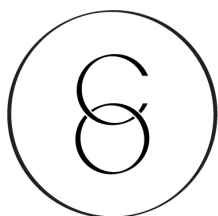


COMPASS

96-98 Boylston Street, Brookline Village  
**Prime Mixed-Use Opportunity**



Exclusively offered by Lara Shuqom of The Collective at Compass



## Asset Details

Prime investment and development opportunity on Boylston Street in desirable and transit-oriented Brookline Village. This legacy asset has been held by the same owner for over 40 years. The building is comprised of four separately deeded condo units converted in 1983. The owner has enjoyed long-term rental cash flow and all four units are currently tenanted.

The building underwent a major renovation in 1997. The owner excavated most of the basement and replaced the water main, sewer line, gas connections, electric main, and added circuits to new sub-panels on each floor. An ADA-compliant half bath was added on the first floor by the office, with new plumbing for the basement laundry.

In addition, the office area was fully insulated and protected by vapor barriers. The entire foundation was inspected and repaired where necessary, and a new cement floor was installed. A new brick wall, placed under the length of the main girder beam, provides structural support and serves as a lovely backdrop to the office space.

The first floor commercial office space is currently leased with lobby and waiting area with direct access from Boylston Street. The heat source is electric baseboard heater.

The upper floors consist of three sunny, floor-through residential units with spacious 2-3 bedroom/1 bath floor plans featuring high ceilings, wide pine floors, and large eat-in-kitchens. Each residential unit has two gas heating systems in the living room and kitchen venting into the chimneys. An additional +/- 1,007 sqft of unfinished space in attic (per architectural plans) were originally deeded to Unit 3 at the time of condo conversion.

96-98 Boylston is an incredible opportunity for investors and developers to bring their vision to life during this exciting and transformative era for Brookline Village.

### Unit 1 (Residential) 2nd floor:

- 943 sq ft, 2-3 beds, 1 bath
- Currently occupied TAW
- Rent - \$2,200/month includes heat, hot water and free laundry
- Rent unchanged since 2018



### Unit 2 (Residential) 3rd floor:

- 966 sq ft, 2-3 beds, 1 bath
- Currently occupied TAW
- Rent - \$2,000/month includes heat, hot water and free laundry
- Rent unchanged since 2017



### Unit 3 (Residential) 4th floor:

- 1,007 sq ft, 2-3 beds, 1 bath
- 1,007 unfinished space in attic
- Leased through 8/31/24
- Rent - \$2,500/month includes heat, hot water and free laundry
- Rent unchanged since 2021



### Unit 4 (Commercial) 1st floor:

- 297 sq ft, ADA compliant 1/2 bath, hallway, shared laundry, basement
- Currently occupied TAW
- Rent - \$800/month includes hot water
- Rent unchanged since 2005



*\*Images of Unit 2, virtually staged by DroneHome Media.  
The bottom image is Unit 4.*

# Rent Roll and Operating Expenses

Year 2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
<b>Rents Received</b>													
Unit 1	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$26,400
Unit 2	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Unit 3	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Commercial Office Space	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
<b>Total Rents</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$90,000</b>
<b>Year 2022</b>													
Unit 1	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$26,400
Unit 2	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Unit 3	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Commercial Office Space	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
<b>Total Rents</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$90,000</b>
<b>Year 2021</b>													
Unit 1	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$26,400
Unit 2	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Unit 3	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Commercial Office Space	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$9,600
<b>Total Rents</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$90,000</b>

