

**MULTIFAMILY
PROPERTY FOR SALE**

SECOND STREET APARTMENTS

153 2ND STREET AKA 199 BEAVER STREET, FRAMINGHAM, MA 01702

RICH CAWLEY

President
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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 United Multi Family in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY DESCRIPTION

The apartments at 153 Second Street, Framingham, MA consist of 48 units: 6 two-bedroom, 6 one-bedroom, and 36 studios, totaling 29,232 rentable square feet. The property is a three-story, garden-style building constructed in 1973, according to public records. Situated on a 38,768-square-foot lot, the property offers ample off-street parking for each unit, as well as two coin-operated laundry facilities within the building.

PROPERTY HIGHLIGHTS

- 48 units under one roof
- Built in 1973
- Framingham Location within Metro Boston
- Low-Rise / Garden-Style Layout
- Proximity to Local Amenities
- Multifamily Investment Opportunity

OFFERING SUMMARY

| | |
|------------------|-----------------|
| Sale Price: | Call for Offers |
| Number of Units: | 48 |
| Lot Size: | 38,768 SF |
| Building Size: | 29,232 SF |
| NOI: | \$680,909.00 |

DEMOGRAPHICS

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,038 | 2,451 | 7,439 |
| Total Population | 3,137 | 7,036 | 20,212 |
| Average HH Income | \$62,656 | \$71,125 | \$102,375 |

LOCATION DESCRIPTION



LOCATION DESCRIPTION

- Framingham serves as the economic and population center of the MetroWest region, strategically located approximately 20 miles west of Boston and 20 miles east of Worcester. As one of Massachusetts' largest municipalities, the city offers a unique blend of urban accessibility and suburban stability, making it an attractive destination for commercial, industrial, and residential investment. Framingham benefits from exceptional regional connectivity with direct access to Interstate 90 (Massachusetts Turnpike), Route 9, and Route 30, while also serving as a major stop along the MBTA Framingham/Worcester Commuter Rail line, providing efficient transportation into downtown Boston.

The city is supported by a diverse and resilient economic base anchored by major employers such as TJX Companies and Bose Corporation, along with a strong presence in the healthcare, retail, and life sciences sectors. MetroWest Medical Center remains a significant regional employer, further strengthening the local economy. Framingham also benefits from a highly educated workforce supported by proximity to Framingham State University and surrounding academic institutions. The city's growing and diverse population, combined with strong household incomes, continues to support one of New England's largest retail corridors in the Natick-Framingham market area.

Ongoing municipal initiatives focused on downtown revitalization, infrastructure improvements, and economic development continue to enhance Framingham's long-term growth outlook. Recent efforts to streamline permitting and encourage business expansion have positioned the city as an increasingly attractive environment for investors and operators alike. Additionally, Framingham offers flexible zoning opportunities that accommodate a broad range of uses, including traditional industrial facilities, mixed-use redevelopment, modern office concepts, and artisanal production spaces, supporting a variety of investment and development strategies.



