



29 G Street

\$1,725,000

South Boston
Multi-Family Investment Property
Two Residential Units & Two Parking Spaces



DISCLOSURE NOTICE

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29 G Street,
South Boston, MA 02127

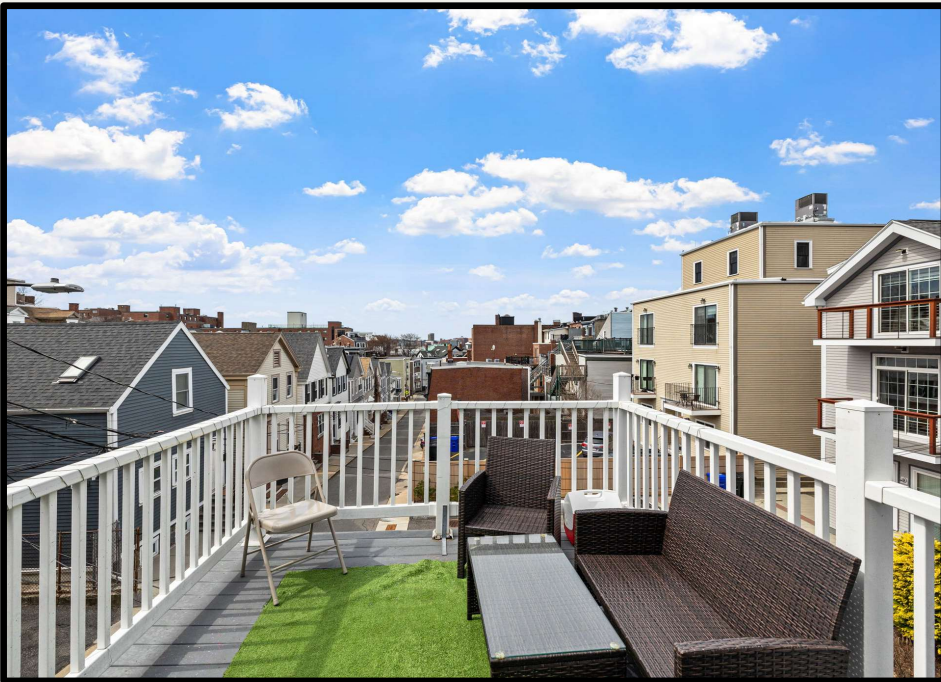


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INVESTMENT OVERVIEW



List Price \$1,725,000



Going-In Cap Rate 5.82%



2 Residential Units



2 Parking Spaces



Current NOI \$100k

EXECUTIVE SUMMARY

Core Property Group is pleased to offer the exclusive sale of the residential investment property situated at 29 G Street (the "Property"), prominently positioned in the vibrant South Boston neighborhood. Ideally located **a block from the intersection of East and West Broadway**, this Property presents a unique opportunity to acquire a fully leased core asset in an exceptional urban-infill location within one of the nation's most robust real estate markets.

The Property consists of a well maintained, three story, vinyl building containing two (2) Residential Units comprised of two (2), 3-bedroom/1-bathroom units. The Property also includes two (2) parking spaces for additional income.

The Property is fully leased and benefits from recent renovations, in unit laundry, and below market rents. With current rents below market, there is opportunity to increase cash flow by achieving market rents through strategic lease renewals. The Property is separately metered for electricity, which the tenants pay directly. The landlord is responsible for common area electric & water and sewer.

