



34-Unit Haverhill Portfolio

MARCH 2025

GRAYPROPERTYGROUP.COM





Brett Berger
Investment Sales Specialist



HAVERHILL PORTFOLIO | 2025

Specializations

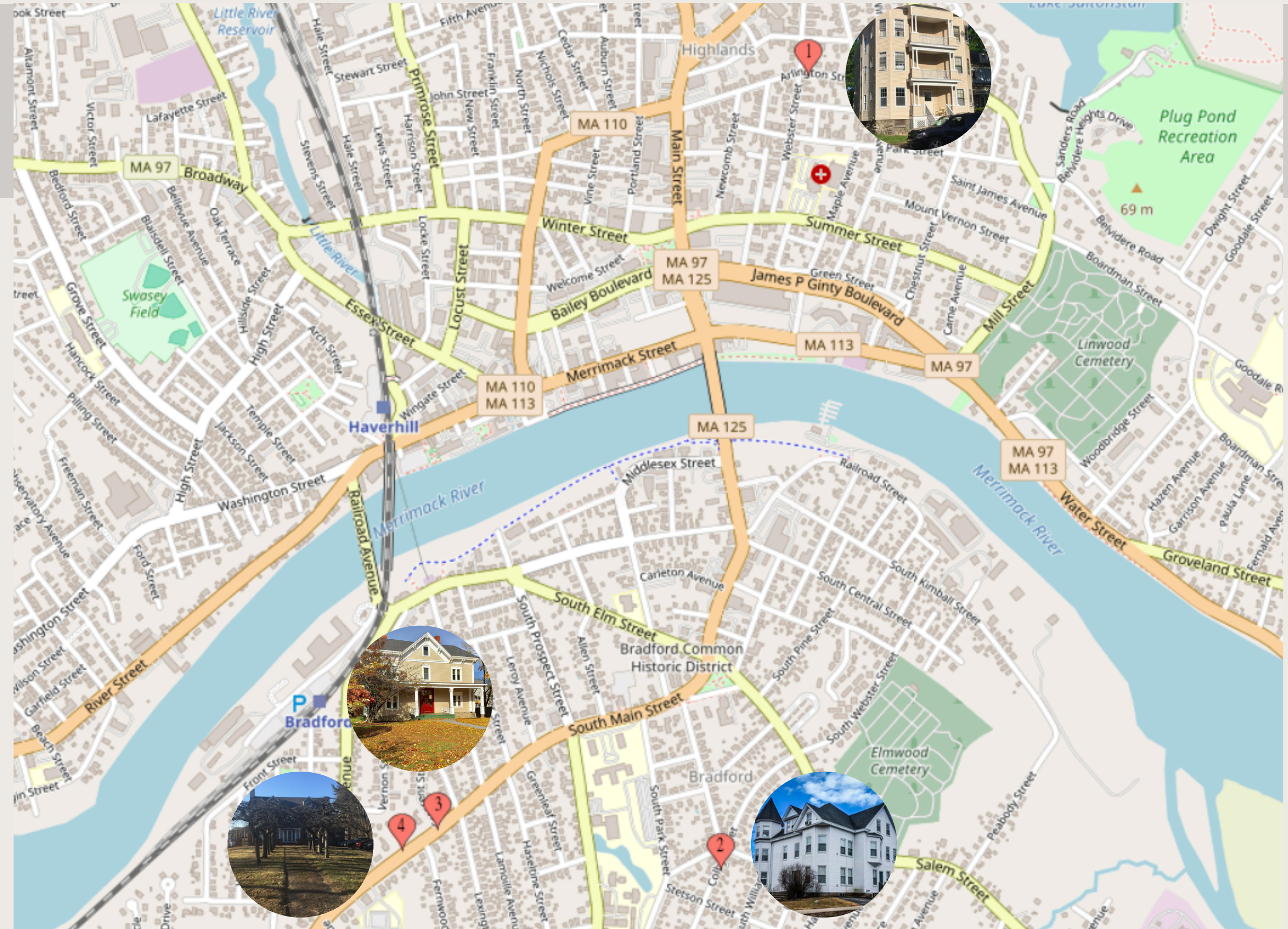
A licensed REALTOR® with the boutique brokerage, Gray Property Group, Brett specializes in residential and commercial investment sales in the Seacoast NH and Northshore MA.

An investor himself, Brett works with many different types of lenders and investors, and has working relationships with dozens of contractors. He has a keen eye for market value and demand, particularly pre and post renovation values (ARV).

Location

34 units in Haverhill, MA across four properties:

1. 87 Webster St.: 6 units
2. Off-Market: 10 Units
3. 425 South Main St.: 8 Units
4. 445 South Main St.: 10 Units



MULTI-FAMILY: 6 UNITS

87 Webster St. Haverhill, MA



Location.

Walking Distance to downtown Haverhill, MBTA, etc.



Specs

Total Units: 6

Lot Size: 0.079 acres

Living Area: 4,680 sq. ft.