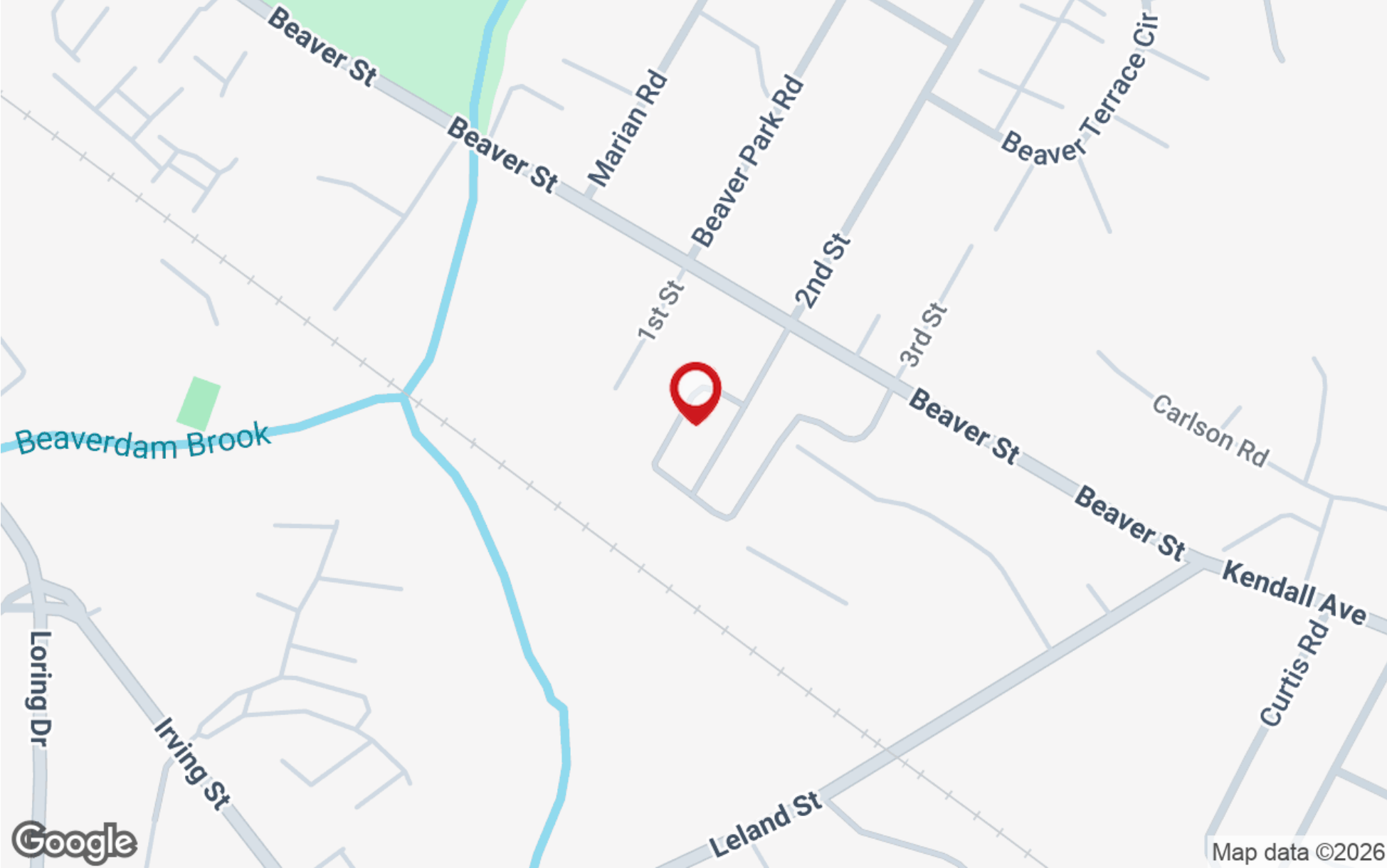
PROPERTY HIGHLIGHTS

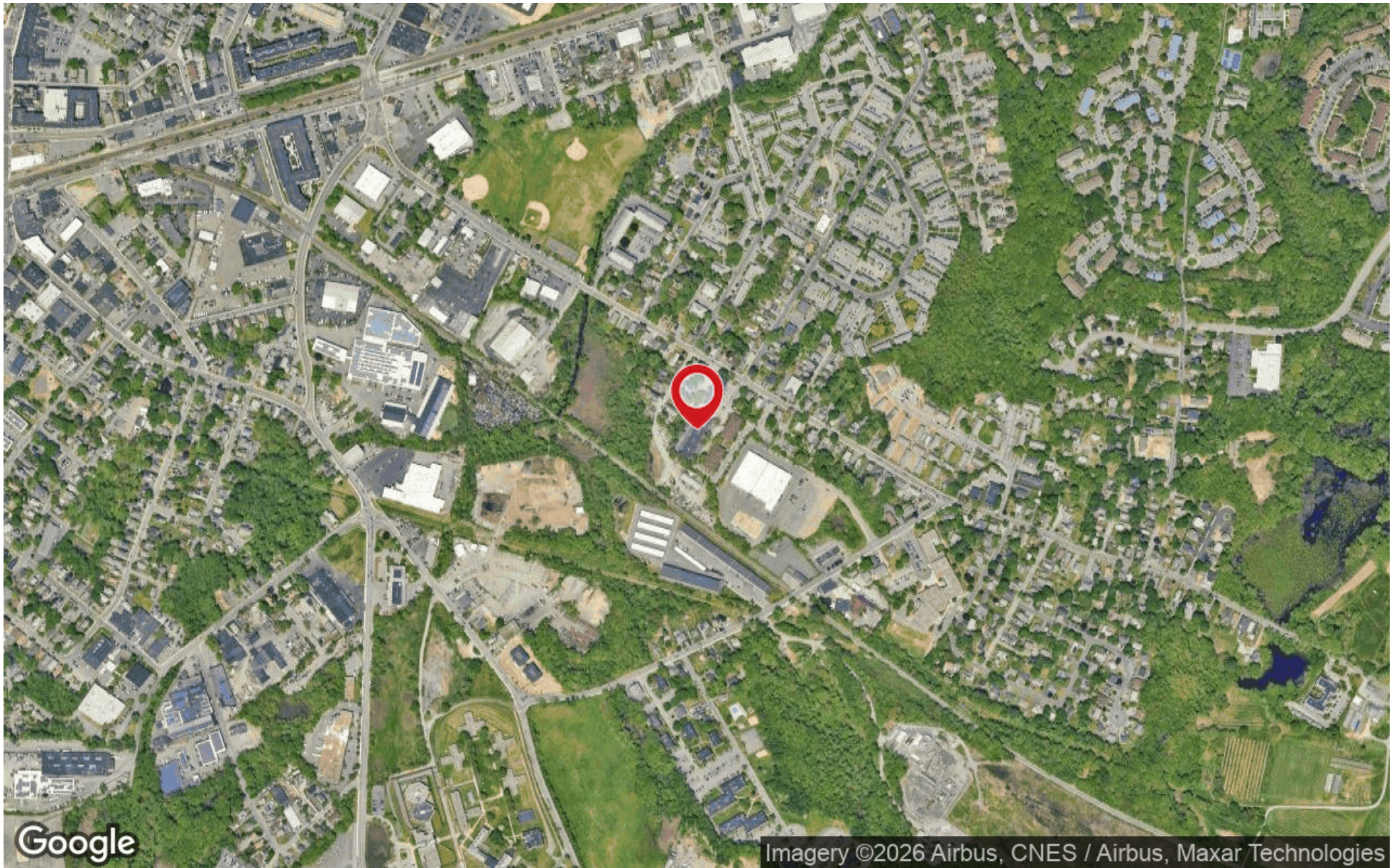
- **48-Unit Multifamily Property:** A single-building asset comprising 48 residential units, allowing for centralized operations and management.
- **Built in 1973:** Solid 1970s-era construction providing a stable foundation for long-term ownership and potential improvements.
- **Framingham Location within Metro Boston:** Situated in the Greater Boston area with access to regional employment centers and commuter routes.
- **Low-Rise / Garden-Style Layout:** Garden-style configuration offering accessible units and a suburban residential setting.
- **Proximity to Local Amenities:** Located near shopping, dining, public transportation, and major roadways, supporting tenant convenience.
- **Multifamily Investment Opportunity:** The unit count and location provide potential for stable rental income in an established rental market.

REGIONAL MAP



LOCATION MAP









199 Beaver Street | Framingham, MA 01702

STUDIO
CEILING HEIGHT 7'-10"
452 SF



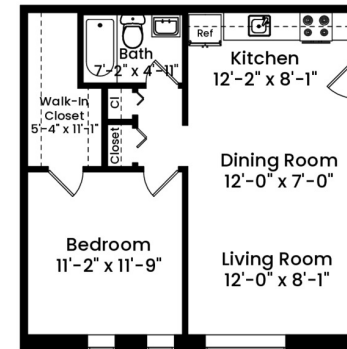
1 1 2 4 8
Scale 1/8" inch = 1 foot

Architecturally drafted in March 2026 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.
Unit area has been calculated to the centerline of demising and exterior walls.

