



**FOR SALE**  
**~39 APPROVED PERMITS ~**  
**Mission Hill**  
**107-111 Terrace Street in Roxbury, MA**

**111 Terrace Street**

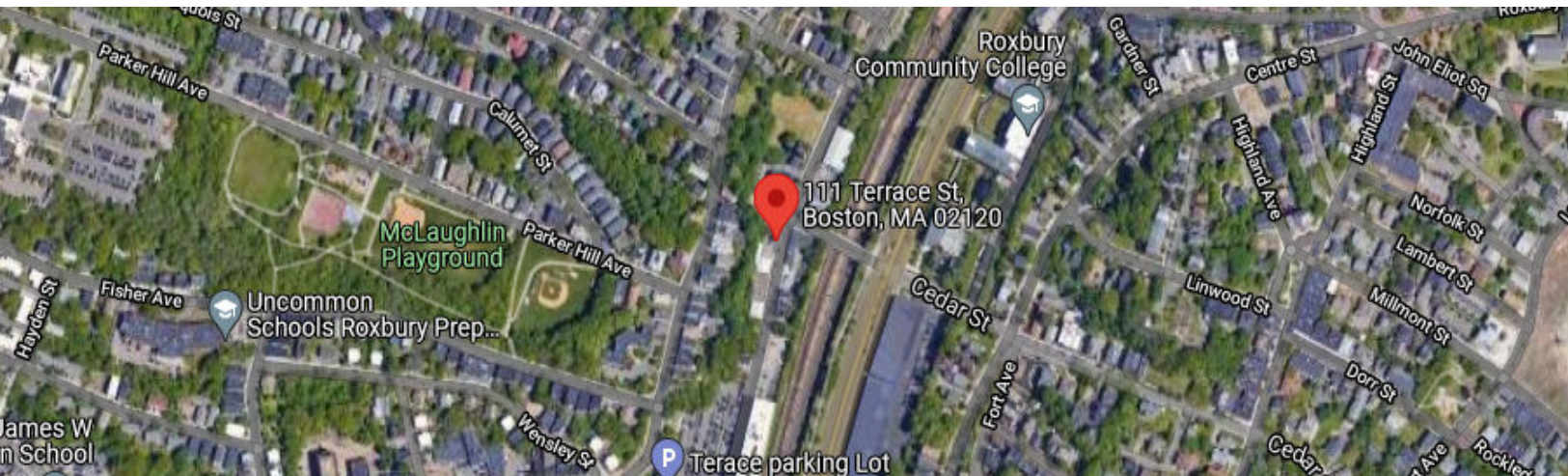


**OFFERING MEMORANDUM**

**Denenberg Realty Advisors**

**Neil Denenberg | 617-720-5656 | Cell 617-688-6761**

**Neil@DenenbergRealty.com**



***"This is a rare opportunity to purchase 39 Permits in Mission Hill"***

### **PORTFOLIO SUMMARY**

**Denenberg Realty Advisors has been exclusively retained to market for sale 39 Permits to build condos or apartments with 21 Parking Spaces at 107-111 Terrace Street in Roxbury, MA in Mission Hill.** The proposed building will be 31,361 SF consisting of 39 Units (34 units at market rate plus 5 affordable units). The lot is 11,856 SF. This is a unique opportunity for a developer, builder or investor to build apartments or condos.

**Mission Hill** is a three quarter square mile, primarily a residential neighborhood of Boston that borders Roxbury, Jamaica Plain, Brookline and Fenway-Kenmore. It is home to several hospitals and universities, including Brigham and Women's Hospital and New England Baptist Hospital, Northeastern University, Wentworth, Mass College of Art and Harvard Medical School. Mission Hill is known for its brick row houses and triple decker homes of the late 19th century. The Mission Hill Roxbury Crossing T-Station is at the end of Terrace Street.

