

20+25

WORTHINGTON



TWO PROPERTY
MULTI-FAMILY PORTFOLIO

MISSION HILL
LONGWOOD MEDICAL AREA
- BOSTON, MA -



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present an exceptional two-property multifamily portfolio in Boston's prosperous Mission Hill neighborhood. **20 & 25 Worthington Street** consist of two, 2-unit brownstones directly across the street from one another, offering investors a premiere investment opportunity in a high barrier to entry market.

20 & 25 Worthington are ideally located just 2 blocks from the Longwood Medical Area (LMA). Longwood Medical Area sits on 213 acres and is home to world renowned medical institutions such as; Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital and Boston's Children's Hospital. The properties also provide tremendous access to transportation for residents. The MBTA Green Line is steps away offering easy access to downtown Boston and the surrounding neighborhoods.

20 & 25 Worthington represent a unique opportunity to purchase a turn-key multifamily portfolio in one of the most globally recognized medical and educational regions of the world. 20 & 25 Worthington are offered for sale on an unpriced basis. We will be conducting tours of the properties in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit
www.2025WorthingtonStreet.com

INVESTMENT HIGHLIGHTS



TRANSPORTATION

One block from Huntington Avenue and the MBTA Green Line, 20 & 25 Worthington provide residents with tremendous access to the deep employer base, surrounding amenities and downtown Boston.



HIGH QUALITY REAL ESTATE

Recent renovations to both properties present investors with a turn-key investment opportunity with a potential condominium conversion in the future. Features include hardwood floors, fully equipped kitchens, in-unit laundry and exterior improvements.



