

FOR SALE

3 High Street Place

Brookline, Massachusetts

3-UNIT MULTIFAMILY PROPERTY · FULL GUT RENOVATION 2022

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NortheastPCG, Inc. in compliance with all applicable fair housing and equal opportunity laws.

OVERVIEW

Executive Summary

\$2,195,000

OFFERING PRICE

\$770.18

PRICE / SF

3

TOTAL UNITS

2,850 SF

BUILDING SIZE

PROPERTY OVERVIEW

Northeast Private Client Group, Inc. is pleased to present **3 High Street Place**, a three-unit multifamily property in Brookline Village, one block from Route 9 and a short walk from the Brookline Village Green Line station. Offered at \$2,195,000, or \$731,667 per unit and \$770.18 per square foot, the property brings a roster of all-two-bedroom apartments to one of Greater Boston's most established rental submarkets.

Built in 1910, the building holds three identical two-bedroom apartments set on a 0.075-acre lot zoned M10. The building was gut-renovated in 2022 — all systems, windows, and the roof replaced — leaving a simple product to lease and manage. Heat is gas-fired hot water; tenants pay their own electricity on separate meters, while ownership carries water and sewer and trash. The property draws on Brookline's schools, transit, and proximity to the Longwood Medical Area.

In-place income is stabilized, set by leases that run into 2027, so the cash flow is contracted rather than speculative. The town assessor rates the structure Grade A in good condition, describing a property maintained rather than deferred.

3 High Street Place offers a stabilized multifamily investment: an all-two-bedroom, Grade A building in Brookline Village, carrying contracted in-place income in one of Greater Boston's most established rental submarkets. All interested and qualified parties will have the opportunity to obtain additional information upon request.



OFFERING SUMMARY

Building Size	2,850 SF
Number of Units	3
Year Built	1910
Gross Annual Income	\$129,000
Pro Forma NOI	\$103,626
Price / Unit	\$731,667

Investment Highlights

IN-PLACE INCOME

Stabilized In-Place Income

The three two-bedroom apartments currently rent for \$3,500 to \$3,650 per month, providing strong rental income from day one.

Leases Through 2027

Leases expire in May and June 2027, providing predictable near-term income with opportunities to renew leases or find new tenants at expiration.

Two-Bedroom Unit Mix

The property consists of three two-bedroom apartments, each approximately 950 square feet.



BUILDING & LOCATION

Full Gut Renovation In 2022

The 1910 building was taken down to the studs and rebuilt in 2022, with all systems, windows, and the roof replaced, so the three units carry current construction with minimal near-term capital need.

Storage and Off-Street Parking

The property has on-site storage and off-street parking, amenities that are scarce in Brookline Village and support tenant retention.

Steps to Brookline Village

The Brookline Village Green Line station is a short walk away, and downtown Boston is a routed four miles, about sixteen minutes, from the door.





SECTION 01

The Property

Property Overview

SITE SUMMARY

Address	3 High Street Place, Brookline, MA
Property Type	Multifamily
Building Size	2,850 SF
Lot Size	0.075 Acres
Year Built	1910 · renov. 2022
Zoning	M10

UTILITIES

Heat	Hot water (gas)
Electric	Tenant-paid · Separately metered
Water & Sewer	Landlord-paid
Trash	Landlord-paid

CONSTRUCTION & SYSTEMS

Parking	Off-street parking
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UNIT MIX & RENTS

2 Bed	3 units · \$3,500–\$3,650
In-Place Rent	\$10,750 / mo · \$129,000 / yr
Pro Forma Rent	\$11,400 / mo · \$136,800 / yr

INVESTMENT PROFILE

Offering Price	\$2,195,000
Price / Unit	\$731,667
Price / SF	\$770.18
Current NOI	\$95,826
Pro Forma NOI	\$103,626

Property Photos



Property Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos





SECTION 02

Financial Analysis

Rent Roll

UNIT	TYPE	SF	IN-PLACE / MO	PRO FORMA / MO	LEASE END
1	2 Bed	950	\$3,500	\$3,800	5/31/2027
2	2 Bed	950	\$3,600	\$3,800	5/31/2027
3	2 Bed	950	\$3,650	\$3,800	6/30/2027
3 Units		2,850	\$10,750	\$11,400	

