

**LICENSED  
ROOMING  
HOUSE FOR  
SALE**



# **ROOMING HOUSE FOR SALE**

9 ROOMS IN QUINCY MA ASKING \$1.3M

**RICH CAWLEY, PRESIDENT**



770 Legacy Place, Dedham, MA 02026 // 617.529.1141 // [umf.com](http://umf.com)

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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.



## PROPERTY DESCRIPTION

10 Edgewood Circle, Quincy, MA, is a licensed rooming house with 8 rooms and 1-studio (individual kitchen and bath). The 8 rooms share a common kitchen and two bathrooms). Property was built in 1930 and since renovated by the current owner. There is approximately 2,880 SF of living space and 4,792 SF lot. There is a driveway and garage/storage on site. There are currently two units rented and 7 vacant. The vacant units come with larger refrigerators; some have sinks and are in rentable condition. Property is sprinklered.

Located in Quincy, the property offers residents convenient access to parks such as Merrymount Park and Furnace Brook Golf Course, as well as a variety of local shops, cafes, and businesses. Commuters benefit from easy access to public transportation and major roadways, allowing for efficient travel to Boston or nearby coastal areas. The neighborhood also features excellent schools and a welcoming community atmosphere, making it an attractive location for renters. This property presents a stable multifamily investment in a prime Quincy location.

## OFFERING SUMMARY

Sale Price:	\$1,300,000
Number of Units:	9
Lot Size:	5,489 SF
Building Size:	2,880 SF
NOI:	\$112,986.50

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	955	3,140	11,352
Total Population	2,294	6,733	24,917
Average HH Income	\$141,749	\$123,280	\$118,696



## LOCATION DESCRIPTION

10 Edgewood Circle is a multifamily investment property located in Quincy, one of Greater Boston's most dynamic and rapidly evolving residential markets. Situated within a well-established residential neighborhood, the property benefits from Quincy's strong demand fundamentals, transit accessibility, and continued economic and population growth driven by its proximity to downtown Boston.

Known as the "City of Presidents," Quincy has experienced significant revitalization and redevelopment in recent years, transforming into a major mixed-use and transit-oriented community within the Greater Boston region. The city offers direct access to Boston via the MBTA Red Line, commuter rail connections, and major roadways including Interstate 93 and Route 3, making it highly attractive to commuters and long-term residents alike.

The surrounding area features a diverse mix of residential housing, retail centers, restaurants, waterfront amenities, and employment opportunities, contributing to a strong and stable rental market. Quincy Center and surrounding districts continue to benefit from substantial public and private investment, supporting long-term property appreciation and sustained tenant demand.

