

**5-ATTACHED BRICK
THREE FAMILIES
FOR SALE**



1107-1115 HARRISON AVE, ROXBURY, MA

15 UNITS - MINIMUM BID \$4,500,000

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PROPERTY DESCRIPTION

MINIMUM BID \$4.5M. Five attached brick three-family homes, located at 1107-1115 Harrison Ave, Roxbury, MA, comprised of 15 two-bedroom units with 14,688 gross and 11,064 rentable square feet. The total lot size for the 15 units is 4,610 square feet; there is an additional 3,000-square-foot vacant lot to the rear of the property on Eustis Ave that could be purchased separately. Rents are currently below market, with market rents closer to \$2,800/month. Recent improvements include hardwood floors and kitchen cabinets. There is ongoing development throughout the neighborhood.

OFFERING SUMMARY

Sale Price:	\$4,500,000.00
Number of Units:	15
Lot Size:	4,610 SF
Building Size:	11,064 SF
NOI:	\$241,614.30

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,190	6,436	28,964
Total Population	4,856	14,715	73,282
Average HH Income	\$48,026	\$66,587	\$115,654

LOCATION DESCRIPTION



PROPERTY DESCRIPTION

1107-1115 Harrison Ave is a multifamily investment opportunity located in the Roxbury neighborhood of Boston, Massachusetts, just minutes from Downtown Boston and several of the city's largest employment and educational centers. The property benefits from strong urban connectivity and a dense surrounding population, positioning it within one of Boston's most active and evolving residential submarkets.

Located in Roxbury, Massachusetts | Boston, MA, USA, the asset is surrounded by a diverse mix of multifamily housing, historic brownstones, mixed-use developments, and ongoing residential redevelopment projects. Roxbury has experienced continued public and private investment in recent years due to its proximity to the South End, Nubian Square, and the Longwood Medical Area, driving sustained residential demand and neighborhood growth.

The property is supported by several major institutional and employment anchors nearby, including Boston Medical Center, Northeastern University, Wentworth Institute of Technology, and the Longwood Medical and Academic Area. These institutions provide a consistent tenant base of healthcare workers, students, faculty, and other urban professionals seeking convenient access to Boston's core employment corridors.

