

SB3

SOUTH BOSTON • 3 BUILDINGS • 20 UNITS

TURN-KEY MULTI-FAMILY PORTFOLIO



EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to sell the South Boston Portfolio ("SB3"), consisting of three recently renovated multi-family buildings located in one of the most popular neighborhoods of Boston, MA. The offering includes 506 East Broadway, 28-30 Mercer Street, and 1 & 2 O Street Place. This collection, located in the heart of the urban core, offers investors a critical mass of rarely available turn-key rental housing stock in a transportation oriented submarket, just minutes to downtown Boston.

SB3 features a mix of renovated units completed between 2014 and 2016. Many units have modern finishes complete with Bosch appliances, black honed granite counters, oak hardwood floors, marble bathrooms, high efficiency on-demand hot water heaters. In addition, the buildings are located just minutes from multiple transportation options, restaurants, shops and entertainment venues. The properties also offer residents numerous bus routes, with convenient access to all major employment and cultural attractions throughout greater Boston and Cambridge.

SB3 is a rarely available turn-key multi-family investment opportunity with geographic diversity throughout one of Boston's most stable neighborhoods. Boston Realty Advisors is offering this unique investment for sale on an un-priced basis. We will be conducting tours over the next several weeks with a call for offers to follow.

INVESTMENT HIGHLIGHTS



CRITICAL MASS

Consisting of 20 units totaling approximately 16,600 gross square feet, SB3 offers investors a critical mass of density in one of Boston's most desirable neighborhoods for young professionals.



MARKET DYNAMICS

South Boston continues to show upward strength in the rental market. On an annualized basis, rental rates have increased 11% from Q1 2015 to today. Over the trailing six months, approximately 280 units were rented at an average rental rate \$3.80 per square foot per month.



TRANSPORTATION

Red line MBTA access from Broadway or Andrew Square offers residents convenient access to the deep employment base in Downtown Boston. The portfolio is also within close proximity to numerous MBTA bus routes and regional highway access via I-93 and I-90.



