



178
L STREET

Turn Key 3 Family

\$2,875,000



About

This turnkey 3 family asset is perfect for a 1031 exchange buyer or savvy investor looking for a high grossing income with low maintenance costs. This blue chip asset has 13 Bedrooms and 6 bathrooms in total. Located on the East side of South Boston just steps away from restaurants, shops, public transportation and the beach.

Renovations units include stainless steel appliances in modern kitchens, brand new bathrooms, hardwood floors throughout, Central AC & Heat, rubber roof. This property will be a rock solid investment for any owner looking to enter into the South Boston market.



13 Beds



6 Baths



3,841 Sq
Ft. LIVING AREA



3,244
Acres lot

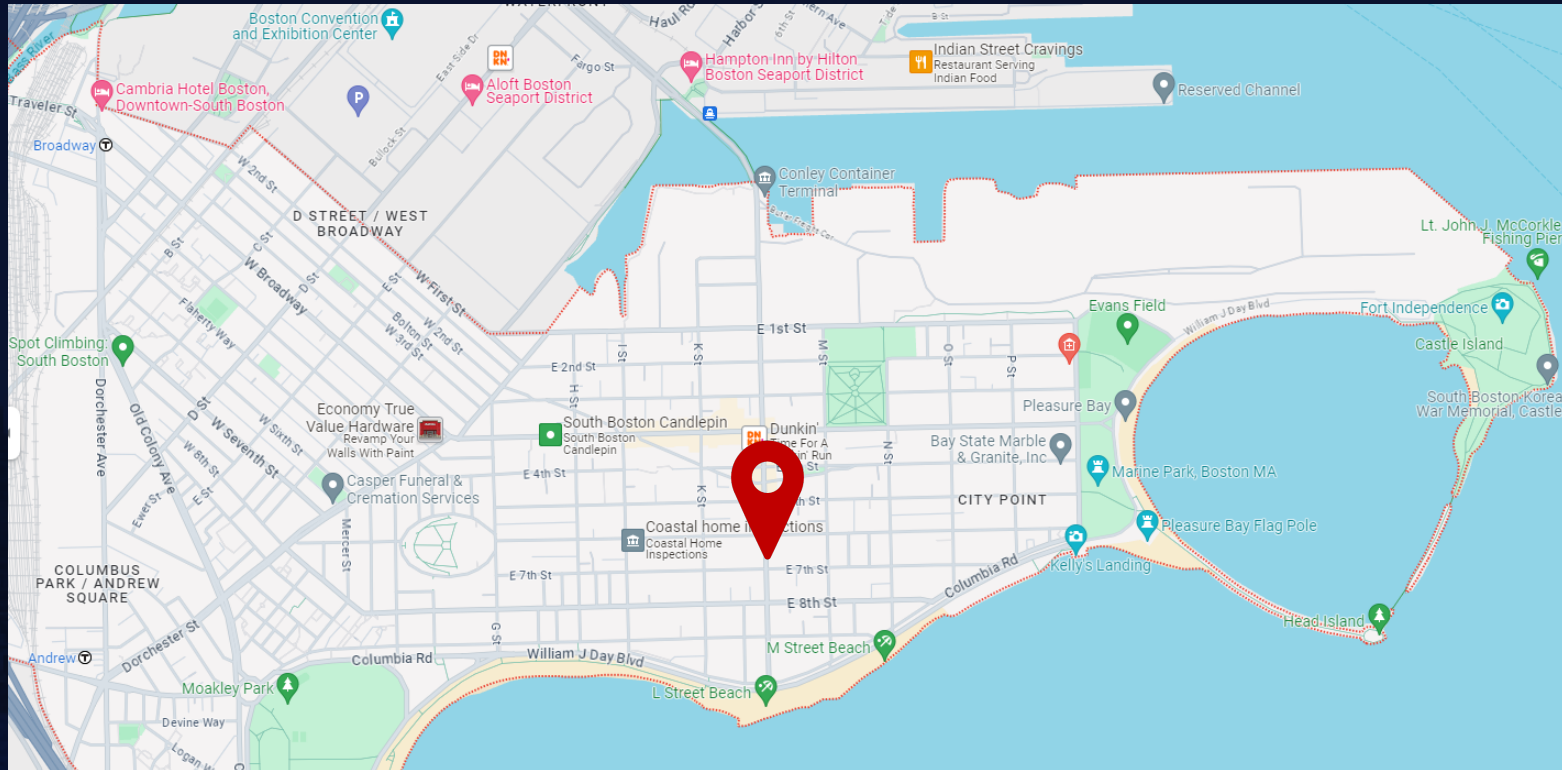


178 L Street, Boston, MA 02127

\$2,900,000

Location

178 L Street, Boston, MA 02127



Financials

Current Rents

Unit 1	3 Bed / 2 Bath	\$4,550
Unit 2	5 Bed / 2 Bath	\$6,500
Unit 3	5 Bed / 2 Bath	\$6,500
Total		\$17,050

Proforma Rents

Unit 1	\$4,750
Unit 2	\$6,500
Unit 3	\$6,500
Total	\$17,750

Expenses

Taxes	\$16,958.37
Insurance	\$6,100
R&M (Estimate)	\$3,000*
Water (Estimate)	\$2,900*
Landscaping	\$500*
Snow Removal	\$400*

* Expense is estimated due to not having a full year of stabilization

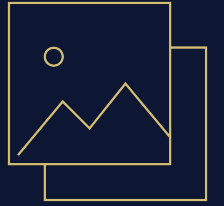
Gallery



Gallery



Gallery



Comparables



893 East 4th Street
\$3,100,000



726 East 2nd Street
\$3,150,000



247 L Street
\$3,080,000



46 L Street
\$2,900,000

178 L Street, Boston, MA 02127

Agents



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