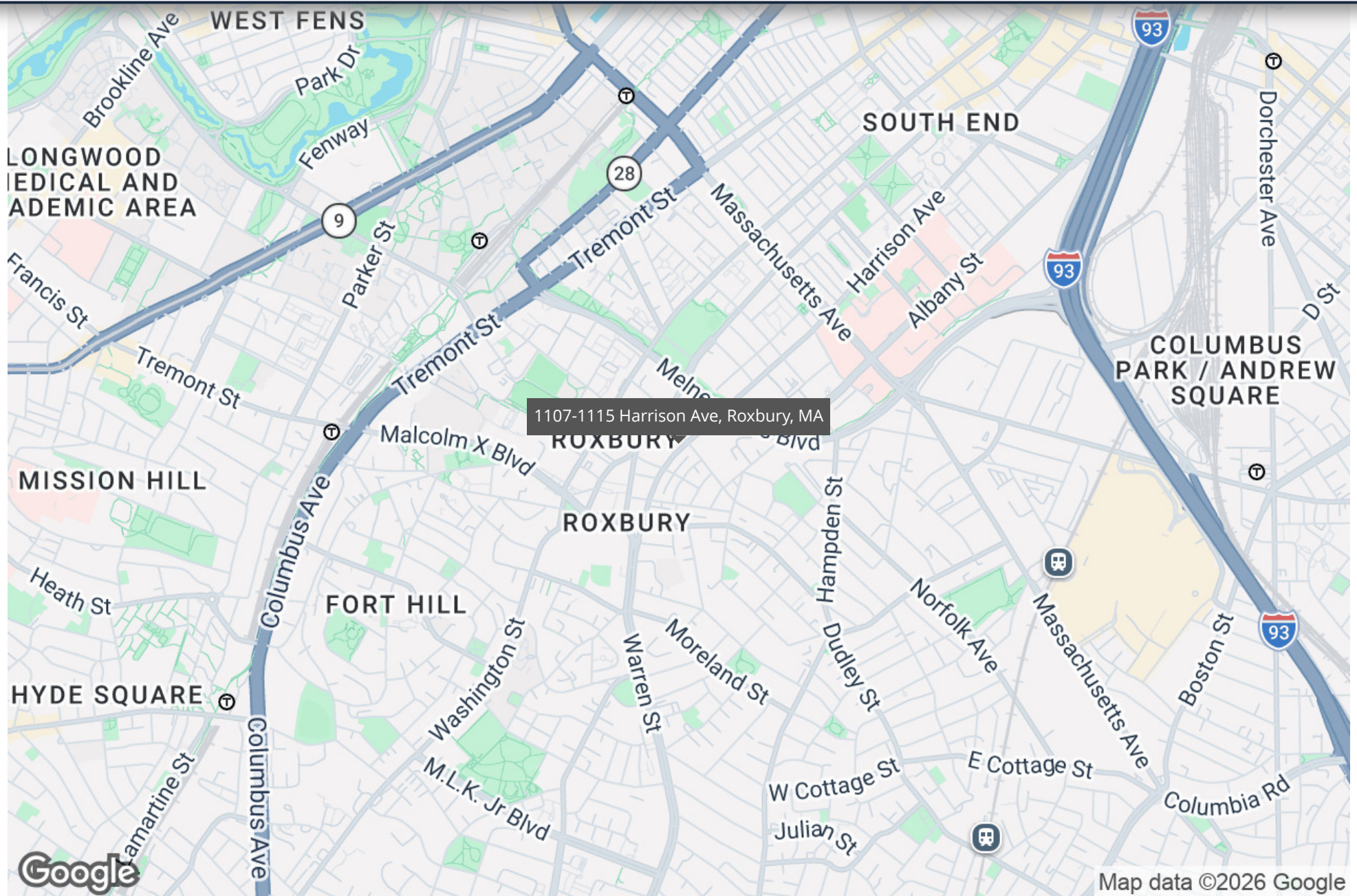
Residents benefit from excellent access to public transportation, neighborhood retail, restaurants, parks, and cultural amenities throughout Roxbury and the surrounding Boston neighborhoods. With its strategic infill location, strong institutional proximity, and continued neighborhood revitalization, 1107-1115 Harrison Ave represents a compelling multifamily investment opportunity within a supply-constrained Boston market.



