

THE *Hancock* PORTFOLIO

Irreplaceable Density in Beacon Hill



27-29 HANCOCK STREET · BOSTON, MASSACHUSETTS · 40 RESIDENTIAL UNITS

Investment Highlights

IRREPLACEABLE DENSITY

27 & 29 Hancock Street offers 40 units with a combined $\pm 16,000$ SF* of gross living area, offering investors a rare opportunity to acquire a critical mass of density in a high-barrier to entry market.

UNMATCHED LOCATION

Located steps from Cambridge Street and adjacent to the West End Medical Cluster, 27 & 29 Hancock Street provide easy access to world renowned medical and academic institutions including Massachusetts General Hospital, Shriners Hospital for Children, and Mass Eye & Ear. Just a half mile to Downtown Boston and a short walk to the nearest MBTA station, the offering showcases immediate access to surrounding areas and the amenity rich neighborhood.

MARKET DYNAMICS

Anchored by strong demographics, the Beacon Hill apartment market saw an average rental rate of over \$3,200 in the trailing six months with a price per square foot eclipsing \$4.50 PSF. The condominium market continues to show strength with new product sales exceeding \$2,000 PSF and asking prices exceeding \$2,500 PSF.

AREA AMENITIES

Cambridge and Charles Street, Beacon Hill's main retail arteries offer a variety of shopping, dining, and fitness destinations including Whole Foods, Starbucks, SoulCycle, Beacon Hill Athletic Club and just moments from the abundance of amenities throughout Downtown Boston and the Back Bay.



