

# FOR SALE

## 943-949 RIVER STREET HYDE PARK | BOSTON



- ◆ Eight Unit Apartment Building on  $\pm 9,583$  SF Lot
- ◆  $\pm 10,124$  SF Gross Building Size
- ◆  $\pm 7,623$  Living Space
- ◆ Two units have electric heat; Balance have gas heat
- ◆ One 4-bedroom and seven 2-bedrooms
- ◆ Same ownership since 1988
- ◆ Given the lot's size and shape, an expansion seems very reasonable, although no representations along said lines are being made
- ◆ Average Monthly Expenses:
  - ◆ Common Electric: \$100
  - ◆ Water/Sewer: \$800
  - ◆ Maintenance: \$650
- ◆ Quarterly Real Estate Taxes:  $\pm \$2,800$
- ◆ Insurance:  $\pm \$12,000$  per year
- ◆ Three "market" and five "subsidized" units
- ◆ Seven of eight units rented
- ◆ \$19,552\* monthly rental income (clear opportunity to increase this figure given favorable Landlord market conditions)

*\*Assumes the one vacancy is rented*



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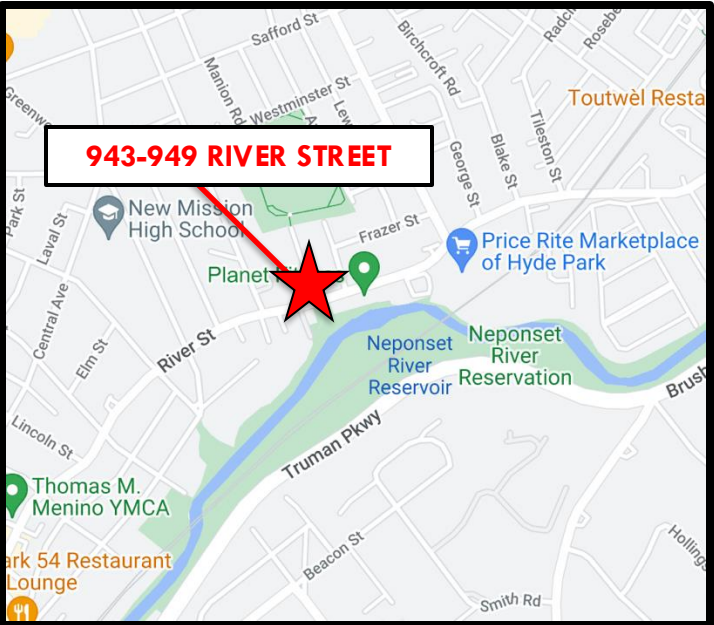


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**Located in the southernmost neighborhood of Boston, Massachusetts, Hyde Park is 7.9 miles from Downtown. It's been described as an "urban section of the City, with suburban characteristics." Its motto: "A Small Town in the City."**

**Hyde Park features the Donald Ross-designed George Wright Golf Club and 11 parks and playgrounds, the largest being The Stony Brook Reservation, which contains over 400 acres of managed land including 10 miles of hiking paths.**

**Of the over 12,000 housing units in Hyde Park, 60% are owner-occupied. Its crime rate is 31 % below the national average. The MBTA operates three stations in Hyde Park.**

**The largest age demographic is 39-54, about one third of Hyde Park's population. About 40% of the neighborhood's population is married. Its average household income of about \$90,000 is almost double the national average.**

**Hyde Park is home to two major industrial parks and a bustling series of restaurant clusters. Its abutting neighbors are the towns of Milton and Dedham.**