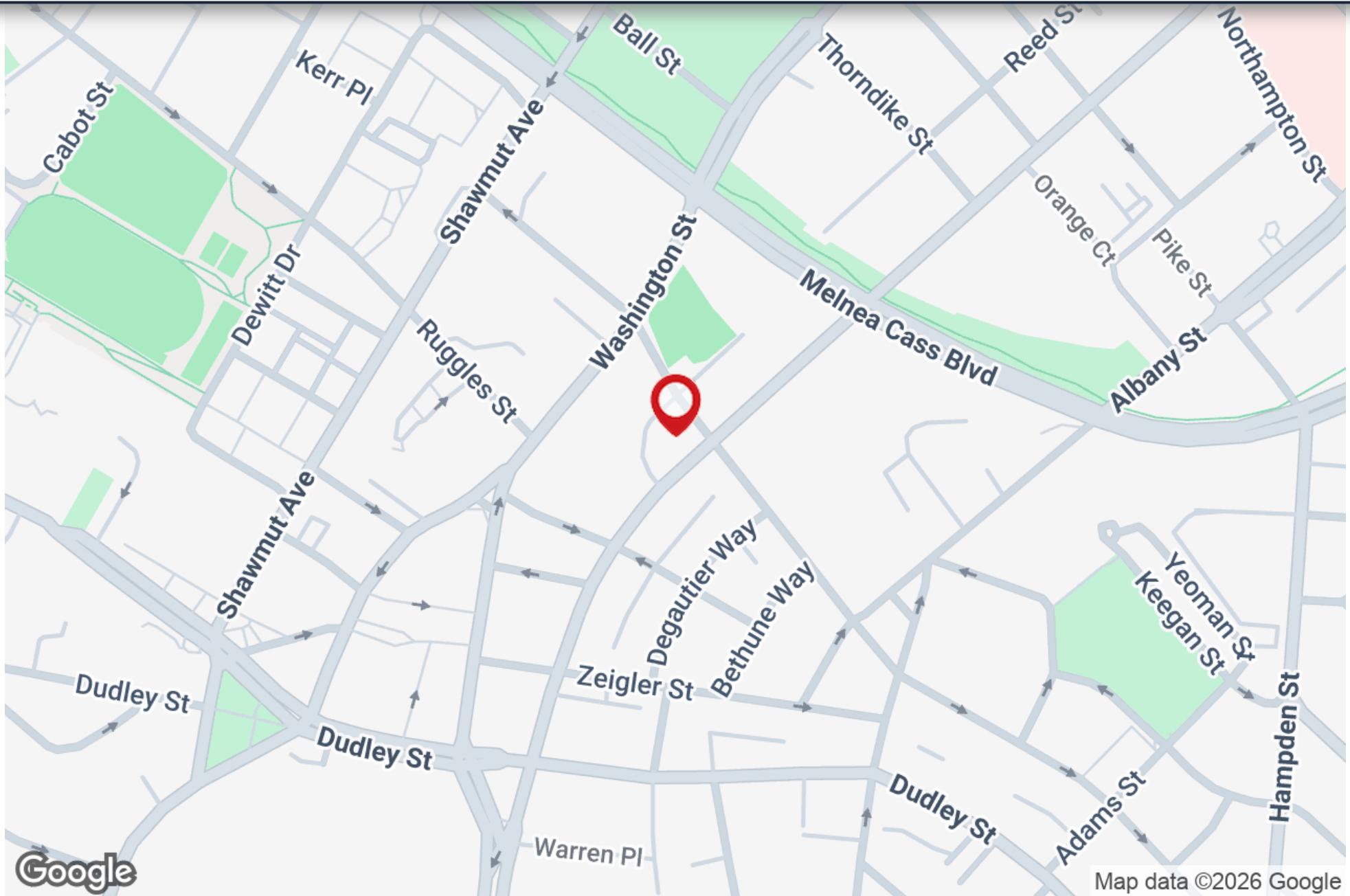
PROPERTY HIGHLIGHTS

- **11,064 SF rentable space / 15 two-bedroom units with spacious layouts:** Offers substantial multifamily space with functional, comfortable living units.
- **Brick three-family homes with off-street parking & vacant lot:** Low-rise, durable construction with tenant convenience and optional flexibility for future use or expansion.
- **Roxbury location with neighborhood development:** Situated in a part of Boston experiencing ongoing development, with access to local amenities and services.
- **Strong rent growth potential:** Current rents average \$2,370/month, below the market rate (~\$2,800/month), allowing near-term income upside.
- **Turnkey investment potential:** Operational with existing occupancy, allowing for immediate income generation with minimal additional work.