### **PERMIT HIGHLIGHTS**

<b>Property Type:</b>	39 Permits and 21 Parking Spaces
<b>Address:</b>	107-111 Terrace Street, Mission Hill-Roxbury, MA 02120
<b>Lot Size:</b>	11,856 SF
<b>Parking:</b>	21 Parking Spaces
<b>Gallery:</b>	1 <sup>st</sup> Floor has a 347 SF Shared Artists Workspace
<b>Building Size:</b>	31,358 SF
<b>Condo/Apartments:</b>	Total Condos or Apartments: 39 Units Market Rate: 34 Units Affordable: 5 Units

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### 39 Condo or Apartment Units

Floor	Artist Studio	Studio	One Bedroom	Two Bedroom	Square Footage
<b>1<sup>st</sup> (101-111)</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>8,797 SF</b>
<b>2<sup>nd</sup> (201-211)</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>8,797 SF</b>
<b>3<sup>rd</sup> (301-311)</b>		<b>2</b>	<b>6</b>	<b>1</b>	<b>7,078 SF</b>
<b>4<sup>th</sup> (401-411)</b>		<b>1</b>	<b>5</b>	<b>2</b>	<b>6,686 SF</b>
<b>39 Total Units*</b>	<b>2</b>	<b>7</b>	<b>22</b>	<b>8</b>	<b>31,358 SF</b>

### First Floor Unit Breakdown

UNIT SUMMARY	
1	STUDIO UNIT ( 1 ARTIST )
2	STUDIO UNIT
6	ONE BEDROOM UNITS
2	TWO BEDROOM UNITS
11	TOTAL UNITS
TOTAL SF = 8,797 SF	

UNIT BREAK DOWN		
UNIT # 101	2 BEDROOM	1024 SQ.FT.
UNIT # 102	1 BEDROOM	868 SQ.FT.
UNIT # 103	2 BEDROOM	761 SQ.FT.
UNIT # 104	1 BEDROOM	620 SQ.FT.
UNIT # 105	1 BEDROOM	707 SQ.FT.
UNIT # 106	STUDIO	691 SQ.FT.
UNIT # 107	1 BEDROOM	721 SQ.FT.
UNIT # 108	1 BEDROOM	686 SQ.FT.
UNIT # 109	1 BEDROOM	635 SQ.FT.
UNIT # 110	STUDIO	418 SQ.FT.
UNIT # 111	ARTIST STUDIO	518 SQ.FT.

## Second Floor Unit Breakdown

UNIT SUMMARY	
1	STUDIO UNIT ( 1 ARTIST )
2	STUDIO UNIT
5	ONE BEDROOM UNITS
3	TWO BEDROOM UNITS
11	TOTAL UNITS
TOTAL SF ■ 8,797 SF	

UNIT BREAK DOWN		
UNIT # 201	2 BEDROOM	1024 SQ.FT.
UNIT # 202	2 BEDROOM	908 SQ.FT.
UNIT # 203	2 BEDROOM	761 SQ.FT.
UNIT # 204	1 BEDROOM	620 SQ.FT.
UNIT # 205	1 BEDROOM	707 SQ.FT.
UNIT # 206	STUDIO	691SQ.FT.
UNIT # 207	1 BEDROOM	721 SQ.FT.
UNIT # 208	1 BEDROOM	686 SQ.FT.
UNIT # 209	1 BEDROOM	635 SQ.FT.
UNIT # 210	STUDIO	418 SQ.FT.
UNIT # 211	ARTIST STUDIO	518 SQ.FT.

### Third Floor Unit Breakdown

UNIT SUMMARY	
2	STUDIO UNITS
6	ONE BEDROOM UNITS
1	TWO BEDROOM UNITS
9	TOTAL UNITS
TOTAL SF = 7078 SF	

UNIT BREAK DOWN		
UNIT # 301	2 BEDROOM	1016 SQ.FT.
UNIT # 302	1 BEDROOM	763 SQ.FT.
UNIT # 303	1 BEDROOM	678 SQ.FT.
UNIT # 304	STUDIO	691 SQ.FT.
UNIT # 305	1 BEDROOM	721 SQ.FT.
UNIT # 306	1 BEDROOM	686 SQ.FT.
UNIT # 307	1 BEDROOM	635 SQ.FT.
UNIT # 308	STUDIO	418 SQ.FT.
UNIT # 309	1 BEDROOM	518 SQ.FT.

