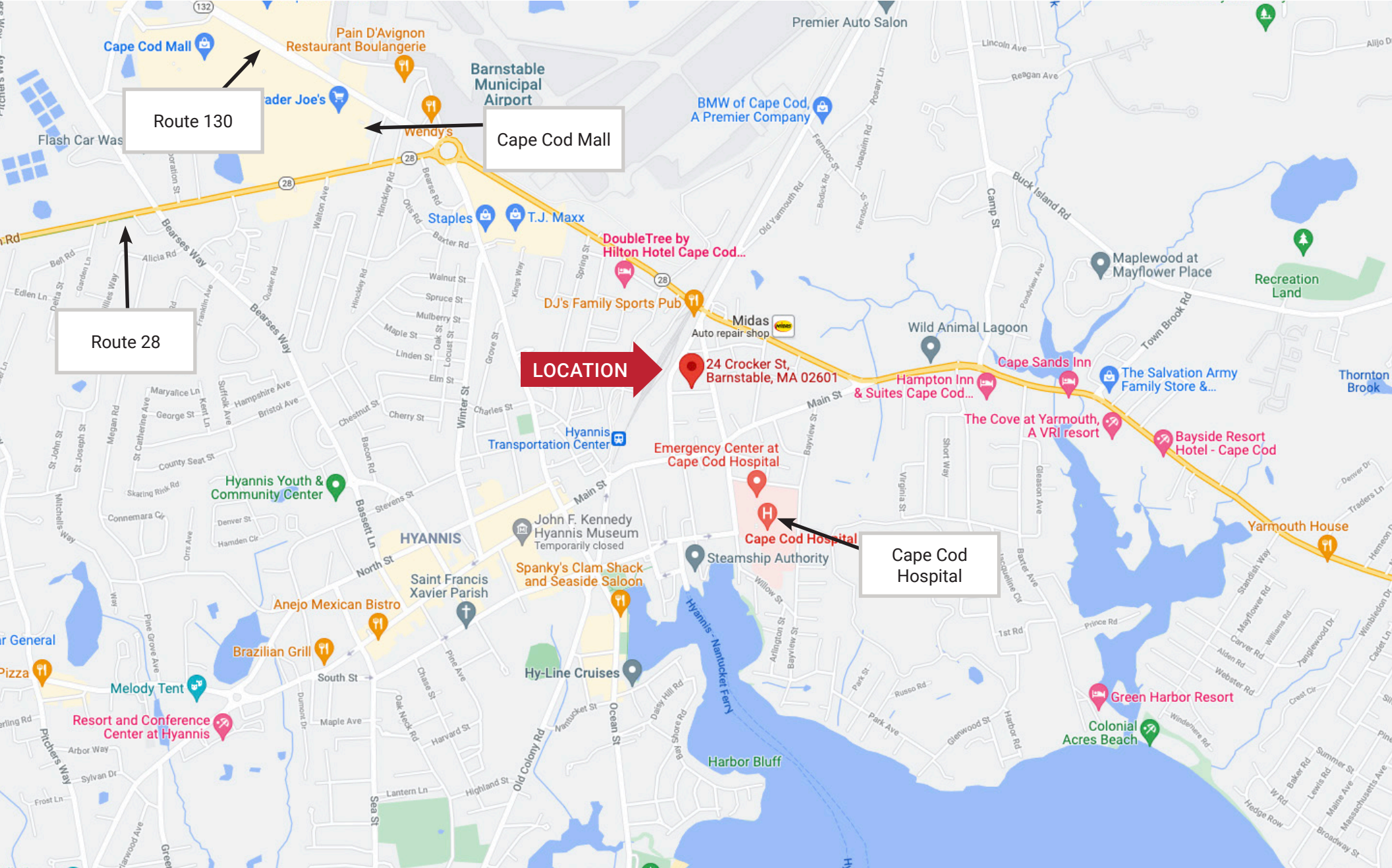
For Sale	NOI	CAP Rate
\$1.5 Million	\$97,805.79	+/- 6.52%