REGIONAL MAP

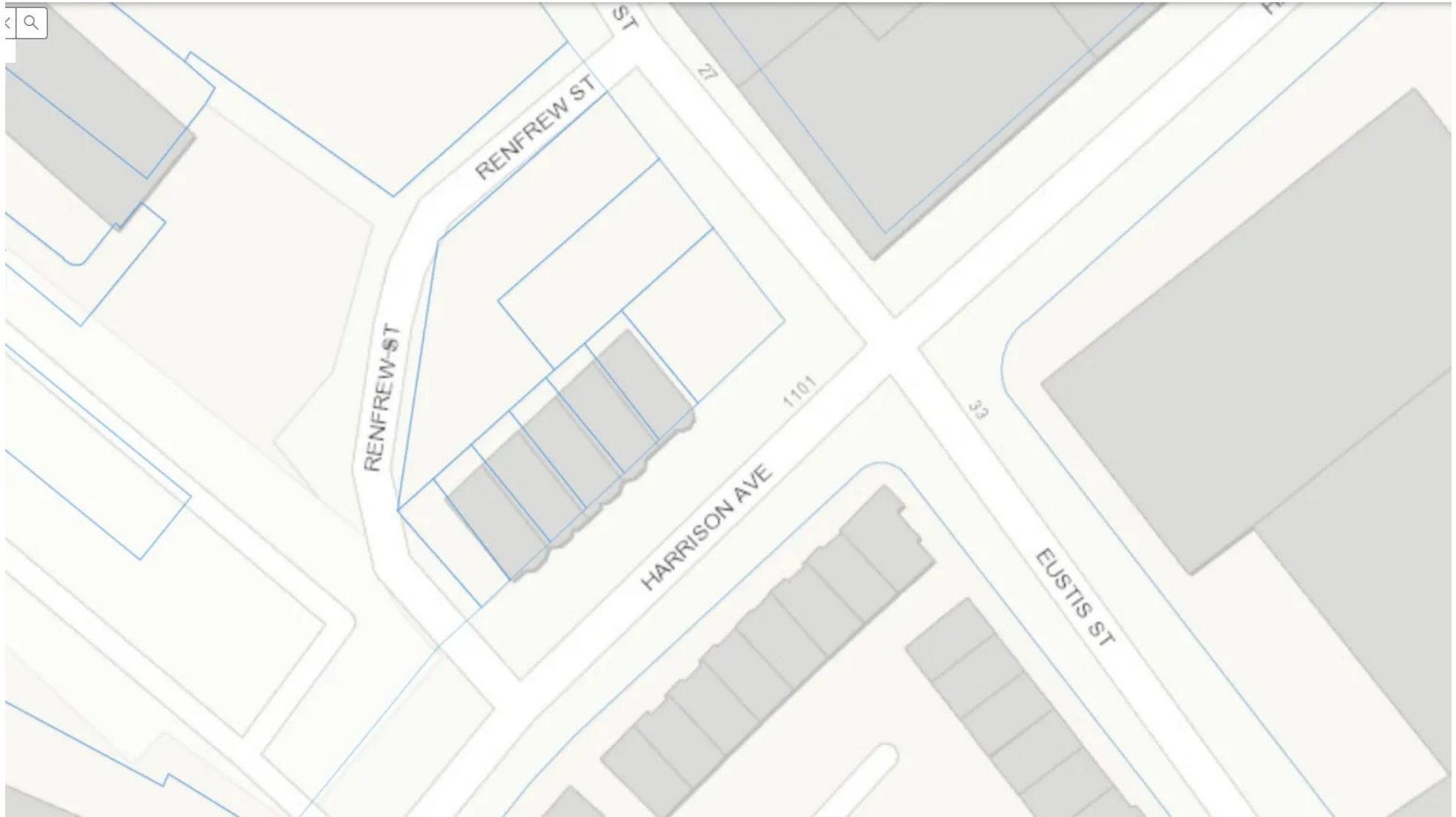


LOCATION MAP











OPERATING INCOME	Current	Per Unit	Potential	Per Unit
Gross Market Rent	413,100	#VALUE!	504,000	#VALUE!
Vacancy Loss	(12,393)	#VALUE!	(15,120)	#VALUE!
Total Lease Rent	400,707	#VALUE!	488,880	#VALUE!
Laundry	4500	#VALUE!	4500	#VALUE!
Total Other Income	4,500	#VALUE!	4,500	#VALUE!
Effective Gross Income	405,207	#VALUE!	493,380	#VALUE!