## Fourth Floor Unit Breakdown

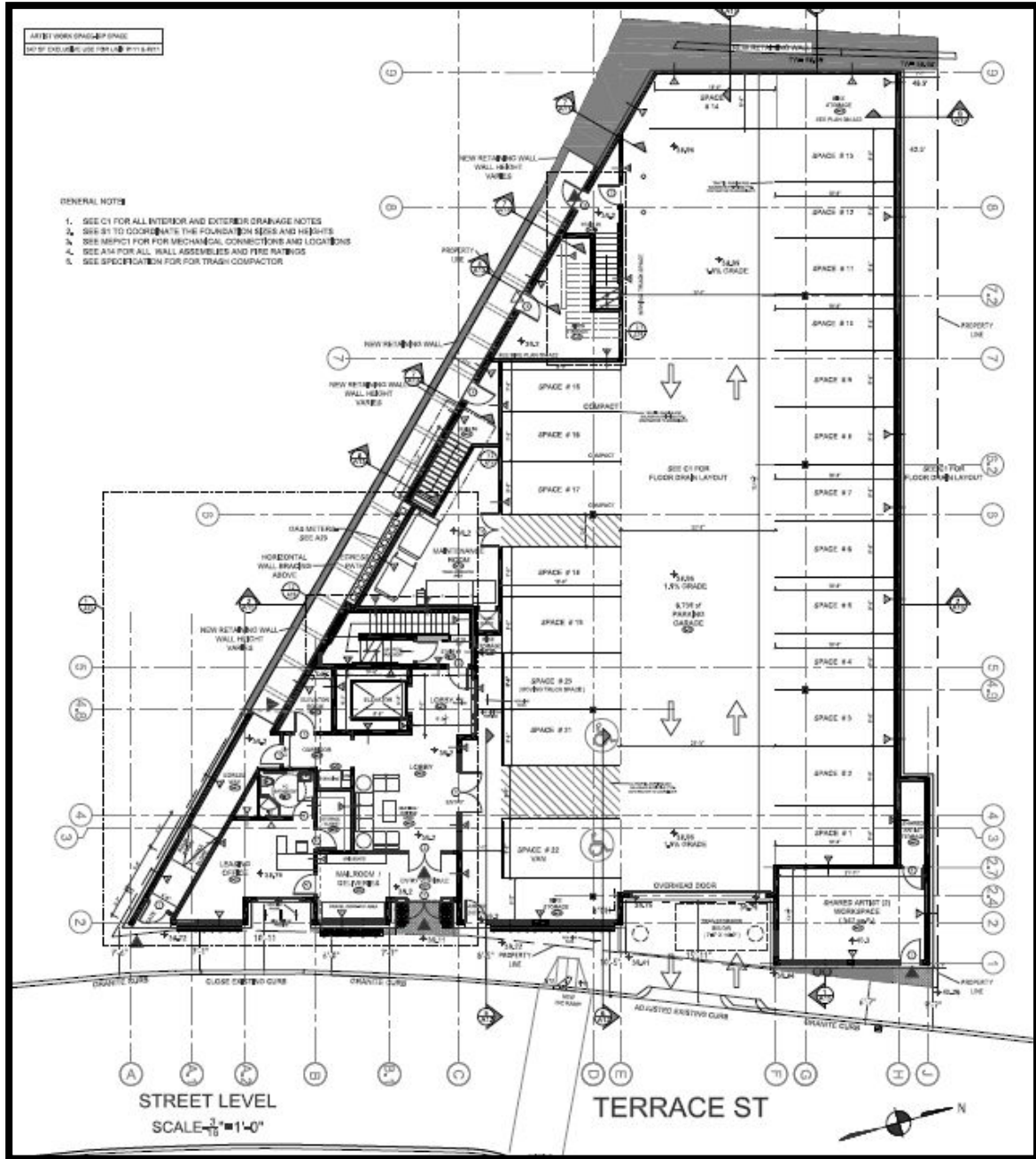
UNIT SUMMARY	
1	STUDIO UNITS
5	ONE BEDROOM UNITS
2	TWO BEDROOM UNITS
8	TOTAL UNITS
TOTAL SF = 6,686 sf	

UNIT BREAK DOWN		
UNIT # 401	2 BEDROOM	1016 SQ.FT.
UNIT # 402	1 BEDROOM	763 SQ.FT
UNIT # 403	1 BEDROOM	520 SQ.FT.
UNIT # 404	STUDIO	691 SQ.FT.
UNIT # 405	1 BEDROOM	525 SQ.FT.
UNIT # 406	1 BEDROOM	687 SQ.FT.
UNIT # 407	1 BEDROOM	630 SQ.FT.
UNIT # 408	2 BEDROOM	872 SQ.FT.