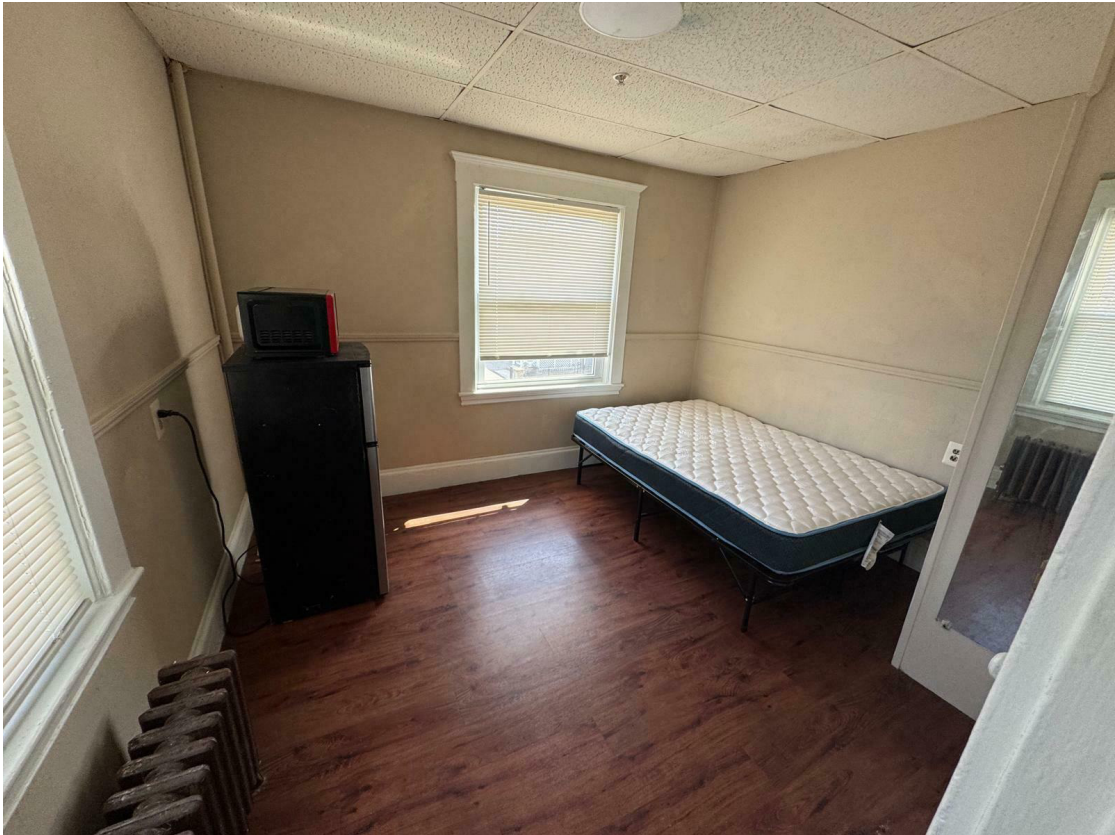
Overall, 10 Edgewood Circle presents an opportunity for investors seeking a multifamily asset in a high-demand suburban-urban market with strong transit connectivity, established demographics, and continued long-term growth throughout the South Shore and Greater Boston region.



## PROPERTY HIGHLIGHTS

- **Nine Unit Rooming House:** located within walking distance to downtown Quincy Center.
- **Historic 1930 Vinyl-Sided Building:** Well-maintained and structurally sound.
- **4,792 SF Lot:** Compact site with off-street parking potential.
- **Quincy Location:** Near parks, golf courses, shops, and local amenities.
- **Easy Access to Transportation:** Close to public transit and major roadways for commuting convenience.
- **Neighborhood Appeal:** Strong community environment with quality schools.











INSPECTION TAG  
**J-MAK**  
 Inspections, Installations, Service  
 157 Pleasant View Ave  
 Braintree, MA 02184  
 247 617-999-8980