UNITS BY TYPE

GROSS SCHEDULED RENT — IN-PLACE VS PRO FORMA



2 Bed

3 · 100%

In-Place



\$129,000

Pro Forma



\$136,800

+\$7,800 · +6% rental upside

Income & Expense Analysis

\$95,826

NOI — CURRENT (IN-PLACE)

\$103,626

NOI — PRO FORMA

OPERATING INCOME

Income	Current	Pro Forma
Effective Rental Income	\$129,000	\$136,800
Effective Gross Income	\$129,000	\$136,800

OPERATING EXPENSES

Expense	Current	\$/Unit	Pro Forma	\$/Unit
Real Estate Tax	\$21,752	\$7,251	\$21,752	\$7,251
Property Insurance	\$4,928	\$1,643	\$4,928	\$1,643
Repairs and Maintenance	\$3,000	\$1,000	\$3,000	\$1,000
Water and Sewer	\$1,194	\$398	\$1,194	\$398
Trash Removal	\$800	\$267	\$800	\$267
Landscaping/Snow Removal	\$1,500	\$500	\$1,500	\$500
Total Expenses	\$33,174	\$11,058	\$33,174	\$11,058
Net Operating Income	\$95,826	\$31,942	\$103,626	\$34,542

SECTION 03

Location & Market



Brookline Overview

A Green Line town on Boston's western edge, wrapped around the Longwood Medical Area.

Brookline is a town of roughly 63,000 residents that folds into Boston's western edge, sharing borders with the city on three sides. Its village centers, Brookline Village, Coolidge Corner, and Washington Square, pair dense pre-war housing with walkable retail and two branches of the MBTA Green Line, giving residents a direct ride to Longwood, downtown Boston, and Cambridge.

The town is among the most educated communities in Massachusetts, with roughly four in five adults holding a bachelor's degree or higher and median household income near \$124,000. Renters make up more than half of Brookline's households, a base sustained by the adjacent Longwood Medical and Academic Area and by students and staff from the region's universities and teaching hospitals.