199 Beaver Street | Framingham, MA 01702

ONE BEDROOM
CEILING HEIGHT 7'-10"
584 SF



1 1 2 4 8
Scale 1/8" inch = 1 foot

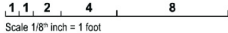
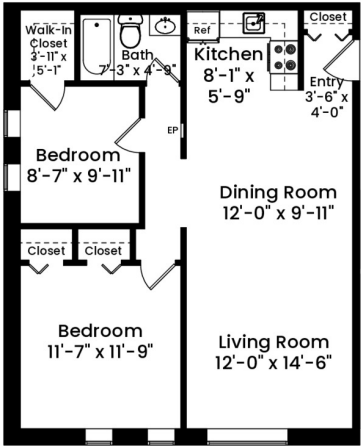
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199 Beaver Street | Framingham, MA 01702

2 BEDROOM
CEILING HEIGHT 7'-10"
772 SF



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Associate Member | American Institute of Architects
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or square footage questions about this property.

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Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.
Unit area has been calculated to the centerline of demising and exterior walls.

INCOME & EXPENSES



| OPERATING INCOME | Current | Per Unit | Potential | Per Unit |
|-------------------------------|------------------|-----------------|------------------|-----------------|
| Gross Market Rent | 1,021,200 | 21,275 | 1,101,600 | 22,950 |
| Vacancy Loss | (51,060) | (1,064) | (55,080) | (1,148) |
| Total Lease Rent | 970,140 | 20,211 | 1,046,520 | 21,803 |
| Laundry | 8500 | 177 | 8500 | 177 |
| Total Other Income | 8,500 | 177 | 8,500 | 177 |
| Effective Gross Income | 978,640 | 20,388 | 1,055,020 | 21,980 |

| OPERATING EXPENSES | Current | Per Unit | Potential | Per Unit |
|---------------------------------|----------------|-----------------|------------------|-----------------|
| Real Estate Taxes | 69,950 | 1,457 | 69,950 | 1,457 |
| Insurance | 49,451 | 1,030 | 49,451 | 1,030 |
| Management Fee | 48,932 | 1,019 | 52,751 | 1,099 |
| Maintenance/Repair | 48,932 | 1,019 | 52,751 | 1,099 |
| Gas (Hot Water) | 6,676 | 139 | 6,676 | 139 |
| Electric | 2,635 | 55 | 2,635 | 55 |
| Water/Sewer | 65,004 | 1,354 | 65,004 | 1,354 |
| Trash | 9940 | 207 | 9940 | 207 |
| Snow/Landscape | 6965 | 145 | 6965 | 145 |
| Total Operating Expenses | 308,485 | 6,427 | 316,123 | 6,586 |

| | | | | |
|-----------------------------|----------------|---------------|----------------|---------------|
| Net Operating Income | 670,155 | 13,962 | 738,897 | 15,394 |
|-----------------------------|----------------|---------------|----------------|---------------|

RENT ROLL



| SUITE | BEDROOMS | BATHROOMS | SIZE SF | RENT | RENT / SF | MARKET RENT | MARKET RENT / SF | LEASE END |
|-------|----------|-----------|---------|---------|-----------|-------------|------------------|-----------|
| 151 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 152 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 153 | - | 1 | 452 SF | \$1,500 | \$3.32 | \$1,800 | \$3.98 | TAW |
| 154 | 2 | 1 | 772 SF | \$2,300 | \$2.98 | \$2,400 | \$3.11 | TAW |
| 155 | 1 | 1 | 584 SF | \$1,800 | \$3.08 | \$2,100 | \$3.60 | Vacant |
| 156 | - | 1 | 452 SF | \$1,500 | \$3.32 | \$1,800 | \$3.98 | TAW |
| 157 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 158 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 159 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 160 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 161 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 162 | 1 | 1 | 584 SF | \$1,800 | \$3.08 | \$2,100 | \$3.60 | Vacant |
| 163 | 2 | 1 | 772 SF | \$2,100 | \$2.72 | \$2,400 | \$3.11 | TAW |
| 164 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 165 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 166 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 251 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 252 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 253 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 254 | 2 | 1 | 772 SF | \$2,000 | \$2.59 | \$2,400 | \$3.11 | Vacant |
| 255 | 1 | 1 | 584 SF | \$1,800 | \$3.08 | \$2,100 | \$3.60 | Vacant |
| 256 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 257 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 258 | - | 1 | 452 SF | \$1,500 | \$3.32 | \$1,800 | \$3.98 | TAW |
| 259 | - | 1 | 452 SF | \$1,500 | \$3.32 | \$1,800 | \$3.98 | TAW |
| 260 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |

RENT ROLL



| SUITE | BEDROOMS | BATHROOMS | SIZE SF | RENT | RENT / SF | MARKET RENT | MARKET RENT / SF | LEASE END |
|-----------------|----------|-----------|------------------|-----------------|-----------------|-----------------|------------------|-----------|
| 261 | - | 1 | 452 SF | \$1,500 | \$3.32 | \$1,800 | \$3.98 | TAW |
| 262 | 1 | 1 | 584 SF | \$1,700 | \$2.91 | \$2,100 | \$3.60 | TAW |
| 263 | 2 | 1 | 772 SF | \$2,200 | \$2.85 | \$2,400 | \$3.11 | TAW |
| 264 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 265 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 266 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 351 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 352 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 353 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 354 | 2 | 1 | 772 SF | \$2,200 | \$2.85 | \$2,400 | \$3.11 | Vacant |
| 355 | 1 | 1 | 584 SF | \$1,800 | \$3.08 | \$2,100 | \$3.60 | TAW |
| 356 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 357 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 358 | - | 1 | 452 SF | \$1,700 | \$3.76 | \$1,800 | \$3.98 | TAW |
| 359 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 360 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 361 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | Vacant |
| 362 | 1 | 1 | 584 SF | \$1,800 | \$3.08 | \$2,100 | \$3.60 | TAW |
| 363 | 2 | 1 | 772 SF | \$2,100 | \$2.72 | \$2,400 | \$3.11 | TAW |
| 364 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| 365 | - | 1 | 452 SF | \$1,800 | \$3.98 | \$1,800 | \$3.98 | TAW |
| 366 | - | 1 | 452 SF | \$1,600 | \$3.54 | \$1,800 | \$3.98 | TAW |
| TOTALS | | | 24,408 SF | \$84,200 | \$169.06 | \$91,800 | \$183.54 | |
| AVERAGES | | | 509 SF | \$1,754 | \$3.52 | \$1,913 | \$3.82 | |

UNIT MIX SUMMARY



| UNIT TYPE | BEDS | BATHS | COUNT | % OF TOTAL | SIZE SF | MIN RENT | MAX RENT | MARKET RENT | MARKET RENT/SF |
|------------------------|------|-------|-----------|-------------|---------------|----------------|----------------|----------------|----------------|
| two bedroom | 2 | 1 | 6 | 12.50% | 772 SF | \$2,100 | \$2,400 | \$2,400 | \$3.11 |
| one bedroom | 1 | 1 | 6 | 12.50% | 584 SF | \$1,700 | \$2,100 | \$2,100 | \$3.60 |
| studio | - | 1 | 36 | 75% | 452 SF | \$1,500 | \$1,800 | \$1,800 | \$3.98 |
| TOTALS/AVERAGES | | | 48 | 100% | 509 SF | \$1,600 | \$1,913 | \$1,913 | \$3.82 |