Property Details

Units	2
Unit Mix	(2) 3-Bed / 1-Bath
Stories	3
Parking / Type	2 Spots, Off Street
Walk Score	94
Exterior	Vinyl siding
Foundation	Poured Concrete
Roof	Asphalt & Rubber

Building Utilities

Laundry	In unit
Electric	Separately Metered , 60 amps /unit
Heating	FHW by Gas Baseboard, Tenant Paid
Cooling	Window AC, Tenant Owned
Cooking Type	Gas
Water & Sewer	City/Town, Landlord Responsible
Boiler	2 Tankless Gas Boilers
Flooring	HW, LVP ,Tile
Internet/Cable	Comcast - Tenant Responsible

INVESTMENT HIGHLIGHTS



Attractive Mix of Income Streams

Strategic Location

Historically Strong Rental Market

Turn-Key Investment

Mark Rents to Market

In-Unit Laundry

PROPERTY OVERVIEW

Dynamic South Boston

29 G Street is situated in an exceptional urban location in the city's iconic South Boston neighborhood. The Property is ideally located at **the intersection of Silver Street and G Street**, placing the Property in the heart of South Boston directly at the crossroads of East and West Broadway. The area offers countless amenities with endless dining, retail, and nightlife options. The MBTA Bus #9,10, and 11 routes have stops within a five-minute walk of the Property. The location offers convenient access to Boston's best areas including the Seaport District, Beacon Hill, Downtown Boston, Back Bay, Fenway-Kenmore, and the North End.

Upside Potential / Best Use

29 G Street offers a unique opportunity to acquire a fully leased, turn-key investment in an exceptional, urban-infill location. The subject property is ideal for a savvy investor looking for **income growth, strong investment returns, or stable cash flow** in a market with historically high rental demand. In place rents are below market rates and offer upside potential by achieving market rents upon lease renewal. The Property also includes two off street parking spaces, which provide additional cash flow and is a major selling point to renters due to the limited supply in the neighborhood. The South Boston submarket has historically seen high demand for rentals due to the unmatched amenities and nightlife options which the neighborhood provides.

FINANCIALS

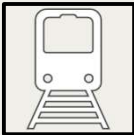
Rent Roll

Unit	Type	Lease	Current Rent	Pro Forma Rent
1	3-Bed/1-Bath	8/31/2025	\$4,600	\$4,750
2	3-Bed/1-Bath	8/31/2025	\$4,600	\$4,750
Parking	-	8/31/2025	\$350	\$400
Parking	-	8/31/2025	\$350	\$400
Total			\$9,900	\$10,300

Operating Statement

<u>Income</u>	<u>Current</u>	<u>Pro Forma</u>
Residential Revenue	\$110,400	\$114,000
Parking Revenue	\$8,400	\$9,600
Total Income	\$118,800	\$123,600
<u>Expenses</u>		
Real Estate Taxes	\$10,192	\$10,192
Insurance	\$4,500	\$4,500
Water & Sewer	\$2,400	\$2,400
Common Electric	\$360	\$360
Snow	\$1,000	\$1,000
Total Expenses	\$18,452	\$18,452
Net Operating Income	\$100,348	\$105,148

ACCESSIBILITY



Traffic Routes

The South Boston neighborhood is encircled by major roads, including East and West Broadway, which handles substantial traffic and is used by the MBTA Number 9 & 10 buses connecting to the other neighborhoods of Boston. This strategic location ensures easy access to and from key parts of Boston, making commuting and travel incredibly convenient.



Mass Transit Accessibility

With proximity to the MBTA's Red Line, plus multiple commuter rail and bus options, South Boston is exceptionally well-connected. You'll enjoy unparalleled access to the city's transit network, streamlining your daily travel and making exploration of Boston effortless.



Cycling Infrastructure

The presence of numerous BLUEBikes stations (one 0.1 mi from the Property) highlight the neighborhoods commitment to modern, bike-friendly living. Embrace a lifestyle that promotes easy and safe cycling, enhancing your daily convenience and enjoyment of the neighborhood.

