

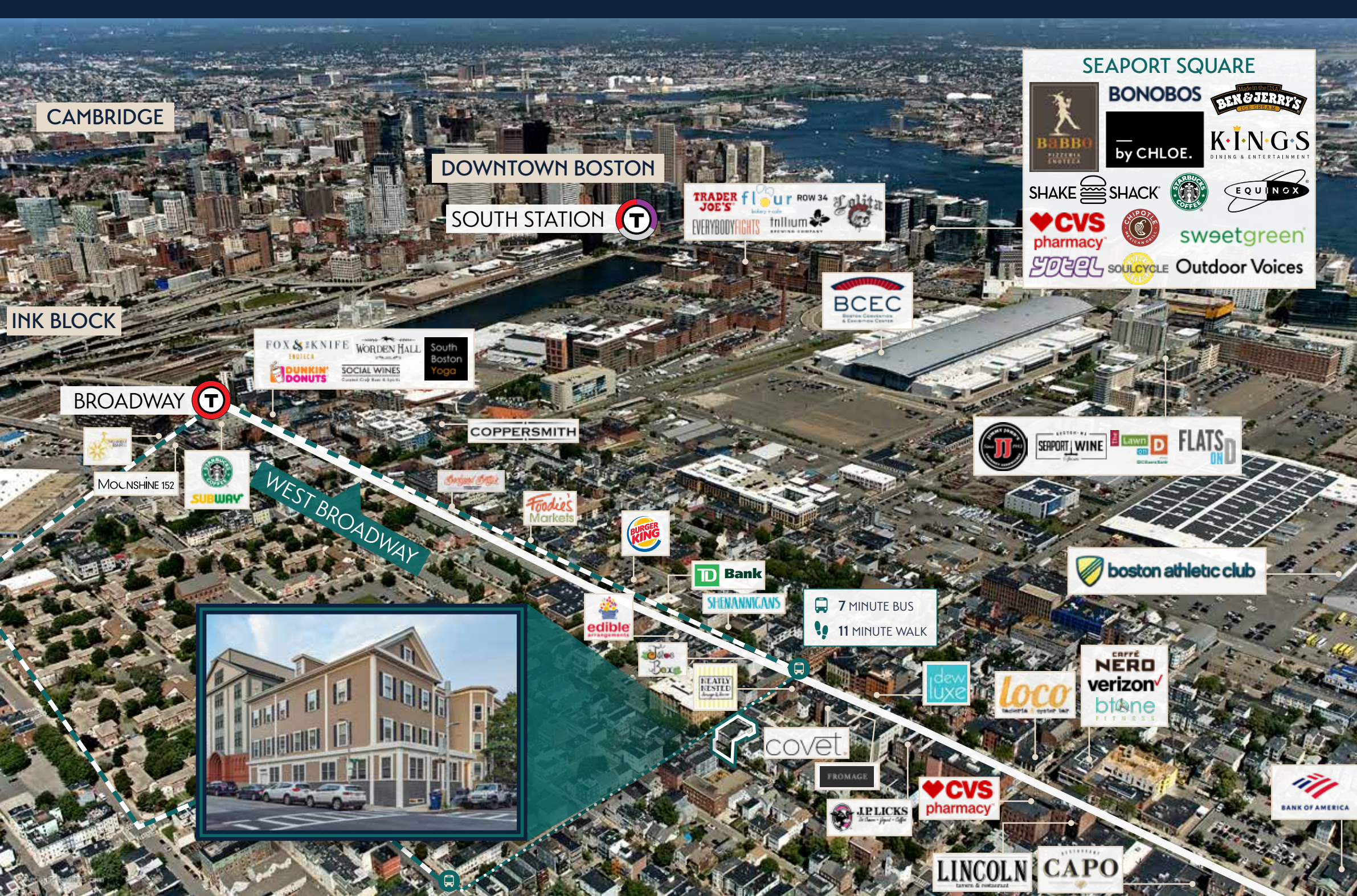
362 WEST 4TH SOUTH BOSTON, MA

5-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

362W4TH.COM



INVESTMENT HIGHLIGHTS



STRONG MARKET DYNAMICS

With condominium prices exceeding \$1,000/SF for new product and rental rates exceeding \$5/SF, South Boston continues to show strong demand for new housing stock. Along with the continuous increase in real estate prices, South Boston is a haven for successful young professionals and families.



UNMATCHED SOUTH BOSTON LOCATION

South Boston offers an array of walking accessible amenities, including restaurants/bars, parks and the beach. Furthermore, just a short walk from the newly developed Seaport district the residents at 362 W 4th Street benefit from all the amenities the area has to offer.



TURN-KEY INVESTMENT

Recently renovated, 362 W 4th Street features ample units with hardwood floors and modern kitchens as well as brand new common areas. The asset offers investors an exceptional turn-key investment opportunity with strong in-place rents and cash flow.



TRANSFORMATIVE SUBMARKET

More than \$20 billion in public and private investments have fueled over 8.9 million square feet of completed development with an additional 6.4 million square feet under construction or slated for future development.



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **362 W 4th Street**, a recently renovated multifamily building located in the vibrant South Boston neighborhood in Boston, Massachusetts. The offering is currently a collection of (5) residential units amongst ±9,800 gross square feet. **362 W 4th** presents investors with high quality real estate in a desirable market with substantial value-add potential.

South Boston is considered to be at the epicenter of development and an increasingly sought after destination due to its authentic community, plethora of amenities, and overall proximity to surrounding areas. With over 8.9 million square feet of mixed-use development completed and 6.4 million square feet board approved or under construction, the renovation of South Boston and the Seaport is well underway. The rapidly expanding infrastructure combined with infusion of neighborhood amenities is attracting a strong residential and commercial base. **362 W 4th Street** is uniquely positioned for long-term upside from the continued development in the immediate vicinity and the Innovation District.

362 W 4th Street represents a unique opportunity to purchase a one-of-a-kind asset located in one of the highest barrier to entry markets in Boston. **362 W 4th Street** is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

362W4TH.COM

PROPERTY DETAILS

| | |
|------------------------|---|
| ADDRESS | 362 W 4th Street, Boston 02127 |
| YEAR BUILT | 1899 |
| YEAR RENOVATED | 2019 |
| LOT SIZE | 2,707 SF |
| GROSS BUILDING SIZE | 9,798 SF |
| NET BUILDING SIZE | 8,635 SF |
| FAÇADE | Hardie and Vinyl |
| ROOF | Rubber Membrane |
| UNIT MIX | 1 – 1 bedroom 2 – 3 bedrooms 2 – 5 bedrooms |
| *GARAGE PARKING SPACES | 4 |

*Located in the building next door



CAPITAL MARKETS

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