Investment Highlights

- ➡ This offering consists of 7 apartments (4 x 1 BR, 2 x 3 BR, and 1 x 4 BR) in two adjacent properties
- ➡ Located conveniently in downtown Hyannis, MA
- ➡ Walking distance to many points and near to public

transportation including Main Street, ferry docks, CC Hospital, and Hyannis Intermodal Center (bus and train)

- ➡ Close to Route 28, connecting it to the rest of Cape Cod, and on access road to Exit 68 or Route 6







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License #6295



Property Specifications

24 CROCKER STREET PROPERTY DETAILS

Year Built	1979
Area	+/- Sq. Ft.
Address	24 Crocker Street, Hyannis, MA
Style	Conventional
Stories	2
Zoning	Zoned MS
Parcel ID	328/ 187/ / /



30 CROCKER STREET PROPERTY DETAILS

Year Built	1979
Area	+/- Sq. Ft.
Address	30 Crocker Street, Hyannis, MA
Style	Conventional
Stories	1.5
Zoning	Zoned MS
Parcel ID	328/ 228/ / /



Area Demographics

BARNSTABLE DEMOGRAPHICS FOR 2021

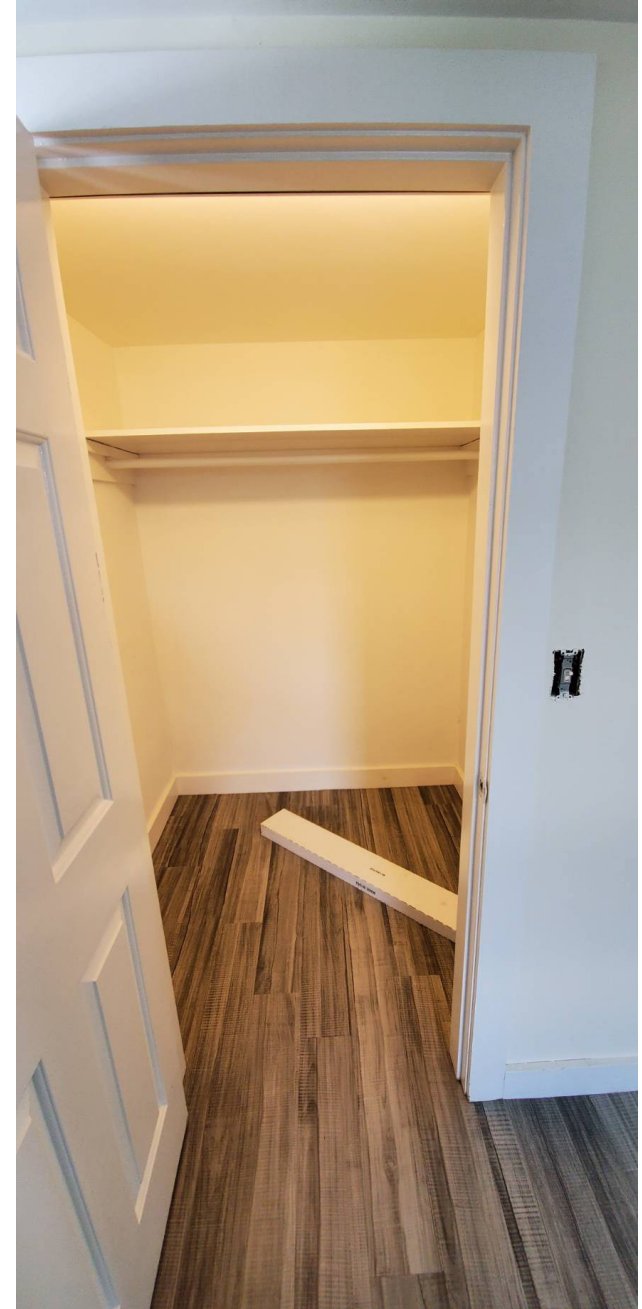
Estimated Population	48,916
Estimated Households	18,796
Estimated Average Household Income	\$72,733
Estimated Total Businesses	8,679