**Sprinkler**

THIS AREA EQUIPPED WITH

WET SYSTEM  DELUGE VALVE   
 DRY SYSTEM  RATE ANTI-FREEZE   
 WET SYSTEM  PRE-ACTION VALVE   
 DRY SYSTEM

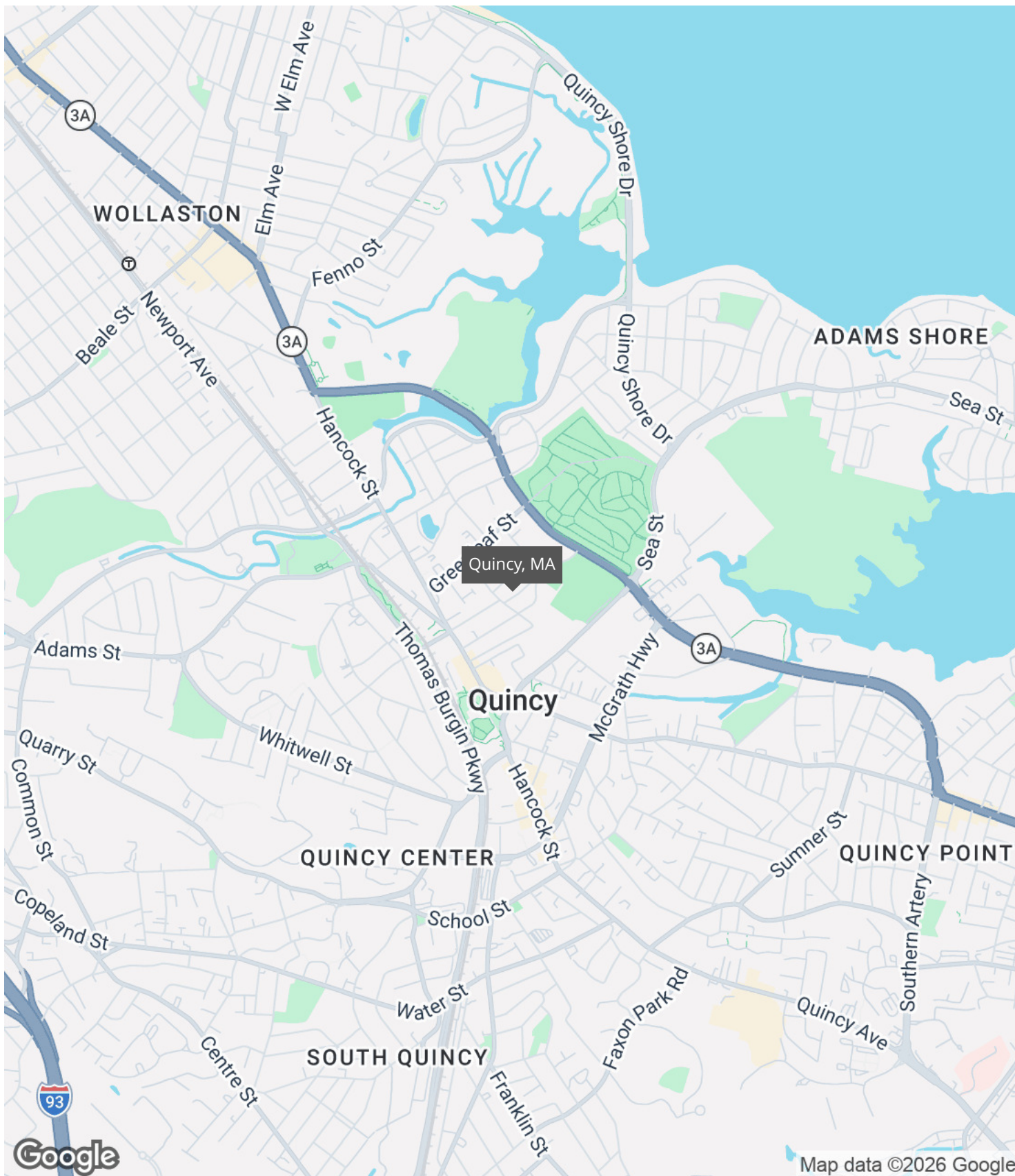
	1st	2nd	3rd	4th
VALVE SERIAL NO.	V52-F			
STATIC WATER P.S.I.	100			
RESIDUAL WATER P.S.I.	92			
DO ALARMS OPERATE	Yes			
AIR PRESSURE	N/A			
AIR PRESSURE TIME	N/A			
TRIP TIME (SEC)	N/A			
WATER FLOW TIME (SEC)	26			
LOW POINTS DRAINED	N/A			
WATER SUPPLY OPEN	Yes			
ANTIFREEZE TEMP. RATING	N/A			