TURN-KEY OPPORTUNITY

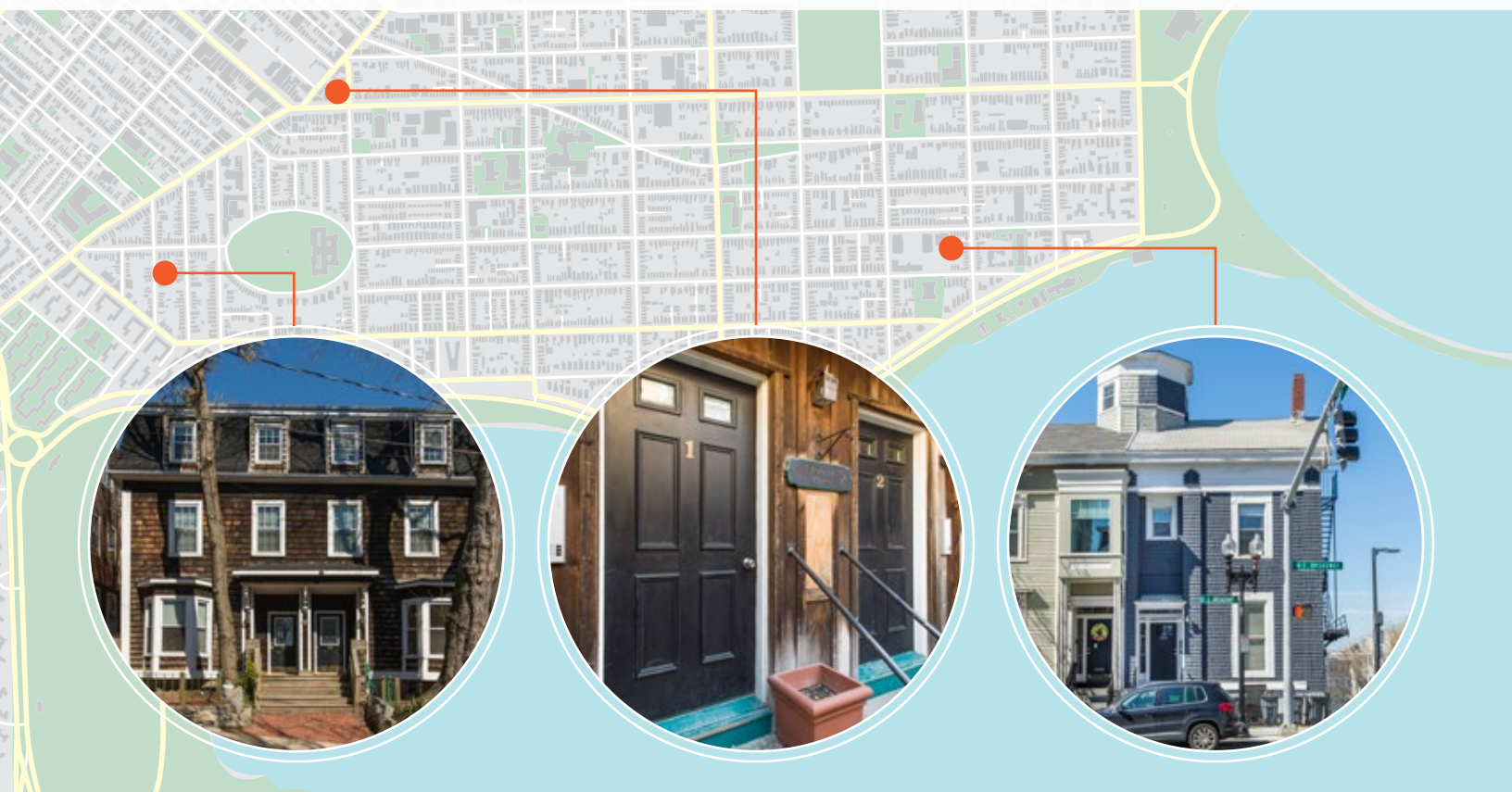
Having undergone certain recent renovations, SB3 presents investors with a turn-key opportunity. Renovated units feature a modern look and feel complete with Bosch appliances, granite or marble countertops, oak hardwood floors and central air conditioning.



THE SEAPORT DEVELOPMENT

The Seaport District location within South Boston is one of the most highly sought-after and dynamic submarkets in the country. With 20 distinct buildings under construction on more than 23 acres, the South Boston Portfolio stands to directly benefit from the resident migration into this new and vibrant community.

PROPERTY DETAILS



28 & 30 MERCER STREET

Two (2) side-by-side semi-detached buildings

UNIT MIX

28 Mercer St	(3) 1 bd / 1 ba units
30 Mercer St	(3) 2 bd / 1 ba units
Total	Six (6) Units

GROSS AREA

28 Mercer St	3,057 SF
30 Mercer St	4,936 SF
Total	5,208 SF

*Waiting on confirmation from the architects

1 & 2 O STREET PLACE

Two (2) side-by-side semi-detached building

UNIT MIX

1 O Street Place	(3) 1 bd / 1 ba units
2 O Street Place	(3) 2 bd / 1 ba units
Total	Six (6) Units

GROSS AREA

1 O Street Place	2,730 SF
2 O Street Place	2,730 SF
Total	5,494 SF

*Architect Measured

506 E BROADWAY (17-19 G STREET)

UNIT MIX

	(7) 1 bd / 1 ba units
	(1) Studio / 1 ba unit
Total	Eight (8) Units

GROSS AREA

5,928 SF
*Tax Records

TOTAL UNITS: 20 | TOTAL GROSS SQUARE FEET: 16,600



CAPITAL MARKETS

JASON S. WEISSMAN
Founder & Senior Partner
617.850.9608
jweissman@bradvisors.com

NICHOLAS M. HERZ
Managing Director & Partner
617.850.9624
nherz@bradvisors.com

KEVIN BENZINGER
Associate
617.850.9647
kbenzinger@bradvisors.com

745 Boylston Street | Boston, MA | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.