

Investor/Contractor Tour

Presented By: Goodwin Realty Group



Thursday, December 1st

Call Melisa Mancini – (508)-726-1304

*3:15-3:45pm

*4:00-4:30pm

114 Lester Road, Brockton

\$109,900

**7 Rooms/3BR/1B
10,824 Sq Foot Lot
1552 Living Area**

- ❖ Built in 1960
- ❖ .25 acre lot
- ❖ Hot Water Baseboard/Oil Heat
- ❖ 24x50 Foundation
- ❖ Slab Foundation
- ❖ City Water/Sewer
- ❖ Property will require substantial work. All systems need repair. Some mold may be present. WILL NOT QUALIFY FOR CONVENTIONAL FINANCING! Need cash buyer for this property -- will make wonderful rehab project. All reasonable offers will be entertained. Bank of America pre-approval required for all offers, cash offer needs proof of funds, see 60 day resale deed restriction.



30 Shaw Road, Brockton

\$115,000

**6 Rooms/2BR/1.5B
5663 Sq Foot Lot
1244 Living Area**

- ❖ Built in 1925
- ❖ .13 acre lot
- ❖ Steam/Oil Heat
- ❖ 22x24 Foundation
- ❖ Full Basement
- ❖ City Water/Sewer
- ❖ ***** WEST SIDE LOCATION -- REHAB PROJECT***** Calling all contractors..... property will require substantial work. All systems need repair. Some mold may be present. Easement for shared driveway, sump pump in basement. WILL NOT QUALIFY FOR CONVENTIONAL FINANCING! Need cash buyer for this property. Bank of America pre-approval required for all offers, cash offer needs proof of funds, see 60 day resale deed restriction.