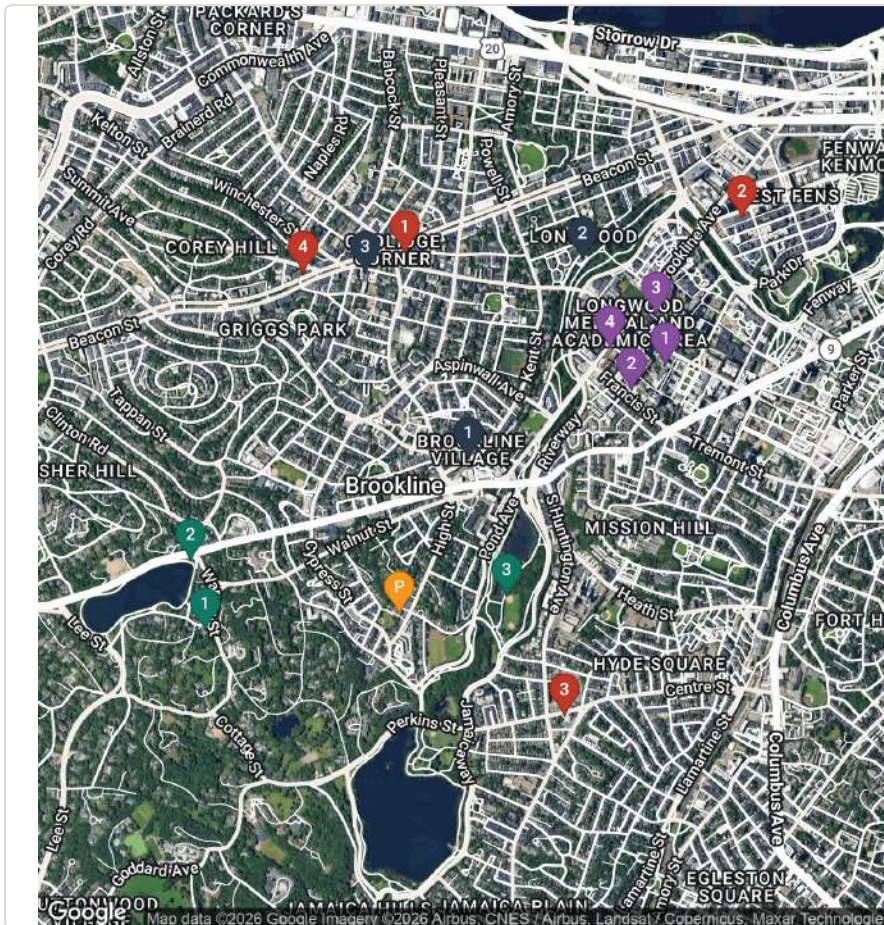
ABOUT BROOKLINE

- Roughly 63,000 residents on Boston's western border
- MBTA Green Line C and D branches serve the town
- Adjacent to the Longwood Medical and Academic Area
- Among the most educated communities in Massachusetts
- Renter-majority housing near universities and hospitals
- Village centers: Brookline Village, Coolidge Corner, Washington Square



Location & Amenities

3 High Street Place sits in Brookline Village, steps from the Green Line and a short walk from everyday retail on Harvard and Washington streets. The Longwood Medical Area, one of the country's densest concentrations of hospitals and research institutions, is about a mile east, and grocery anchors including Trader Joe's in Coolidge Corner are within roughly a mile. Olmsted's Emerald Necklace parks and the Brookline Reservoir wrap the neighborhood, and the Green Line links residents to Longwood, downtown Boston, and Cambridge.



Map locations are approximate; nearby pins may be offset slightly to prevent overlap.

Subject Property — 3 High Street Place

EVERYDAY RETAIL & DINING

- 1 Trader Joe's**
Grocery anchor · ~1 mi
- 2 Star Market**
Grocery · Washington Square · ~1.2 mi
- 3 Whole Foods Market**
Grocery · ~1 mi
- 4 Bazaar on Beacon Street**
Specialty market · ~1.3 mi
- Mahaniyom
Brookline Village dining · ~0.4 mi
- Noah's Kitchen
Village dining · ~0.5 mi

EMPLOYMENT ANCHORS

- 1 Boston Children's Hospital**
Longwood Medical Area · ~1 mi
- 2 Brigham and Women's Hospital**
Longwood Medical Area · ~1 mi
- 3 Beth Israel Deaconess Medical Center**
Longwood Medical Area · ~1 mi
- 4 Dana-Farber Cancer Institute**
Longwood Medical Area · ~1.1 mi
- Harvard Medical School
Longwood campus · ~1.2 mi