Public Transportation

Subway

Broadway Station - 0.9mi - Red Line

Andrew Square - 0.9mi - Red Line

Train(MBTA)

JFK/UMass - 1.2mi

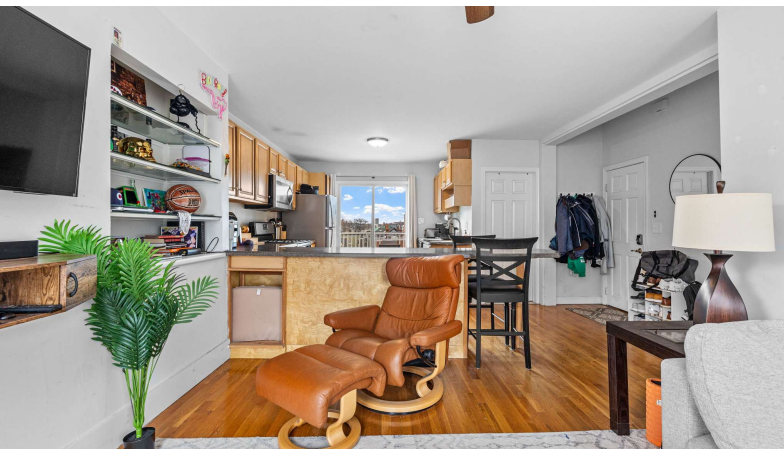
South Station - 1.7mi

Bus(MBTA)

9 Route - Intersection of E. Broadway and G St - (<0.1mi)

10 Route - Intersection of E. Broadway and G St - (<0.1mi)

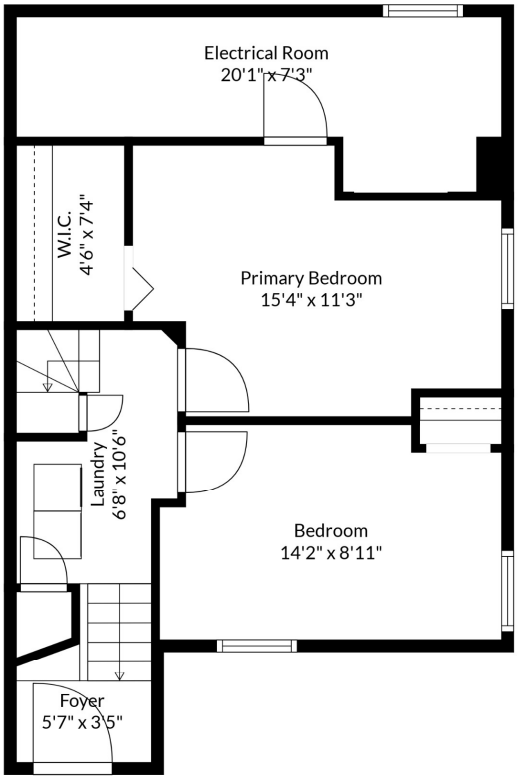
11 Route - Intersection of E. 8th St. and G St. - (0.3mi)