## Operating Expenses – Last 3 Years

Year / Type	Unit 1	Unit 2	Unit 3	Unit 4	Total
<b>2023-2024</b>					
Property Taxes	\$5,840	\$5,950	\$6,086	\$3,421	\$21,297
Gas	\$2,795	\$2,121	\$2,191	\$0	\$7,107
Master Insurance	\$2,027	\$2,027	\$2,027	\$676	\$6,757
Water / Sewer	\$685	\$685	\$685	\$227	\$2,282
Electric (common)	\$491	\$491	\$491	\$164	\$1,637
Refuse	\$291	\$291	\$291	\$98	\$971
					<b>\$40,051</b>
<b>2022-2023</b>					
Property Taxes	\$5,632	\$5,738	\$5,912	\$3,456	\$20,738
Gas	\$2,812	\$1,725	\$1,646	\$0	\$6,183
Master Insurance	\$1,861	\$1,861	\$1,861	\$620	\$6,203
Water / Sewer	\$539	\$539	\$539	\$179	\$1,796
Electric (common)	\$392	\$392	\$392	\$130	\$1,306
Refuse	\$278	\$278	\$278	\$92	\$926
					<b>\$37,152</b>
<b>2021-2022</b>					
Property Taxes	\$5,338	\$5,438	\$5,601	\$3317	\$19,694
Gas	\$2,943	\$1,757	\$1,802	\$0	\$6,502
Master Insurance	\$1,722	\$1,722	\$1,722	\$574	\$5,740
Water / Sewer	\$810	\$810	\$810	\$269	\$2,699
Electric (common)	\$481	\$481	\$481	\$160	\$1,603
Refuse	\$281	\$281	\$281	\$95	\$938
					<b>\$37,176</b>

## List of Improvements

Year	Unit	Description (e=exterior, h=hallway, b=basement)
2023	1	New Water Heater (AO Smith)
2023	e	Tree Work
2023	1	Kitchen & Bath Renovation (cont.)
2022	1	Kitchen & Bath Renovation
2022	2	New Water Heater
2020	b	New LG Washer & Dryer
2020	b	Laundry Plumbing
2020	b	Laundry Electric
2019	e	New Roof & Gutters, etc. (Total Replacement)
2018	1	New Updated Wiring Throughout Unit
2018	1	Plumbing (TBros)
2018	1	Floor Sanding
2018	e	New Metal Fence & Posts
2017	4	Kitchen & Bath Remodel
2017	2	New Toilet & Install
2016	3 & 4	Plumbing
2016	4	New Office Carpet
2015	1	Dense Pack Cellulose Insulation into Walls
2013	3	Kitchen & Bath Additional Rehab
2013	2	New Stove & Heater
2013	e	Roofing & Additional Masonry
2011	3	Kitchen & Bath Minor Rehab
2008	2	Plumbing
2007	e	Cement - Front Entry Landing & Plinth Blocks
2006	3	New Stove & Heater
2005	h	New Carpet - Top to Bottom
2004	4	New Plumbing Stack & Carpentry
2003	e	New Cement Steps & Walkway
2003	2	Carpentry & Paint
2002	e	Paint
2002	3	Deleading - See Compliance Paperwork
2001	2	New Heater
1997	4	New Office
1996	4	New Office
1995	4	New Systems & New Office
1994	4	Basement Demo & New Systems
1988	3	New Windows
1987	2	New Windows
1984	2 & 3	Sand & Refinish Floors

## The Neighborhood

The building is ideally situated along the Boylston Street corridor in Brookline Village, one of the areas most dynamic and transformative neighborhoods. Centrally positioned 0.2 miles from the Brookline Village T Station (Green Line), 0.6 miles from Brookline High School, and 0.9 miles from Longwood Medical, residents enjoy a multitude of transit options and easy access to Boston and Chestnut Hill. Brookline Village offers a wide array of amenities including restaurants, cafes, gyms, yoga studios, retail and more plus world-renowned medical facilities listed below. In addition, the Boylston corridor is now home to numerous hotels and new construction apartment and condo buildings answering high demand for visitors and residents alike. To explore the neighborhood, view our drone video by [clicking here](#).

### Recent neighborhood arrivals include:

- The Boston Children's Hospital - Brookline Campus
- The Dana Farber Administrative Offices
- The Hilton Homewood Suites (across from 96-98 Boylston Street)
- The Hilton Garden Inn

### Parking:

Monthly parking spaces are available for rent in the new Brookline Place parking garage.