DEMOGRAPHICS MAP & REPORT



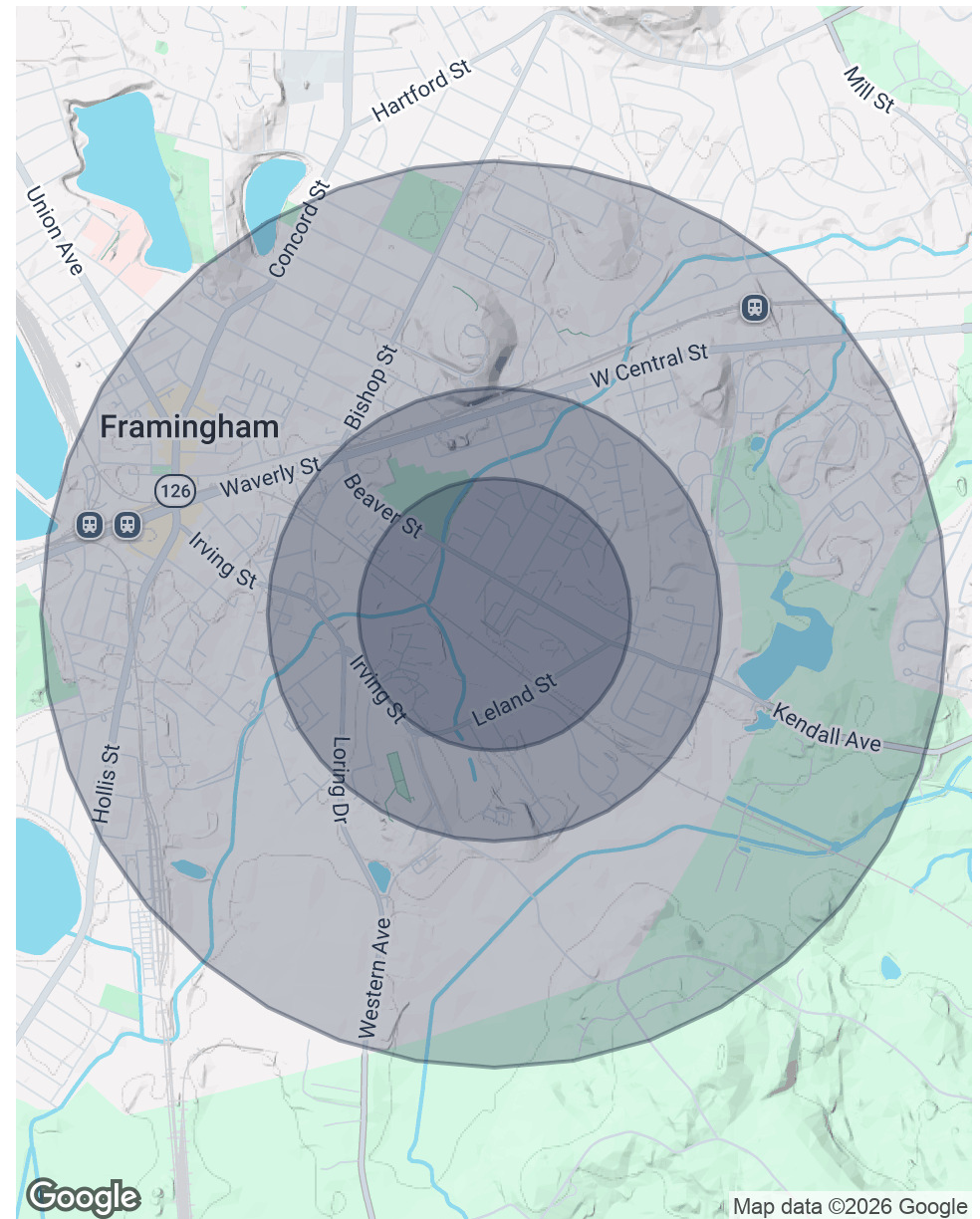
POPULATION

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 3,137 | 7,036 | 20,212 |
| Average Age | 28.9 | 30.3 | 33.0 |
| Average Age (Male) | 21.5 | 24.7 | 30.9 |
| Average Age (Female) | 31.5 | 32.0 | 33.3 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,038 | 2,451 | 7,439 |
| # of Persons per HH | 3.0 | 2.9 | 2.7 |
| Average HH Income | \$62,656 | \$71,125 | \$102,375 |
| Average House Value | \$466,774 | \$412,605 | \$433,996 |

2023 American Community Survey (ACS)





RICH CAWLEY

President

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MA #134301 // CT #0754987 / RI #001533 / FL #3254617 / NY #10351210054

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

United Multi Family

770 Legacy Place second floor

Dedham, MA 02026

617.529.1141