OPERATING EXPENSES	Current	Per Unit	Potential	Per Unit
Utilities	41,715	#VALUE!	41,715	#VALUE!
Repairs & Maintenance	20,260	#VALUE!	24,669	#VALUE!
Management Fee	20,260	#VALUE!	24,669	#VALUE!
Real Estate Taxes	52,930	#VALUE!	52,930	#VALUE!
Insurance	28,427	#VALUE!	28,427	#VALUE!
Total Operating Expenses	163,593	#VALUE!	172,410	#VALUE!
Net Operating Income	241,614	#VALUE!	320,970	#VALUE!

RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
1107-1	2	1	750 SF	\$2,400	\$3.20	\$2,800	\$3.73
1107-2	2	1	750 SF	\$2,600	\$3.47	\$2,800	\$3.73
1107-3	2	1	750 SF	\$2,250	\$3.00	\$2,800	\$3.73
1109-1	2	1	750 SF	\$2,450	\$3.27	\$2,800	\$3.73
1109-2	2	1	750 SF	\$2,600	\$3.47	\$2,800	\$3.73
1109-3	2	1	750 SF	\$2,650	\$3.53	\$2,800	\$3.73
1111-1	2	1	750 SF	\$2,450	\$3.27	\$2,800	\$3.73
1111-2	2	1	750 SF	\$2,600	\$3.47	\$2,800	\$3.73
1111-3	2	1	750 SF	\$2,600	\$3.47	\$2,800	\$3.73
1113-1	2	1	750 SF	\$2,300	\$3.07	\$2,800	\$3.73
1113-2	2	1	750 SF	\$2,400	\$3.20	\$2,800	\$3.73
1113-3	2	1	750 SF	\$1,300	\$1.73	\$2,800	\$3.73
1115-1	2	1	750 SF	\$2,400	\$3.20	\$2,800	\$3.73
1115-2	2	1	750 SF	\$2,450	\$3.27	\$2,800	\$3.73
1115-3	2	1	750 SF	\$2,100	\$2.80	\$2,800	\$3.73
TOTALS			11,250 SF	\$35,550	\$47.42	\$42,000	\$55.95
AVERAGES			750 SF	\$2,370	\$3.16	\$2,800	\$3.73