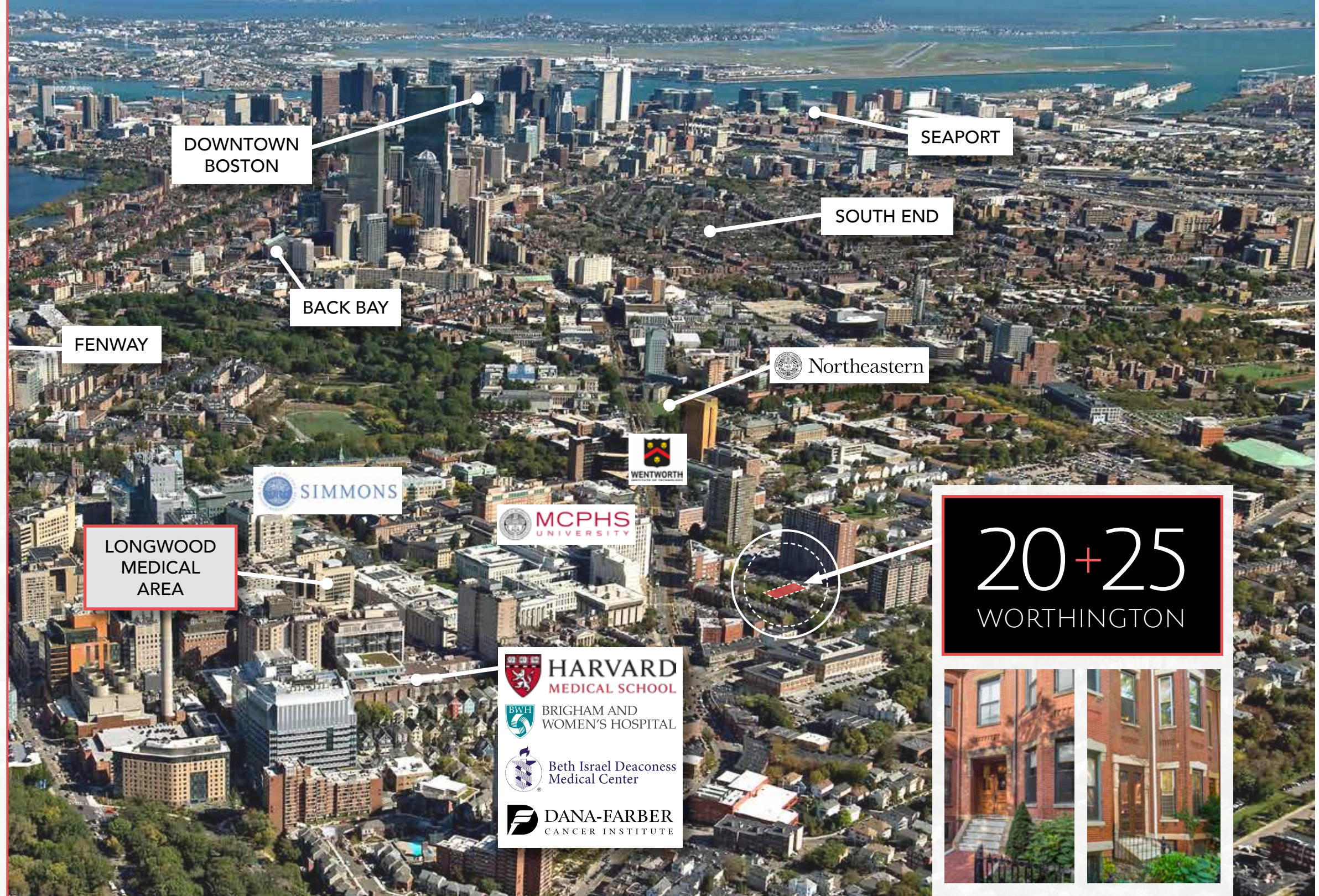
LONGWOOD MEDICAL AREA

Located just two blocks from LMA, 20 & 25 Worthington Street are strategically positioned in one of the most powerful medical epicenters in the world. Anchored by Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital and Boston's Children's Hospital, the burgeoning area continues to flourish. This growth makes 20 & 25 Worthington exceptional housing options for the professionals that make up the area.



STRONG MARKET DYNAMICS

With rental rates high, condominium prices climbing and short term rental demand ever-growing, 20 & 25 Worthington will directly benefit from the strong market dynamics that are currently present in the city of Boston and surrounding municipalities.



PROPERTY DETAILS

20 WORTHINGTON

ADDRESS: 20 Worthington Street, Boston, MA

YEAR BUILT: 1873

YEAR RENOVATED: 2010

SQUARE FEET: ±2,900 RSF

FAÇADE: Brick

FLOORS: 4

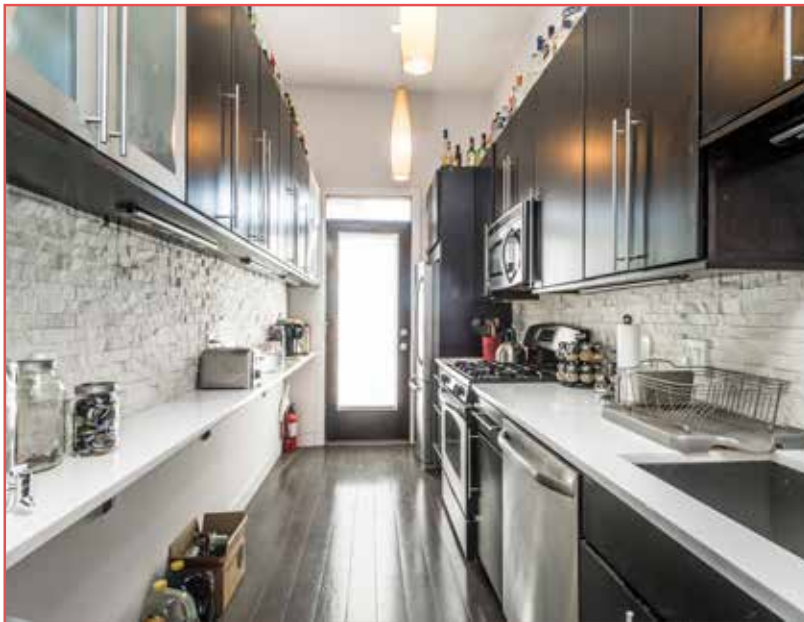
PARKING: 1 Off-Street Space

Unit Mix

2 Units

Unit 1: 4 Bed / 2 Bath Duplex

Unit 2: 4 Bed / 2 Bath Duplex



25 WORTHINGTON

ADDRESS: 25 Worthington Street, Boston, MA

YEAR BUILT: 1873

YEAR RENOVATED: 2012

SQUARE FEET: ±2,900 RSF

FAÇADE: Brick

FLOORS: 4

PARKING: 1 Off-Street Space

Unit Mix

2 Units

Unit 1: 4 Bed / 3 Bath Duplex

Unit 2: 4 Bed / 3 Bath Duplex

CAPITAL MARKETS

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