INSPECTION MADE AND WITNESSED BY

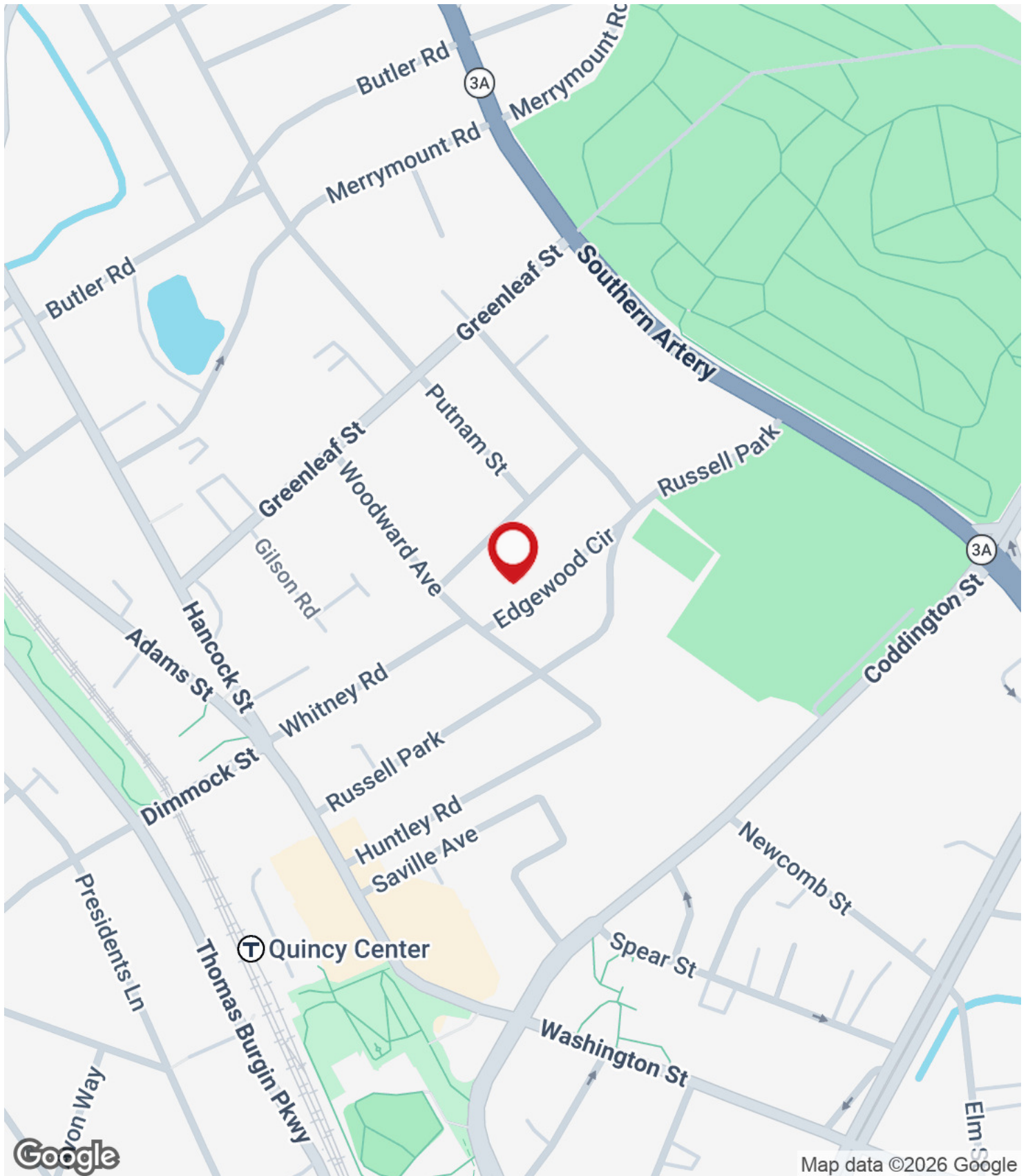
DATE & INSP#	MADE BY	WITNESSED BY
4-29-22	Tom	
11/13/22	John	
5/15/23	Tom	
4/12/24	Tom	