CIVIC & LIFESTYLE

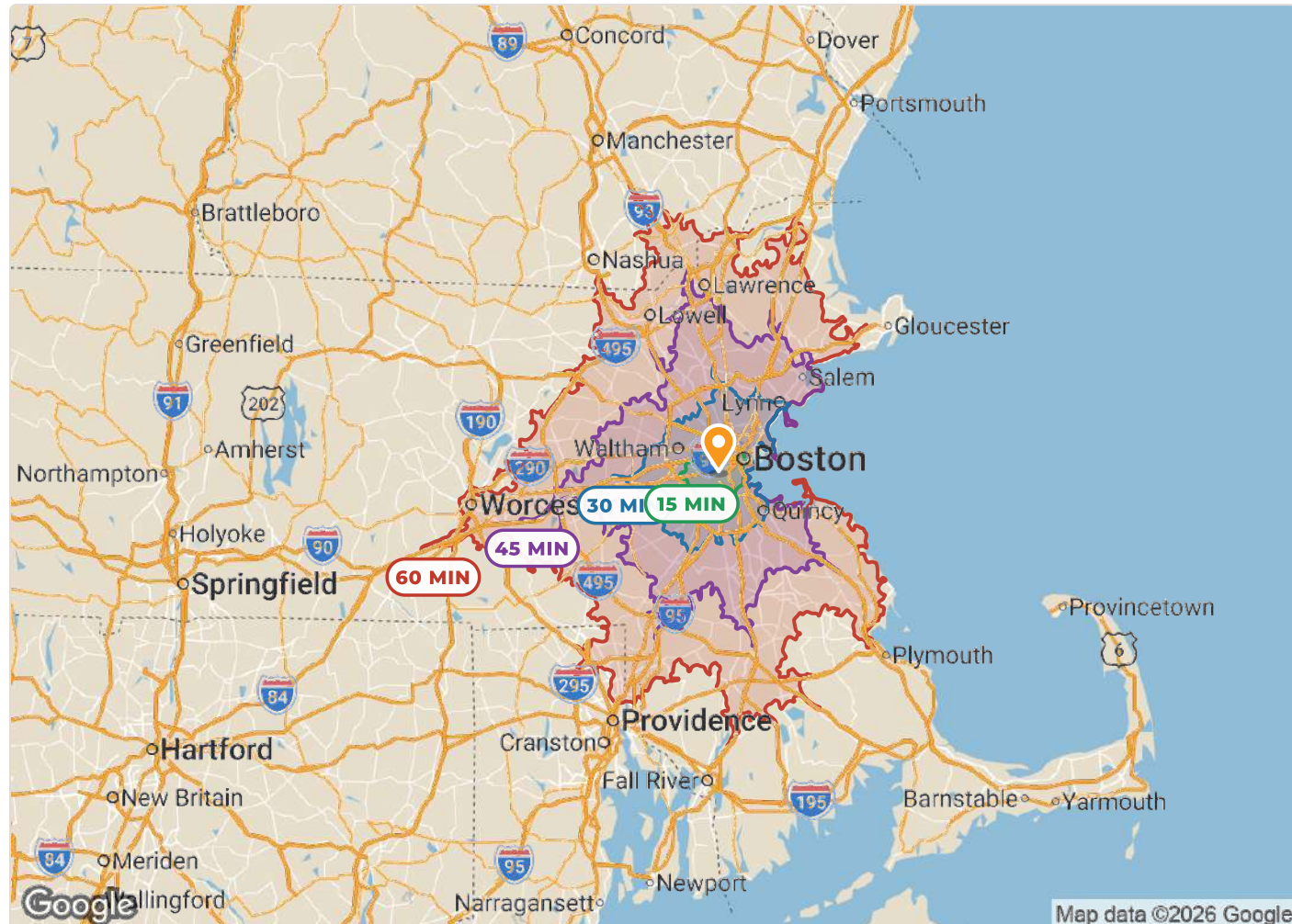
- 1 Frederick Law Olmsted National Historic Site**
National park site · ~0.7 mi
- 2 Brookline Reservoir Park**
Waterfront path · ~0.6 mi
- 3 Olmsted Park**
Emerald Necklace · ~0.5 mi
- Coolidge Corner Theatre
Historic cinema · ~1 mi
- Brookline Public Library
Main branch · ~0.3 mi

TRANSIT

- 1 Brookline Village Station**
Green Line D · ~0.2 mi
- 2 Longwood Station**
Green Line D · ~0.6 mi
- 3 Coolidge Corner**
Green Line C · ~1 mi
- Boston Logan International Airport
Nearest major airport · ~7 mi

Drive Times

Road-network reach from the property. Drive-time bands at 15, 30, 45, and 60 minutes; city times are routed on the same engine as the bands.



- 📍 Subject property
- 🕒 15-min drive
- 🕒 30-min drive
- 🕒 45-min drive
- 🕒 60-min drive

Boston

~4 mi · 16 min

Cambridge

~4 mi · 13 min

Newton

~6 mi · 15 min

Worcester

~41 mi · 57 min

Providence

~44 mi · 67 min

Drive-time bands reflect typical road-network travel times and are approximate; actual times vary with traffic and time of day.