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHICS

MAP & REPORT



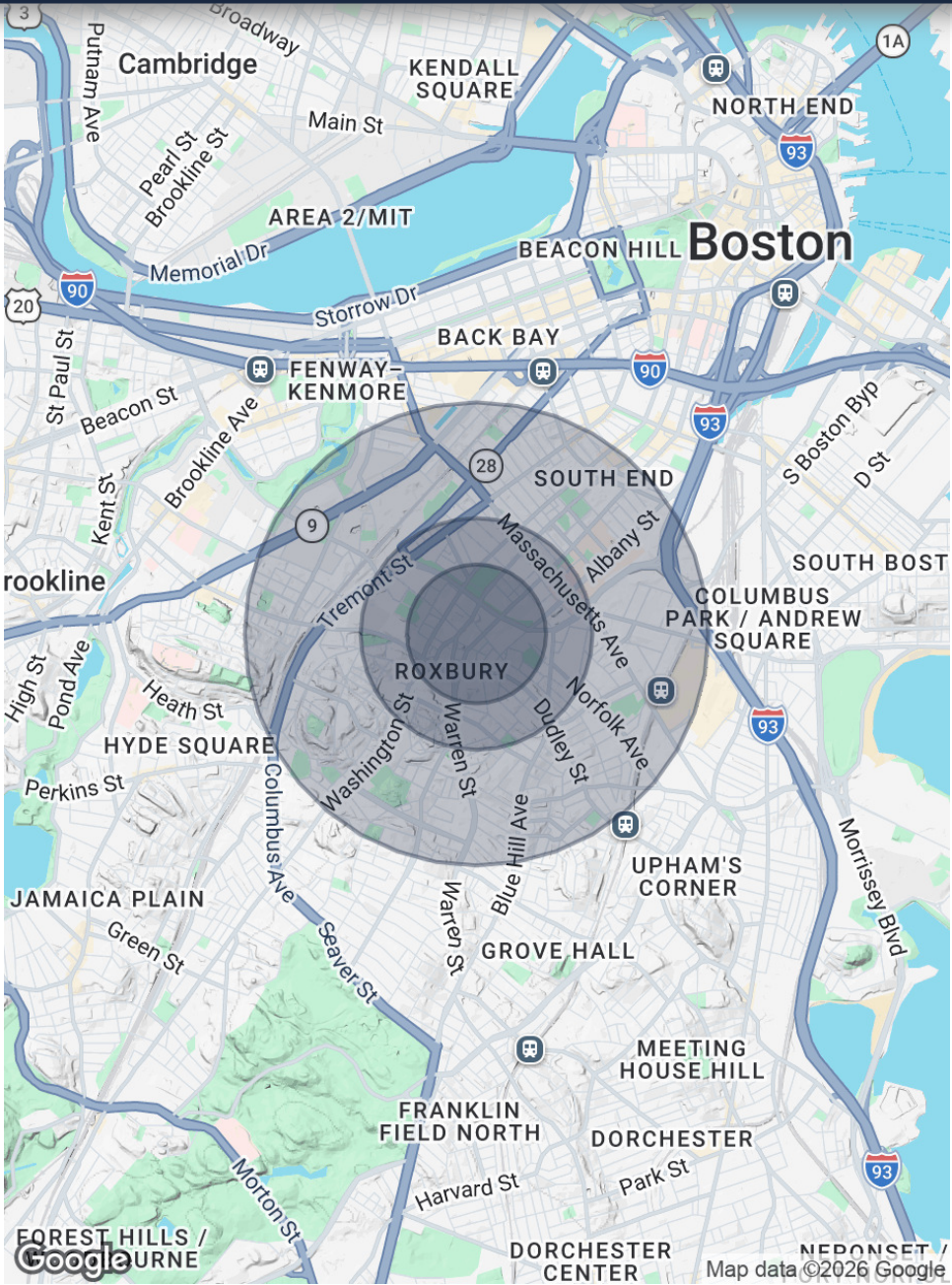
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,856	14,715	73,282
Average Age	33.8	33.5	33.0
Average Age (Male)	29.0	30.6	32.3
Average Age (Female)	38.1	37.4	34.8

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,190	6,436	28,964
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$48,026	\$66,587	\$115,654
Average House Value	\$434,114	\$606,217	\$967,816

2023 American Community Survey (ACS)





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PROFESSIONAL BACKGROUND

Rich Cawley founded United Multi Family (UMF) in 1998. As the company's President, he leads one of the most active middle-market investment sales teams in the Northeast. Since founding the firm, UMF has completed over 1,500 transactions totaling more than \$3 billion in sales. Rich brings extensive experience as an owner and developer of multifamily properties to UMF and applies his experience daily to ongoing transactions.

Top Sales to Date

South Boston, MA 161 units \$65,000,000

Boca Raton, FL 106 units \$34,000,000

Bridgeport, CT 462 units \$30,540,000

Stoughton, MA 76 units \$17,500,000

Winthrop, MA 150 units \$16,000,000

Scituate, MA 34 units \$15,500,000

Saugus, MA 69 units \$14,025,000

Jamaica Plain, MA 54 units \$13,500,000

Boca Raton, FL 53 units \$13,500,000

Ayer, MA 76 units \$12,105,000

Miami, FL 181 units \$9,485,000

Bridgeport, CT 164 units \$9,418,000

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