

40 Locke St - Hamel Mill Lofts



Location: **Hamel Mill Lofts**
Greater Merrimack Valley-Essex Cluster
Greater Merrimack Valley- Submarket
Essex County
Haverhill, MA 01830

Building Type: **Multi-Family/Apartments**

Status: **Built 1916, Renov 2010**

Stories: **8**

RBA: **232,420 SF**

Typical Floor: **57,492 SF**

Total Avail: **1,729 SF**

% Leased: **0%**

Developer: -
 Management: **ForestCity - Hamel Mill Lofts**
 Recorded Owner: **FC Winter Street LLC**

Parcel Number: **304-57-1**

Parking: **45 free Surface Spaces are available**

Amenities: **A/C, Clubhouse/ Party Room, Courtyard, Dishwasher, Disposal, Energy Star Labeled, Fitness Center, Frost Free Refrigerator, Fully-equipped kitchen , Gameroom, Granite Countertops, High Speed Internet, High/Vaulted Ceilings, Ice Maker, Internet ...**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	689	689	689	\$12.00/tbd	Vacant	Negotiable	Direct
P 1st	1,040	1,040	1,040	\$12.00/tbd	Vacant	Negotiable	Direct

40 Locke St - Hamel Mill Lofts(cont'd)



UNIT MIX

Units					Asking Rent				Effective Rent				Concessions
Bed/Bath	#	%	Avg SF	Vacant	Min/Unit	Max/Unit	Min/SF	Max/SF	Min/Unit	Max/Unit	Min/SF	Max/SF	%
1/1.0	193	63.3	812	-	\$1,264	\$1,579	\$1.56	\$1.95	\$1,264	\$1,579	\$1.56	\$1.95	0.0%
2/2.0	112	36.7	1,030	-	\$1,514	\$1,514	\$1.47	\$1.47	\$1,514	\$1,514	\$1.47	\$1.47	0.0%

CONCESSIONS BY UNIT MIX

Units					Concessions		
Bed/Bath	# Units	%	Avg SF	Vacant	Monthly Discount	One Time Concession	Concessions %
1/1.0	193	63.3	812	-	-	-	0.0%
2/2.0	112	36.7	1,030	-	-	-	0.0%