Greater Boston Overview

Greater Boston is home to roughly 4.9 million people across eastern Massachusetts, anchoring one of the largest and most productive metropolitan economies in the United States. Its growth is driven by an unusual concentration of universities, teaching hospitals, and research institutions, layered over deep finance, technology, and life-sciences sectors. Median household income across the metro runs near \$103,000, and demand for rental housing close to the region's job cores, from Longwood to Kendall Square, stays persistent.

BROOKLINE VS GREATER BOSTON

METRIC	BROOKLINE	GREATER BOSTON
Population	~63,000	~4.9 million
Median household income	~\$124,000	~\$103,000
Renter-occupied households	~52%	~38%
Median age	~34	~39

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates (2023). Figures rounded.

MAJOR AREA EMPLOYERS

Healthcare & Life Sciences

The adjacent Longwood Medical and Academic Area concentrates Brigham and Women's, Boston Children's, Beth Israel Deaconess, and Dana-Farber, among the nation's densest clusters of hospitals and biomedical research.

Education

Harvard, MIT, Boston University, and Northeastern, alongside dozens of other colleges, draw students and faculty who form a deep, continually renewing base of rental demand across the metro.

Finance & Technology

State Street, Fidelity, and Liberty Mutual anchor a large financial sector, while Cambridge's Kendall Square and the Route 128 corridor drive the region's technology and biotech employment.



Regional Positioning

3 High Street Place sits at the northern anchor of the Northeast Corridor's education and life-sciences economy. From Brookline, Amtrak's Northeast Corridor connects Boston to New York and Washington, and the region's interstates reach across New England. Greater Boston sits at the head of the Boston-to-Washington megalopolis, the chain of metros that concentrates much of the nation's research, finance, and biotechnology capacity.