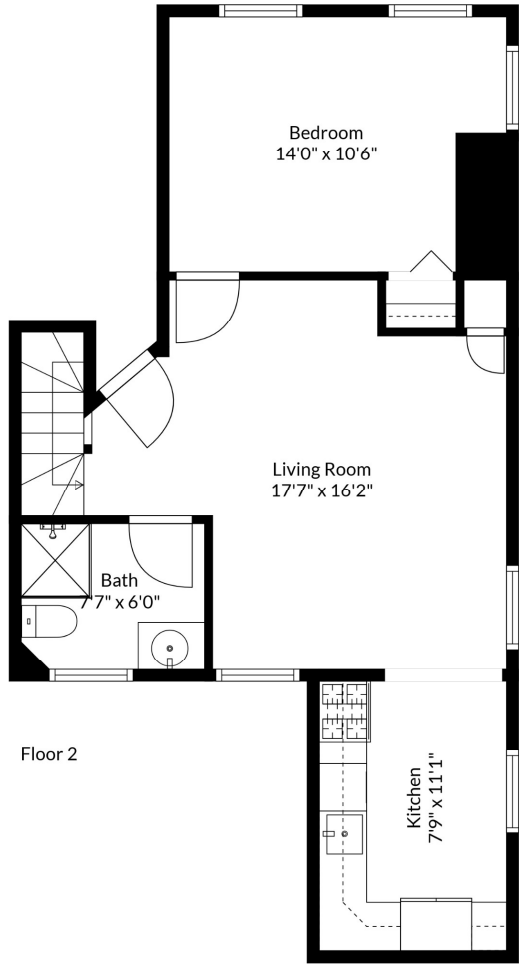
GALLERY



GALLERY



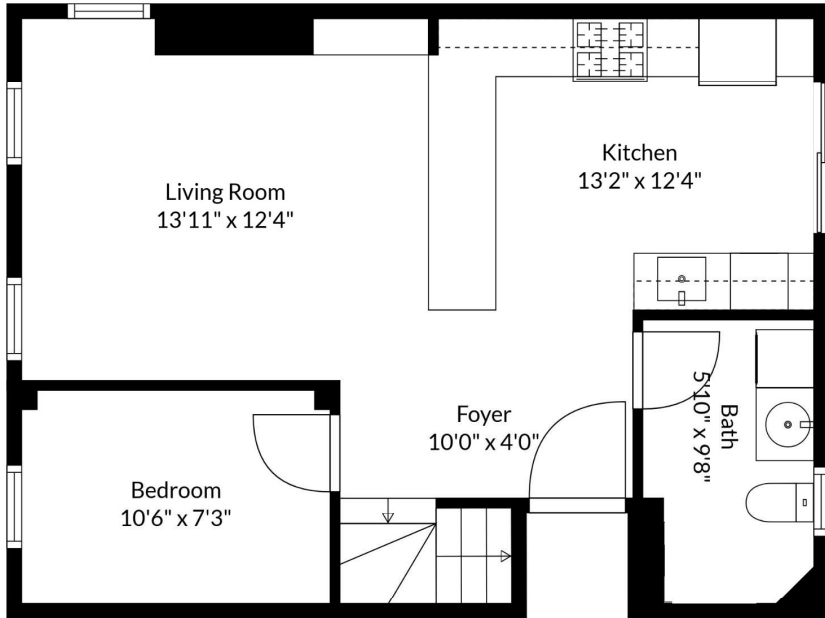
Floor 1



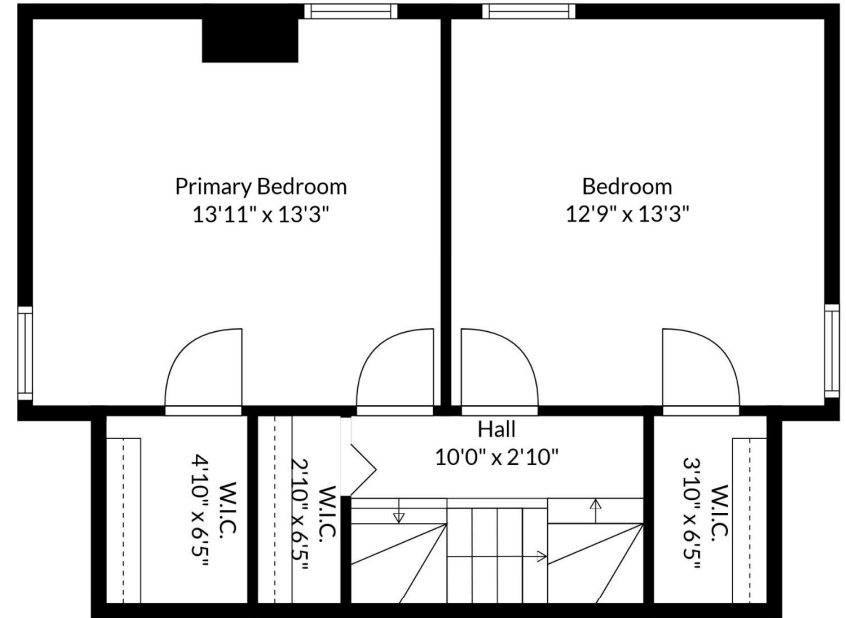
Floor 2

UNIT #1 FLOOR PLANS

UNIT #2 FLOOR PLANS



Floor 1



Floor 2

