

**Situs : 11 FRANCIS AVE 0**

**PARCEL ID: G090009003**

**Class: 111**

Card: 1 of 1

Printed: January 5, 2023

**CURRENT OWNER**  
CROSS DEVELOPMENT BERKSHIRES LLC  
%STREET2IVY PM  
11 APEX DR 300A #121  
MARLBOROUGH MA 01752  
7055/242

**GENERAL INFORMATION**  
Living Units 6  
Neighborhood 409  
Alternate ID  
Vol / Pg 7055/242  
District  
Zoning RM  
Class APARTMENT



**Property Notes**  
11-13 FRANCIS  
270-272 WEST  
3RD HOUSE BEFORE DEWEY HEADING  
WEST - ACROSS FROM JUBILEE APTS

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Sf	SF	8,040		26,900
Total Acres: .1846				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Prior
Land	26,900	26,900	26,900	26,900	23,500
Building	71,900	71,900	73,100	71,900	70,600
<b>Total</b>	<b>98,800</b>	<b>98,800</b>	<b>100,000</b>	<b>98,800</b>	<b>94,100</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Value Flag</b>	INCOME APPROACH		<b>Effective Date of Value</b> 01/01/2022		
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
08/31/15	LC	Web	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/21		Land + Bldg	Transfer Of Convenience	7055/242	Quit Claim	CROSS DEVELOPMENT BERKSHIRES LLC
01/06/21	722,950	Land + Bldg	Sale Of Multiple Parcels	6816/42		FLEX INVESTMENTS LLC
06/19/17	10,000	Land + Bldg	Outlier-Written Desc Needed	5992/248	Quit Claim	ALLIANCE PROPERTIES LLC

Inspection Witnessed By \_\_\_\_\_



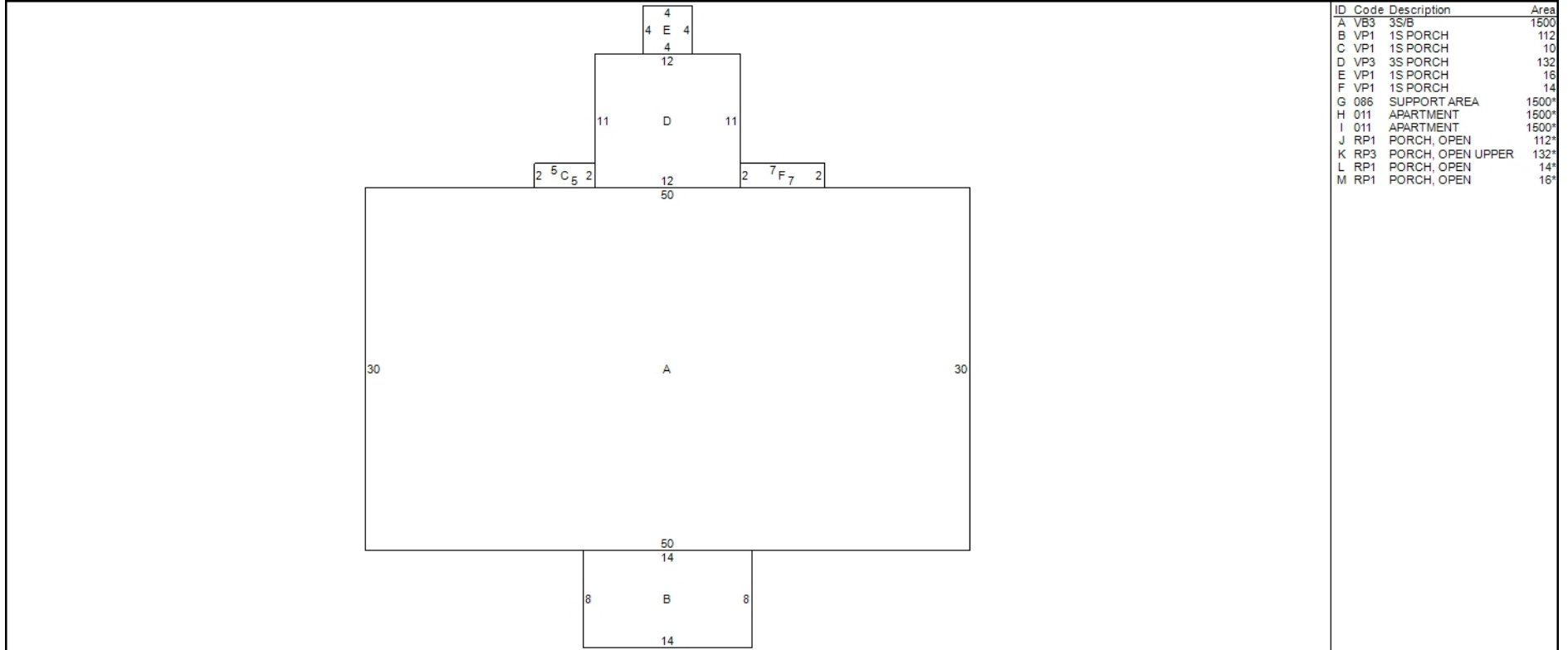
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**Additional Property Photos**

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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	Shell Income Use Group	0							0				130			
01	A	001 Apartments/Per Unit	6	4,500		50	26,460	10		0	23,814	45	130		13,931	13,931	9,883

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	6	2	10	6	8,820	52,920

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	6,000
<b>Replace, Cost New Less Depr</b>	73,080
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	73,080
<b>Value per SF</b>	12.18

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	9,883
<b>Capitalization Rate</b>	0.100000
<b>Sub total</b>	98,830
<b>Residual Land Value</b>	
<b>Final Income Value</b>	98,830
<b>Total Gross Rent Area</b>	6,000
<b>Total Gross Building Area</b>	6,000

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **CROSS DEVELOPMENT BERKSHIRES, LLC** to **LOAN FUNDER LLC, SERIES 23404** dated **NOVEMBER 8, 2021** and recorded with the **MIDDLE BERKSHIRE COUNTY REGISTRY OF DEEDS** in **BOOK 7055, PAGE 251** and assigned to **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST** recorded **AUGUST 4, 2023** at **BOOK 7461, PAGE 293**, of which mortgage **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST** is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **11:30 A.M.** on **OCTOBER 11, 2023** at **11-13 FRANCIS AVE. aka 270-272 WEST ST. PITTSFIELD, MA 01201**, all and singular the premises described in said mortgage:

TO WIT:

A certain piece or parcel of land situated in Town of Pittsfield, County of Berkshire Middle, State of Massachusetts on the north side of West Street and bounded as follows, to wit:

Bounded on the north by land now or formerly of Russell Woodruff, east by said Woodruff land in part, and in part by land now or formerly of William Norris;

South by said West Street and west by the now or former homestead of Patrick Donahue.

Being Parcel 3 in deed of Benjamin G. Klein to Joseph F. Guitian and Isodore Goodman dated July 2, 1974 and recorded in the Berkshire Middle District Registry of Deeds in Book 951, Page 702. This instrument does not create any new boundaries.

Being Parcel 3 on Deed dated January 27, 1978 of Solomon Gadson and Hattie Mae Gadson to Solomon Gadson Trustee of GADSON REALTY TRUST and recorded in the Berkshire Middle District Registry of Deeds in Book 1000, Page 474.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

**TERMS OF SALE:**

A deposit of *TEN THOUSAND (\$10,000.00) DOLLARS* by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

***U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF GREAT LAKE FUNDING I TRUST***

Present holder of said mortgage

By its attorneys,

*Braucher & Associates, PLLC*

*764 Chestnut Street*

*Manchester, NH 03104*

*603-486-1530*