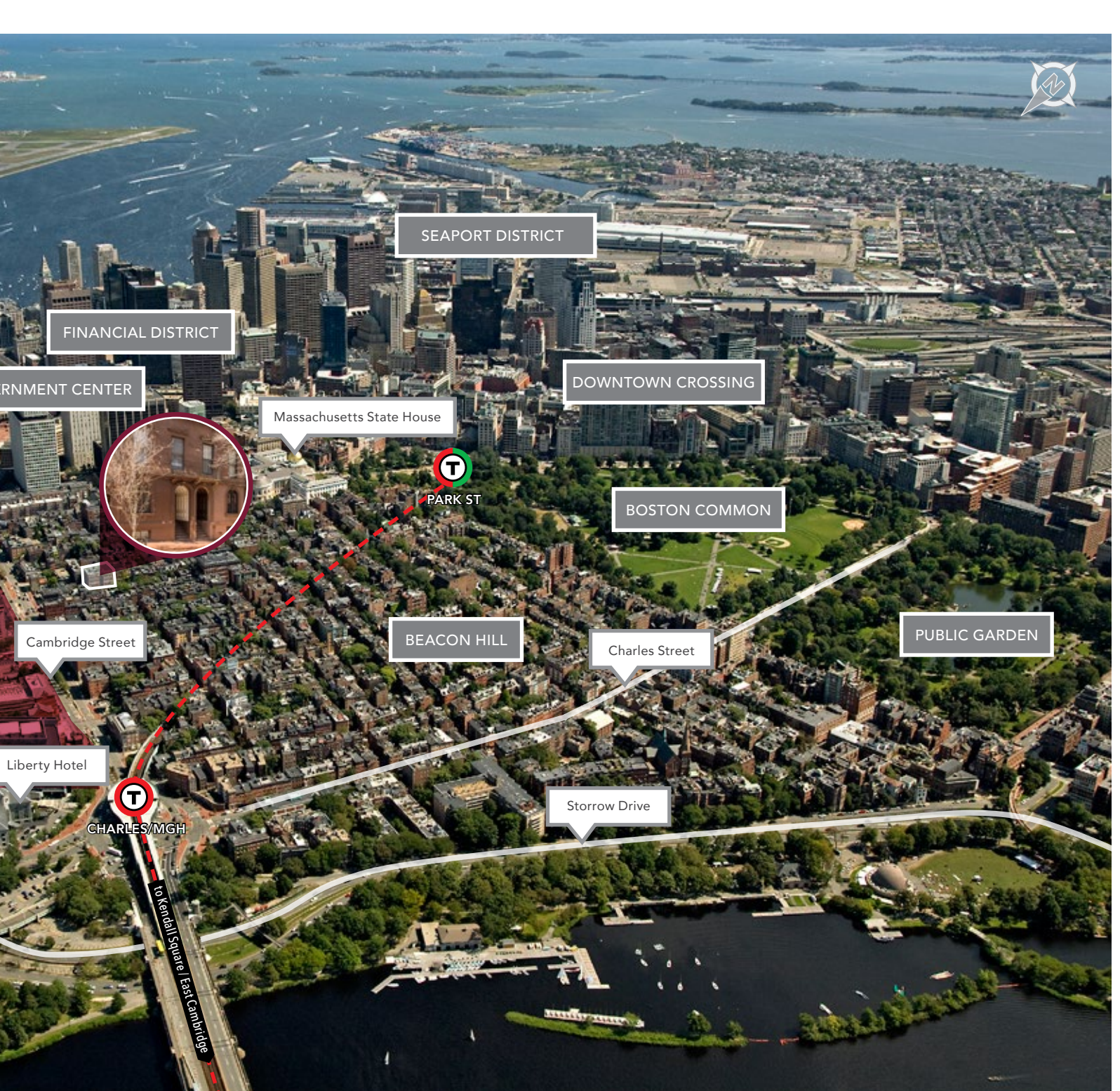
MASSACHUSETTS
GENERAL HOSPITAL

#1

in the Nation
2015–2016

—US News & World Report





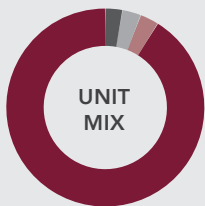


Executive Summary

PORTFOLIO DETAILS

29 HANCOCK STREET

- 31 Units*
- 10,390 Gross SF
- 5 Stories
- Rear Courtyard

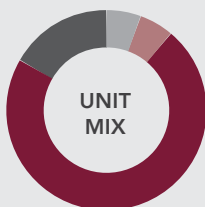


- 1 Office
- 1 Renovated 1 Bed/1 Bath
- 30 Studios with Kitchenette
- 1 Shared Bathroom on all floors with additional private water closet

*29 Hancock Licensed for 25 Units

27 HANCOCK STREET

- 15 Units**
- 4 Stories
- 5,760 Gross SF



- 1 Renovated Studio with Kitchen and Private Bath
- 1 Studio with Private Bath and Kitchenette
- 13 Studios with Kitchenette
- 3 Renovated Shared Bathrooms

**27 Hancock Licensed for 15 Units

Boston Realty Advisors is exclusively retained to sell 27 & 29 Hancock Street in Boston's elite Beacon Hill neighborhood. This unique portfolio consists of 40 units, ± 16,000 SF* that offers investors the opportunity to own an unprecedented amount of density in an ultra-high barrier to entry market. Both buildings have been strategically emptied of all tenants. Unencumbered by leases, these assets offer substantial upside by immediately repositioning to luxury apartment rentals or condominium units.

27 & 29 Hancock Street are ideally situated along a charming tree-lined street in one of the nation's most prestigious residential neighborhoods. Located adjacent to the West End Medical Cluster, these assets benefit from their close proximity to world-renowned medical institutions that include Massachusetts General Hospital and Shriners Hospitals for Children. Centrally located between Downtown Boston and Back Bay, 27 & 29 Hancock Street offers residents exceptional access to area amenities, public transportation and a deep employment base.

27 & 29 Hancock Street represent an extraordinary opportunity to purchase a legacy asset in one of Boston's most supply constrained neighborhoods. We are offering 27 & 29 Hancock Street on an unpriced basis. We will conduct tours over the next several weeks with a call for offers to follow. Please visit www.HancockPortfolio.com for more information.

*Square footage based on public records. Buyer to do own due diligence and measurements.

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



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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