529 BEACON

23-UNIT MULTIFAMILY ASSET • BOSTON, MA



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the extraordinary opportunity to acquire a 23-unit multifamily asset in Boston, Massachusetts; **529 BEACON STREET**. Located in the Back Bay neighborhood of Boston, 529 Beacon is advantageously situated in one of the most historic and sought after locations in Boston, MA. This exceptional offering consists of a doublebrownstone with a striking exterior, updated residences and parking on site.

Surrounded by outstanding colleges & universities and the deep employer base that makes up the area, 529 Beacon is a well located asset by every measurable standard. With immediate access to public transit, the dynamic community of medical and academic institutions, and the wealth of amenities, there has never been a better time to live, work and play in this neighborhood. 529 Beacon is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for offers" to follow.





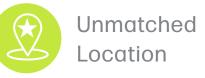


LIVE

The Back Bay continues to remain strong with condominium prices above \$3,000/SF and rental rates continue to increase. The tenant base that makes up the market are professionals in stable industries with strong employment background.



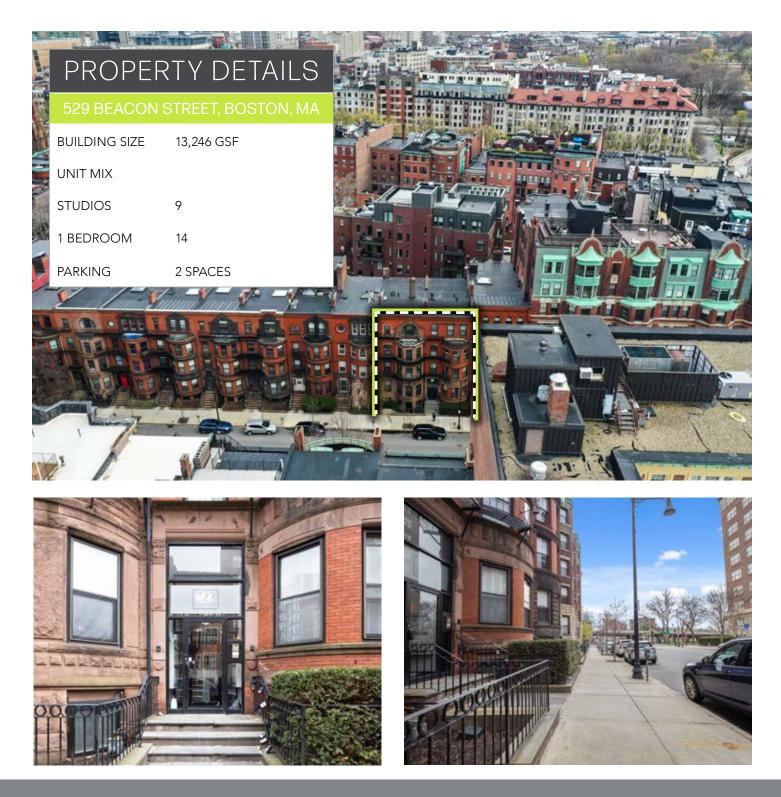
529 Beacon is located in short walks to the Prudential Center, Boston's most active retail epicenter, Fenway Park and the new retail thoroughfare of Boylston Street.



529 Beacon is situated in a central location on the border of Back Bay and the Fenway. Boston University is in extreme close proximity as well as amenities, transportation and a deep employer base.



Back Bay is a central transit-oriented location, while maintaining the historic character of one of Boston's most classic neighborhoods. Residents benefit from unmatched access to multiple MBTA lines such as Green Line & Orange Line.



CAPITAL MARKETS

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