**Proposed Building Size: 31,361 SF**  
**Lot Size: 11,856 SF | 107-111 Terrace Street, Mission Hill**

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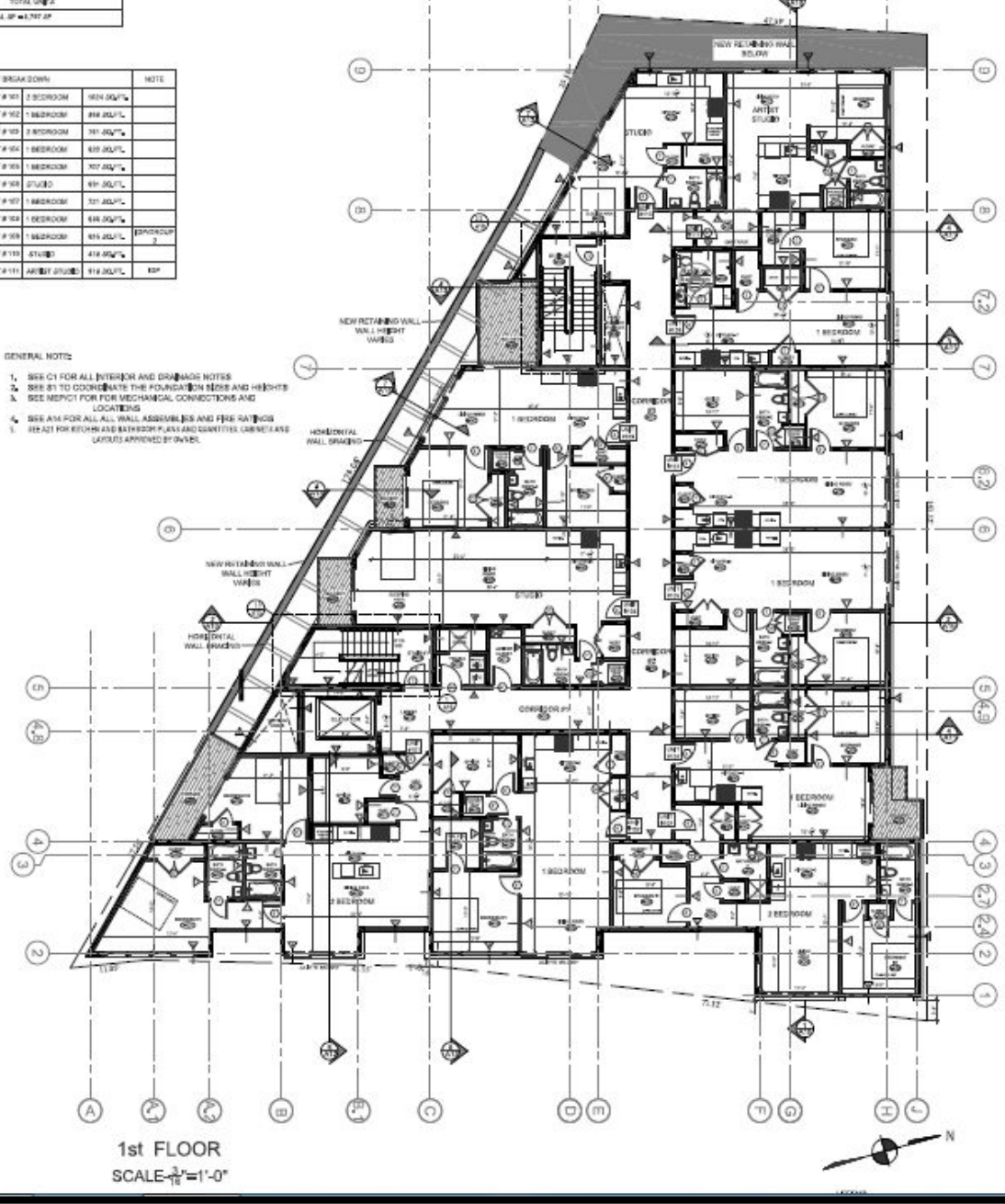
**STREET LEVEL PLAN**



1	ONE BEDROOM UNIT
2	TWO BEDROOM UNITS
11	TOTAL UNIT #
TOTAL SF = 4,797 SF	

UNIT BREAKDOWN	NOTE
UNIT # 101	2 BEDROOM 1054.00/SF
UNIT # 102	1 BEDROOM 816.00/SF
UNIT # 103	2 BEDROOM 787.00/SF
UNIT # 104	1 BEDROOM 619.00/SF
UNIT # 105	1 BEDROOM 707.00/SF
UNIT # 106	STUDIO 619.00/SF
UNIT # 107	1 BEDROOM 727.00/SF
UNIT # 108	1 BEDROOM 616.00/SF
UNIT # 109	1 BEDROOM 616.00/SF
UNIT # 110	STUDIO 418.00/SF
UNIT # 111	ARTIST STUDIO 518.00/SF

- GENERAL NOTE
- SEE C1 FOR ALL INTERIOR AND DRAINAGE NOTES
  - SEE S1 TO COORDINATE THE FOUNDATION BASE AND HEIGHTS
  - SEE MEPC1 FOR MECHANICAL CONNECTIONS AND LOCATIONS
  - SEE A14 FOR ALL WALL ASSEMBLIES AND FIRE RATINGS
  - SEE A15 FOR REFINISH AND BATHROOM FIXTURES, CABINETS AND LAYOUTS APPROVED BY OWNER.