Year Built: 1920

Stories: 3

Unit Mix:

2 Bedroom/1 Bath: 6 units

Mechanical/Electrical:

Natural gas heat (tenant)

Natural gas HW (tenant)

Electrical (tenant)

Public water/sewer (landlord)

MULTI-FAMILY: 6 UNITS

87 Webster St. Haverhill, MA



	Unit Type	Length of Tenancy	% Renovated	2025 Rents
Unit 1	2 BR	8/1/24	100%	\$1,900
Unit 2	2 BR	8/1/24	100%	\$1,870
Unit 3	2 BR	12/1/24	100%	\$1,895
Unit 4	2 BR	8/1/24	100%	\$1,850
Unit 5	2 BR	5 Years	100%	\$1,875
Unit 6	2 BR	5 Year	100%	\$2,025

Gross Monthly Income: \$11,415

MULTI-FAMILY: 10 UNITS

Off-Market Haverhill, MA



Location.

Excellent Bradford location



Specs

Total Units: 10

Lot Size: 0.282 acres

Living Area: 5,400 sq. ft.

Year Built: 1900

Stories: 3

Unit Mix:

1 Bedroom/1 Bath: 10 units

Mechanical/Electrical:

Natural gas heat (tenant)

Natural gas HW (tenant)

Electrical (tenant)

Public water/sewer (landlord)

MULTI-FAMILY: 10 UNITS

Off-Market Haverhill, MA



	Unit Type	Length of Tenancy	% Renovated	2025 Rents
Unit 1	1 BR	2 Years	100%	\$1,625
Unit 2	1 BR	8 Years	75%	\$1,350
Unit 3	1 BR	2/1/25	100%	\$1,555
Unit 4	1 BR	3 Years	100%	\$1,465
Unit 5	1 BR	7 Years	100%	\$1,530
Unit 6	1 BR	4 Years	100%	\$1,495
Unit 7	1 BR	2/1/25	100%	\$1,575
Unit 8	1 BR	9 Years	75%	\$1,300
Unit 9	1 BR	1 Year	100%	\$1,565
Unit 10	1 BR	3 Years	100%	\$1,600

Gross Monthly Income: \$15,060

MULTI-FAMILY: 8 UNITS

425 South Main St. Haverhill, MA



Location.

Excellent Bradford location



Specs

Total Units: 8

Lot Size: 0.323 acres

Living Area: 4,912 sq. ft.

Year Built: 1885

Stories: 2.5

Unit Mix:

Studio: 3 units

1 Bedroom/1 Bath: 5 units

Mechanical/Electrical:

Natural gas heat (tenant)

Natural gas HW (tenant)

Electrical (tenant)

Public water/sewer (landlord)

MULTI-FAMILY: 8 UNITS

425 South Main St.
Haverhill, MA



	Unit Type	Length of Tenancy	% Renovated	2025 Rents
Unit 1	1 BR	5/1/25	95%	\$1,725
Unit 2	1 BR	5 Years	90%	\$1,525
Unit 3	Studio	5 Years	90%	\$1,375
Unit 4	Studio	3 Years	100%	\$1,460
Unit 5	1 BR	4 Years	90%	\$1,625
Unit 6	1 BR	1 Year	90%	\$1,625
Unit 7	Studio	1 Year	90%	\$1,495
Unit 8	1 BR	4/1/25	95%	\$1,975

Gross Monthly Income: \$12,805

MULTI-FAMILY: 10 UNITS

445 South Main St. Haverhill, MA



Location.

Excellent Bradford location



Specs

Total Units: 10

Lot Size: 0.896 acres

Living Area: 6,450 sq. ft.

Year Built: 1919

Stories: 3

Unit Mix:

Studio: 4 units

1 Bedroom/1 Bath: 6 units

Mechanical/Electrical:

Electric Hydronic Baseboard Heat (tenant)

Natural gas HW (tenant)

Electrical (tenant)

Public water/sewer (landlord)

MULTI-FAMILY: 10 UNITS

445 South Main St.
Haverhill, MA



	Unit Type	Length of Tenancy	% Renovated	2025 Rents
Unit 1	1 BR	27 Years	100%	\$1,425
Unit 2	1 BR	6 Years	90%	\$1,450
Unit 3	1 BR	5/1/25	100%	\$1,675
Unit 4	1 BR	4 Years	100%	\$1,575
Unit 5	Studio	2 Years	100%	\$1,490
Unit 6	Studio	<1 Year	100%	\$1,500
Unit 7	Studio	2/1/25	100%	\$1,485
Unit 8	Studio	7 Years	100%	\$995
Unit 9	1 BR	10 Years	80%	\$1,350
Unit 10	1 BR	3 Years	100%	\$1,590

Gross Monthly Income: \$14,535

Financials



	87 Webster	Off-Market	425 South Main	445 South Main	Total Portfolio
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	6 units	10 units	8 units	10 units	34 units
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Annual Income	\$139,380	\$183,120	\$156,060	\$176,220	\$654,780
Annual Operating Expenses	\$32,471	\$50,475	\$56,916	\$49,073	\$188,935
Net Operating Income	\$106,909	\$132,645	\$99,144	\$127,147	\$465,845

Contact

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