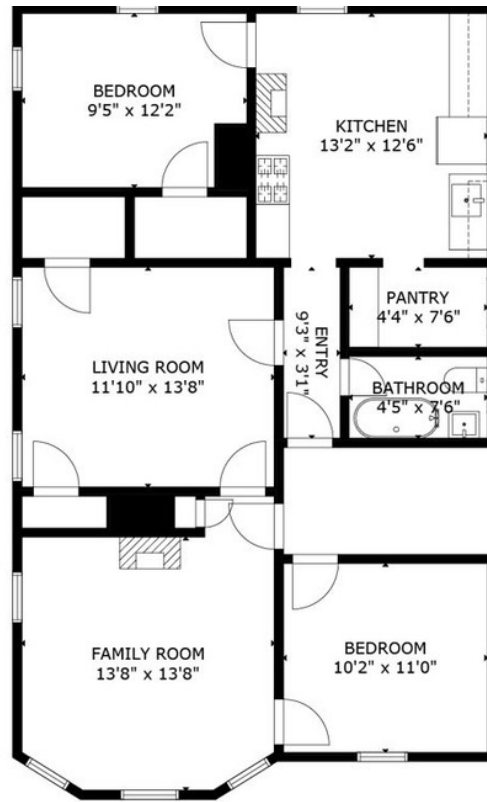
## The Boulevard - Boylston Street Corridor

In collaboration with the Massachusetts Department of Transportation, The Town of Brookline is in the exploration phase to enhance the Boylston Street Corridor into a "Boulevard." The area of interest is from Cypress Street to High Street. The Town has formed the "Boylston Street Corridor Study Committee" and hired the Toole Design Group of Boston to present concepts such as wider sidewalks, bike paths, street trees, and pedestrian lighting.

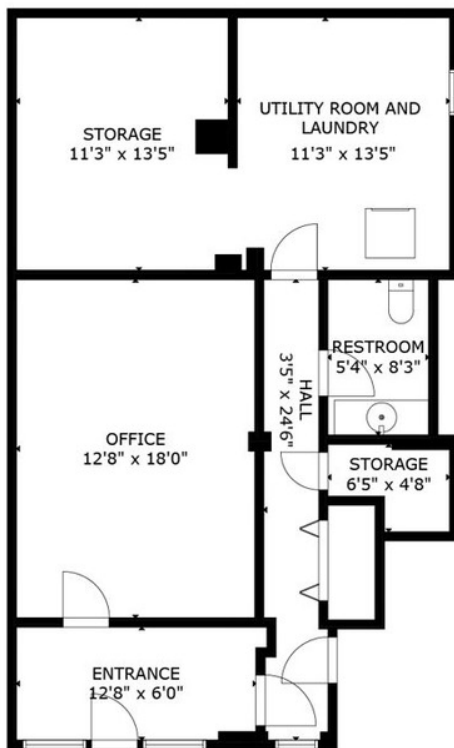
# Floor Plans



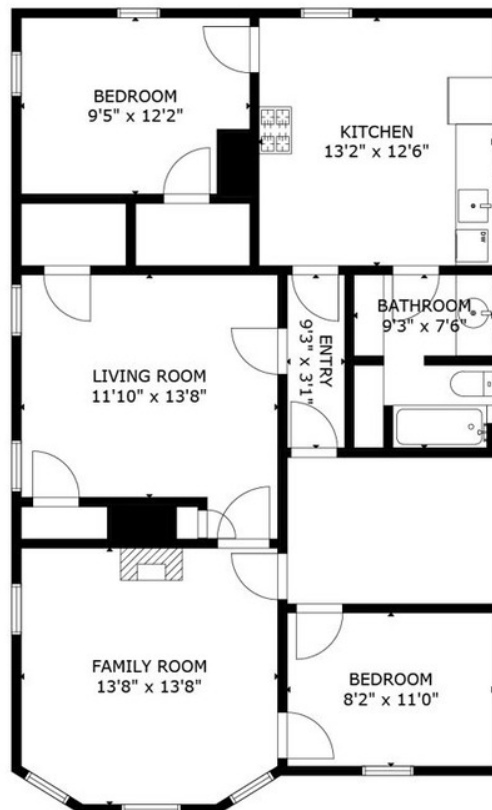
UNIT 2



UNIT 3



OFFICE



UNIT 1

# Desirable Transit-Oriented Location



COMPASS



Lara Shuqom

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## Additional Information:

- FY2024 Taxes: \$21,297
- Condos are individually taxed by the Town of Brookline
- SQFT: 3,213 \*does not include +/- 1,007 unfinished attic space
- Zoning District: G-1.0
- Lot Size: 1,997 Sq Ft
- Year Built: 1930
- Sold As-Is