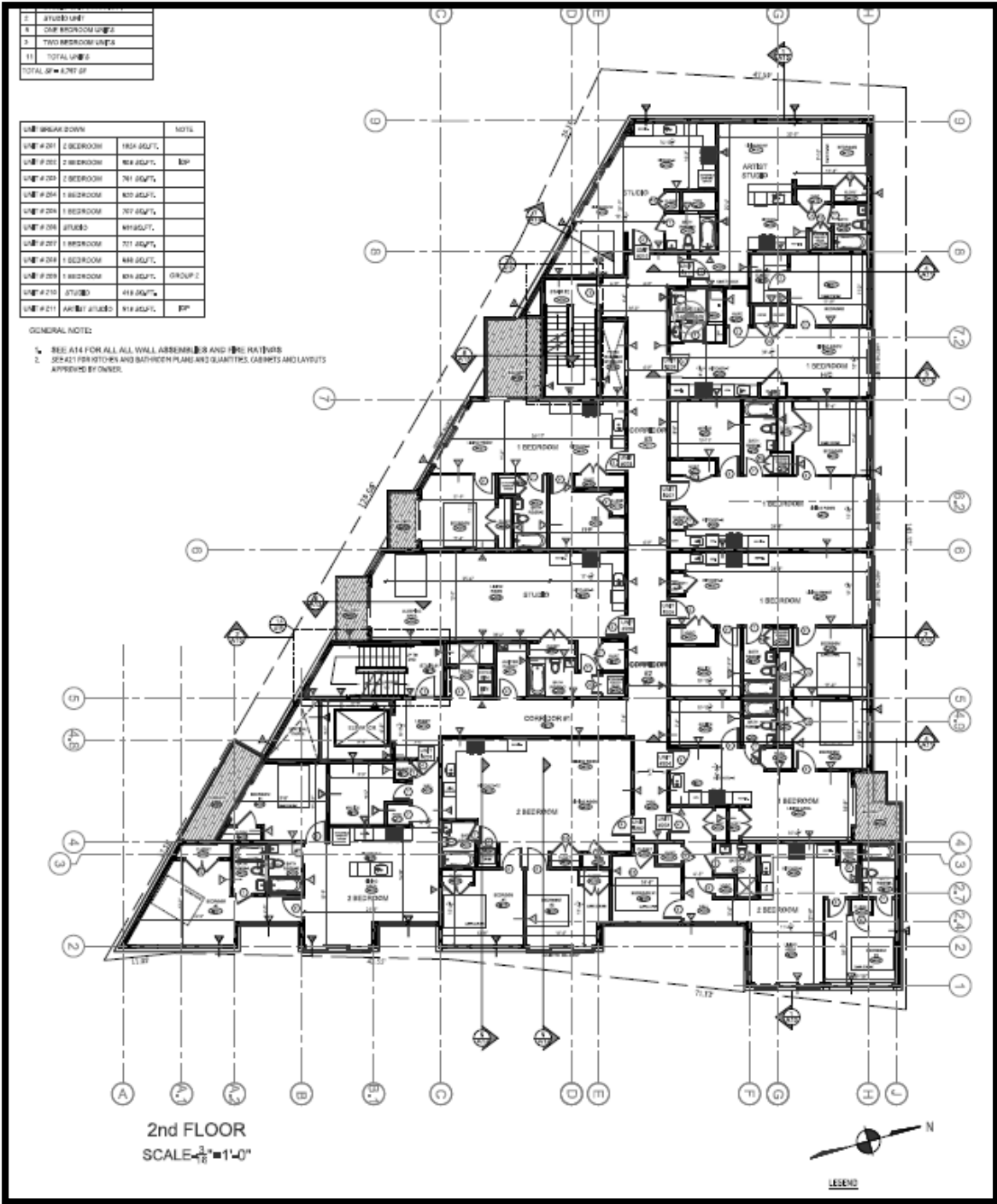
**FIRST FLOOR PLAN**

1	STUDIO UNIT
8	ONE BEDROOM UNITS
3	TWO BEDROOM UNITS
11	TOTAL UNITS
TOTAL SF = 6,787 SF	

UNIT BREAK DOWN	NOTE
UNIT # 201	2 BEDROOM 1854 SQ.FT.
UNIT # 202	2 BEDROOM 1844 SQ.FT. 10P
UNIT # 203	2 BEDROOM 761 SQ.FT.
UNIT # 204	1 BEDROOM 800 SQ.FT.