16 min

DOWNTOWN BOSTON

13 min

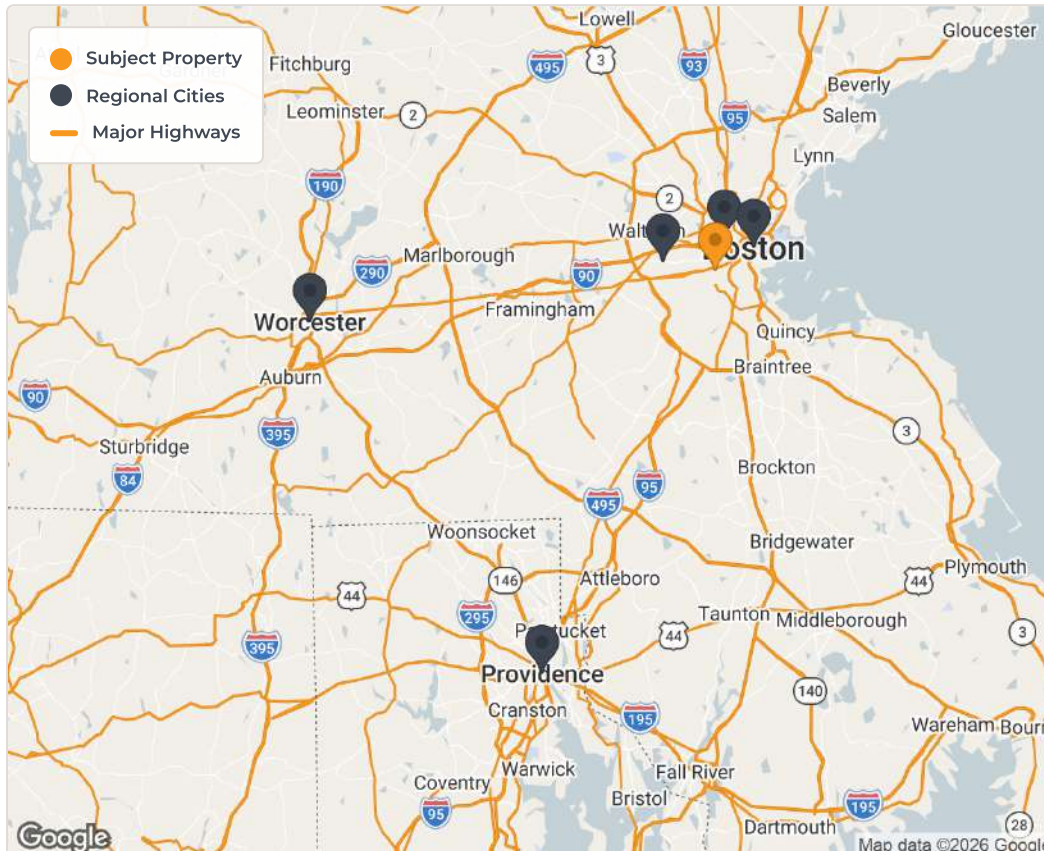
CAMBRIDGE

~44 mi

PROVIDENCE, RI

Green Line

AT BROOKLINE VILLAGE



DRIVE & COMMUTE TIMES

Boston	~4 mi · 16 min
Cambridge	~4 mi · 13 min
Newton	~6 mi · 15 min
Worcester	~41 mi · 57 min
Providence	~44 mi · 67 min

HIGHWAY ACCESS

The property sits beside **Route 9** (Boylston Street), Brookline's main east-west artery into Boston and out toward the beltway. The **Massachusetts Turnpike (I-90)** is minutes away, linking to **I-93** through downtown Boston and to **I-95 / Route 128**, the region's technology beltway, with Logan International Airport to the east.

ECONOMIC ANCHORS

Greater Boston anchors the corridor's education and life-sciences economy, from the Longwood Medical Area and Harvard and MIT to the biotech cluster in Cambridge's Kendall Square. Finance firms including State Street and Fidelity, and the technology employers along Route 128, round out one of the nation's most resilient job bases.



SECTION 04

The Team

Our Team

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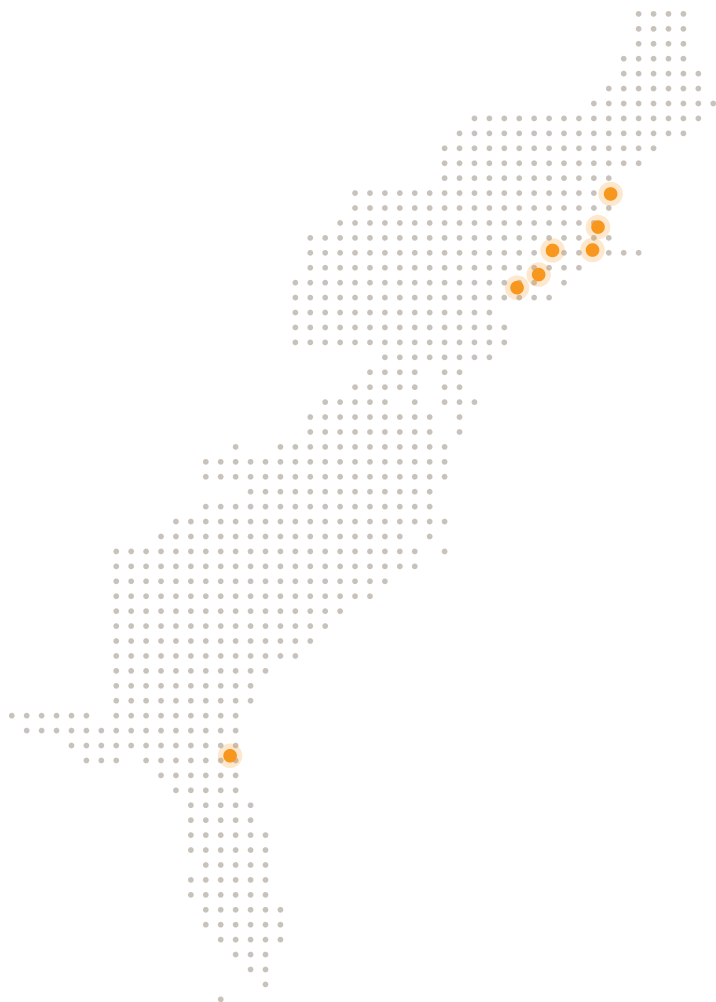
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