FINANCIAL INFORMATION

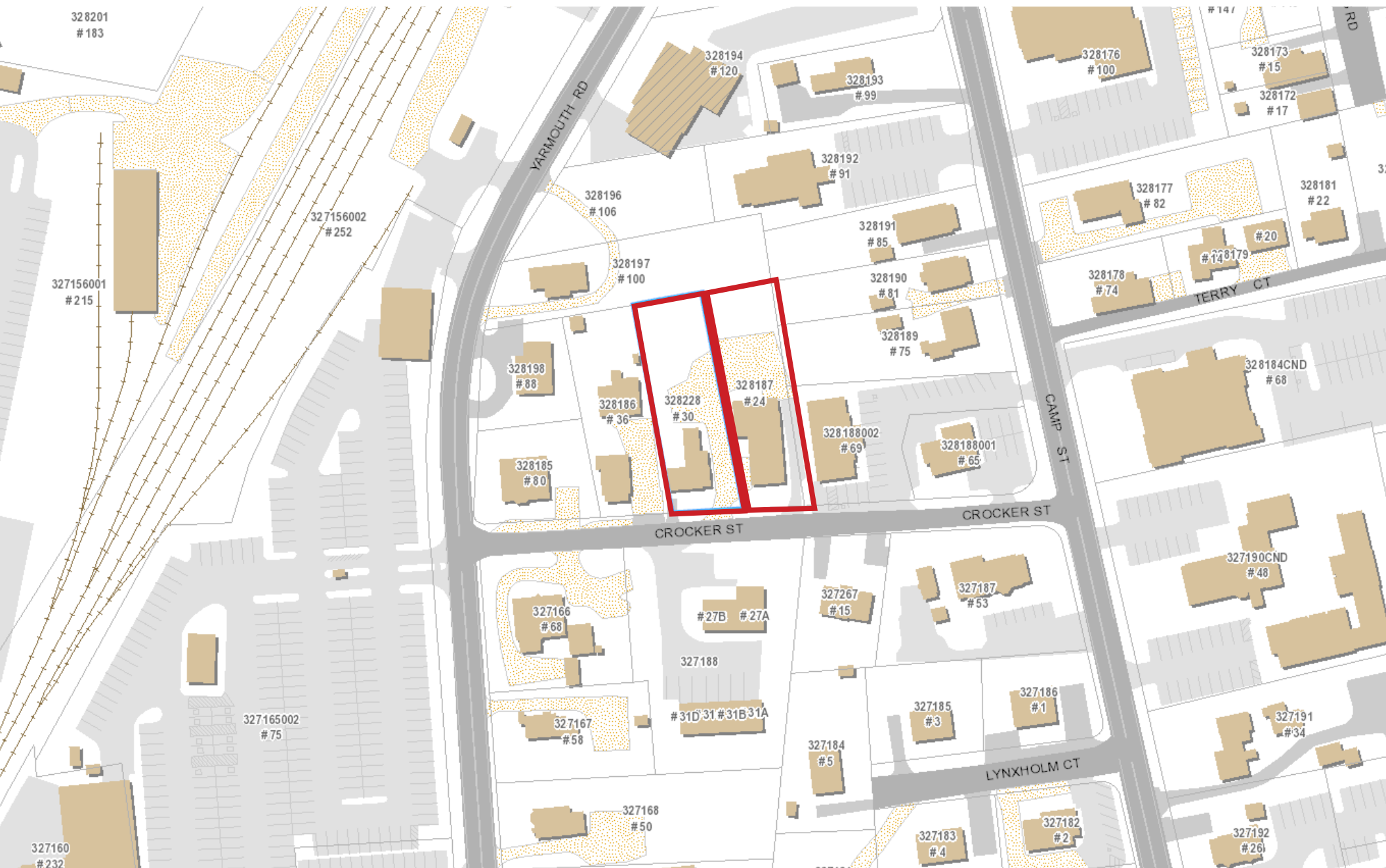
Price for Sale	\$1.5 Million
NOI (Net Operating Income)	\$97,805.79
CAP Rate	+/- 6.52%



Area Demographics



Property Map





**REAL ESTATE
SERVICES**

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