UNIT # 205	1 BEDROOM 757 SQ.FT.
UNIT # 206	STUDIO 449 SQ.FT.
UNIT # 207	1 BEDROOM 711 SQ.FT.
UNIT # 208	1 BEDROOM 488 SQ.FT.
UNIT # 209	1 BEDROOM 804 SQ.FT. GROUP 2
UNIT # 210	STUDIO 418 SQ.FT.
UNIT # 211	ARTIST STUDIO 918 SQ.FT. 1P

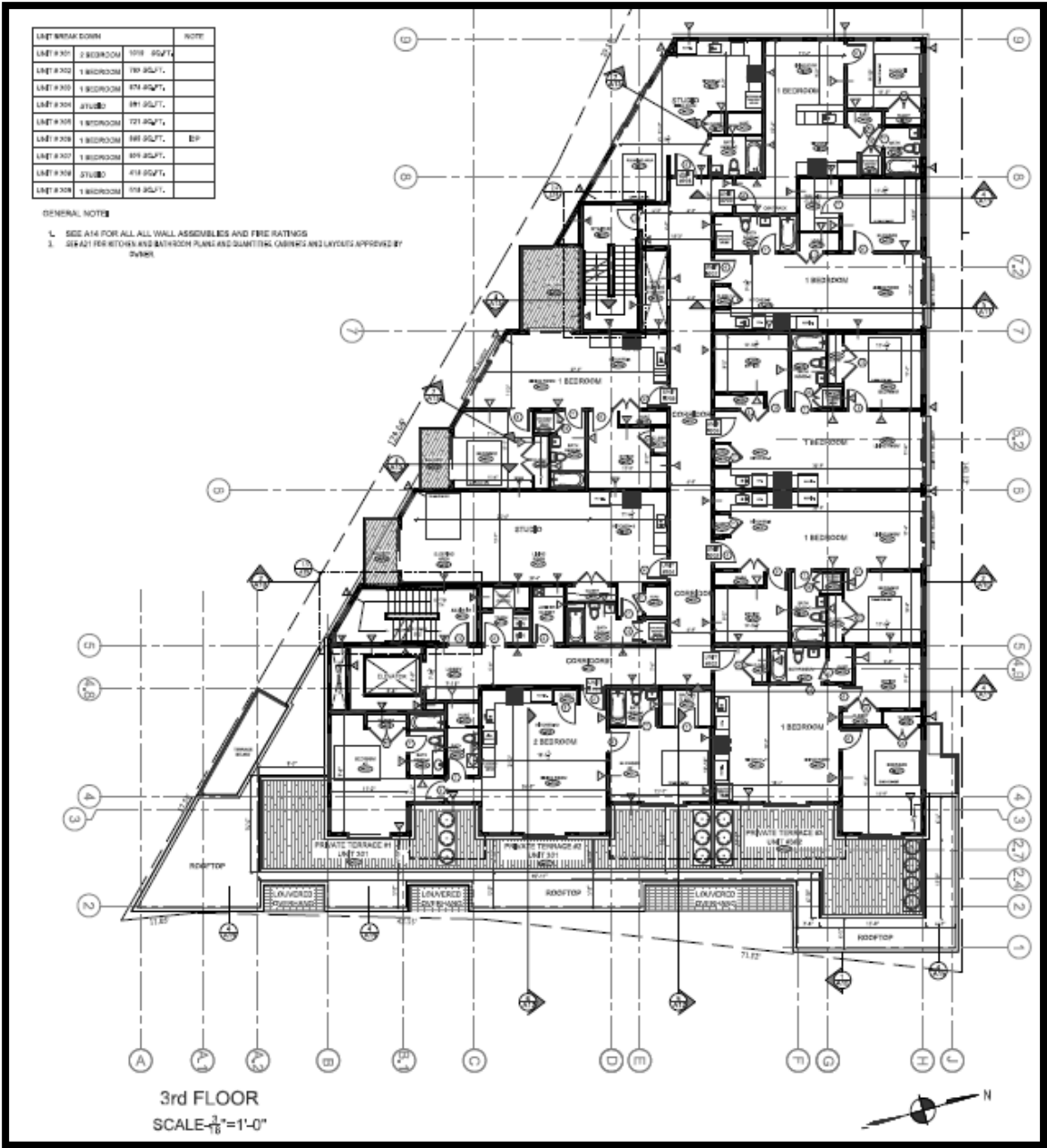
GENERAL NOTE:

1. SEE A14 FOR ALL ALL WALL ABREVIATIONS AND FINISHES
2. SEE A21 FOR KITCHEN AND BATHROOM PLANS AND QUANTITIES, CABINETS AND LAYOUTS APPROVED BY OWNER.

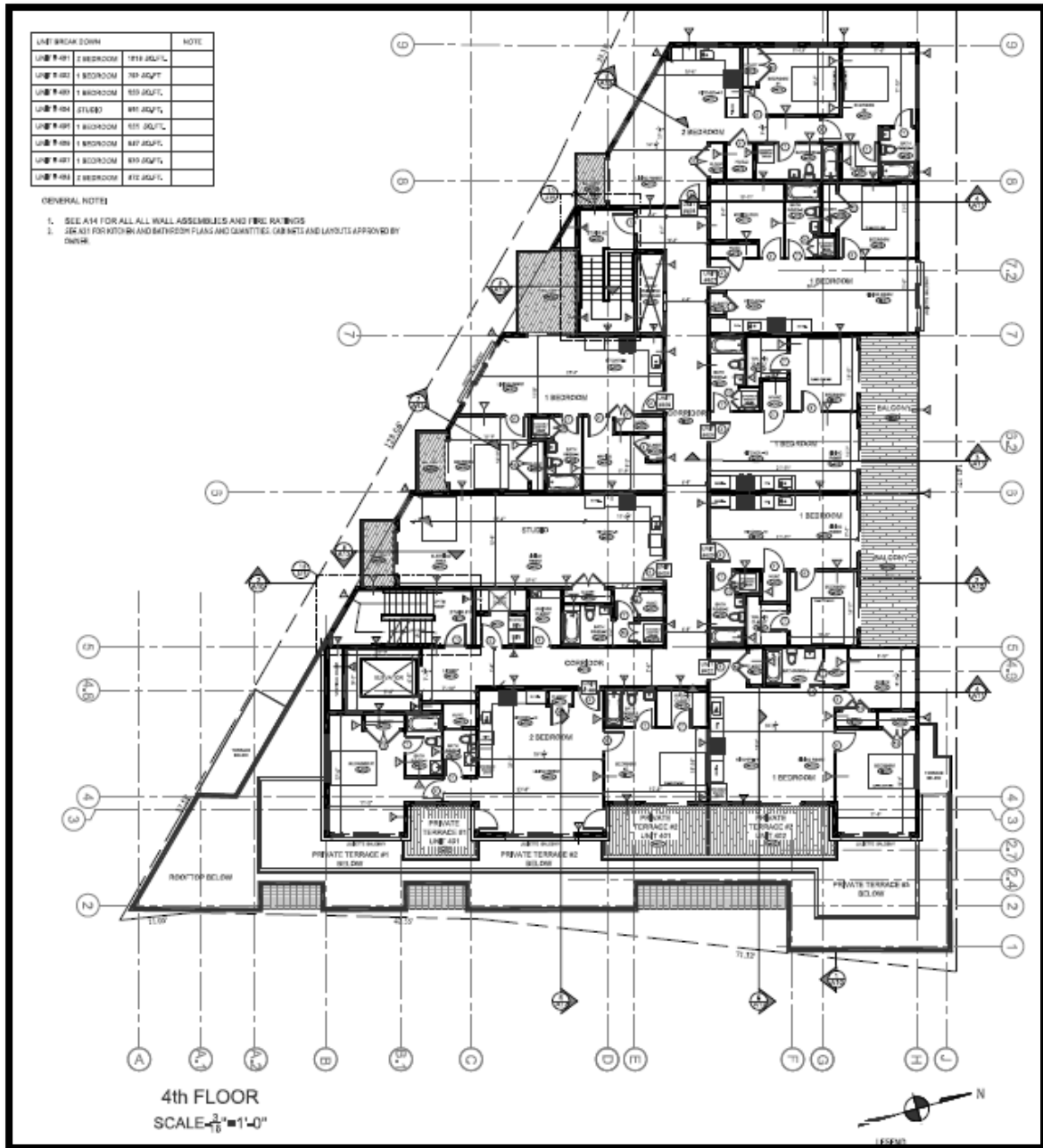


2nd FLOOR  
SCALE  $\frac{1}{8}'' = 1'-0''$

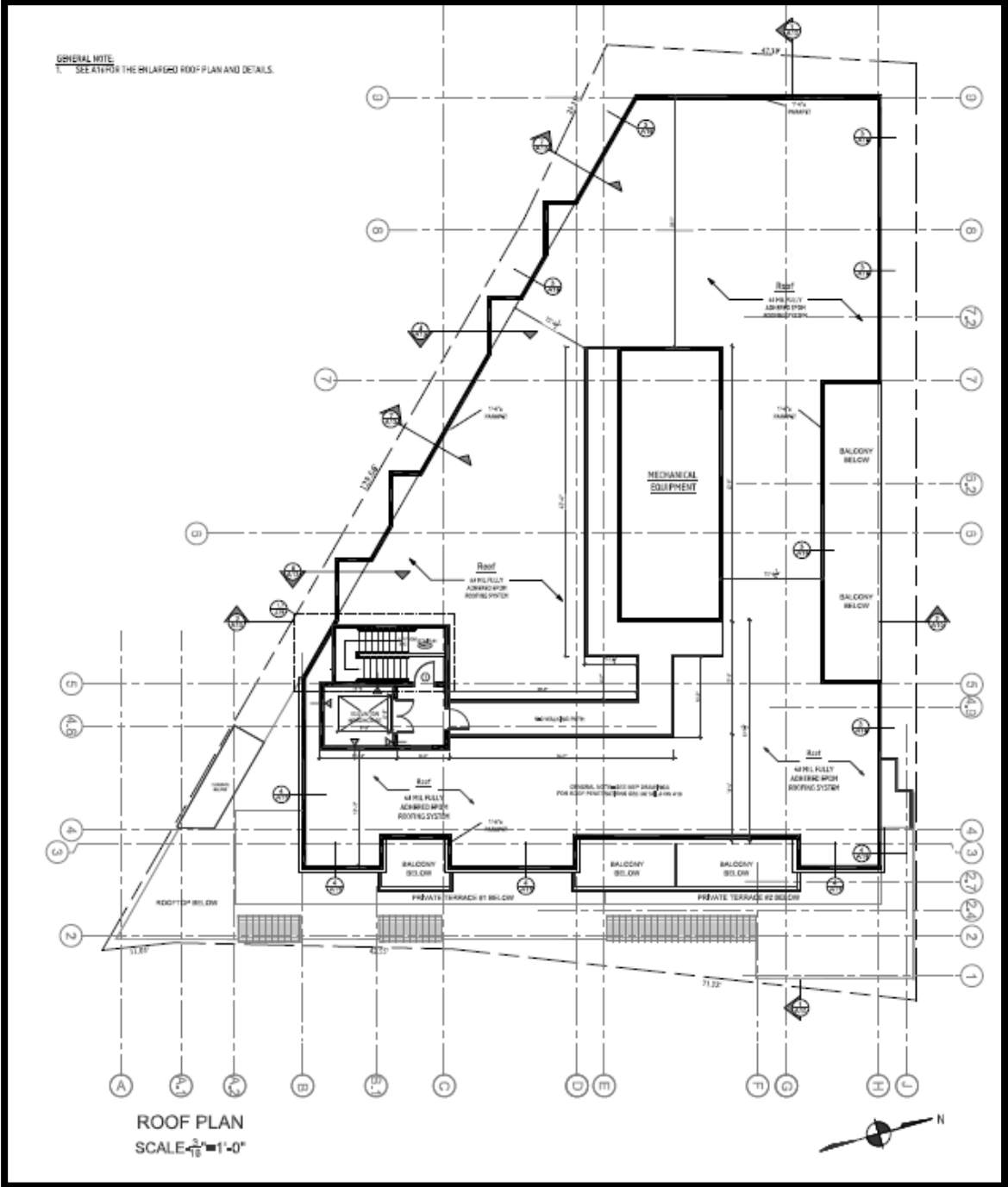
**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**



### FOURTH FLOOR PLAN



**ROOF PLAN**

**DISCLAIMER:**

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

**If you have no further interest in the Property, please return the Offering Memorandum forthwith.**

**For further information please contact:**

**Neil Denenberg**

**President**

**Denenberg Realty Advisors**

**Office: (617) 720-5656**

**Cell: (617) 688-6761**

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