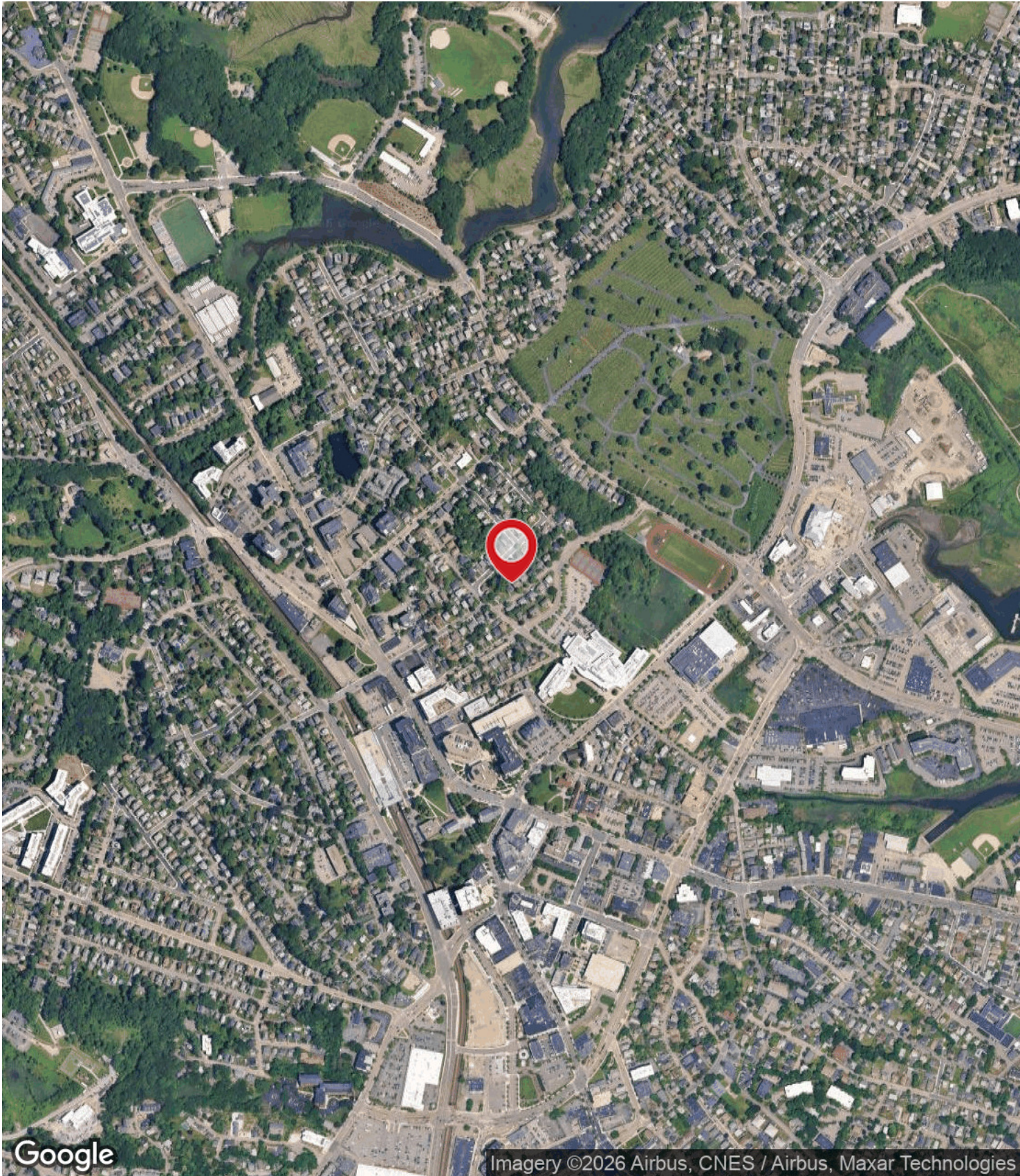






# LOCATION MAP





Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies



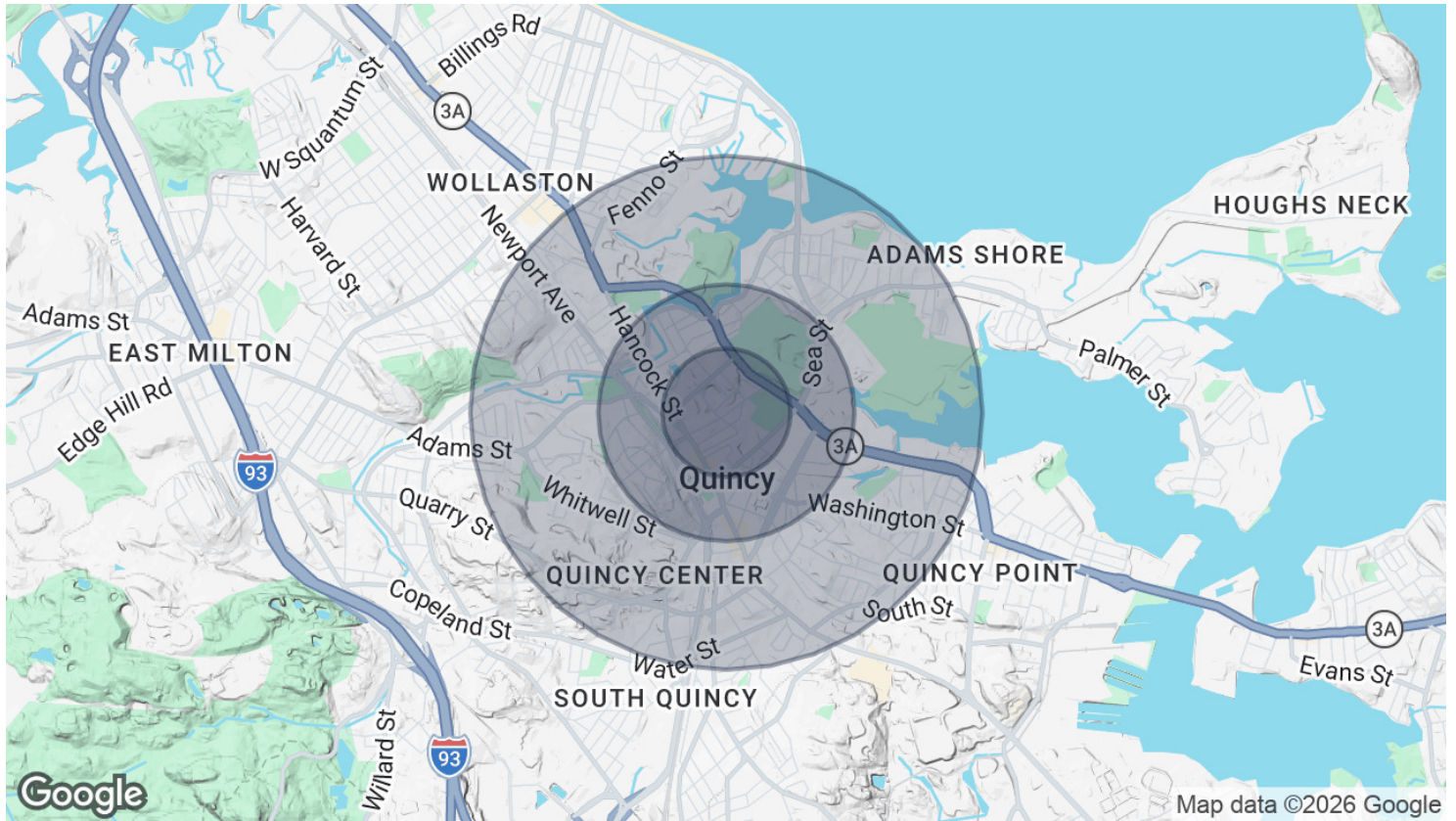
<b>OPERATING INCOME</b>	<b>Current</b>	<b>Per Unit</b>	<b>Potential</b>	<b>Per Unit</b>
<b>Gross Market Rent</b>	<b>170,400</b>	<b>18,933</b>	<b>170,400</b>	<b>18,933</b>
Vacancy Loss	(8,520)	(947)	(8,520)	(947)
<b>Total Lease Rent</b>	<b>161,880</b>	<b>17,987</b>	<b>161,880</b>	<b>17,987</b>
Laundry	325	36	325	36
<b>Total Other Income</b>	<b>325</b>	<b>36</b>	<b>325</b>	<b>36</b>
<b>Effective Gross Income</b>	<b>162,205</b>	<b>18,023</b>	<b>162,205</b>	<b>18,023</b>

<b>OPERATING EXPENSES</b>	<b>Current</b>	<b>Per Unit</b>	<b>Potential</b>	<b>Per Unit</b>
Real Estate Tax	6,720	747	6,720	747
Property Insurance	2,950	328	2,950	328
Utilities	9,260	1,029	9,260	1,029
Water/Sewer	3,290	366	3,290	366
Cleaning	5,200	578	5,200	578
Alarm & Fire Services	1,750	194	1,750	194
Fees & Permits	750	83	750	83
Management (5%)	8110	901	8110	901
Maintenance/Repair (5%)	8110	901	8110	901
<b>Total Operating Expenses</b>	<b>46,141</b>	<b>5,127</b>	<b>46,141</b>	<b>5,127</b>

<b>Net Operating Income</b>	<b>116,065</b>	<b>12,896</b>	<b>116,065</b>	<b>12,896</b>
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<b>SUITE</b>	<b>RENT</b>	<b>MARKET RENT</b>
1A	\$2,250	\$2,250
1B	\$1,500	\$1,500
1C	\$1,700	\$1,700
2A	\$1,600	\$1,600
2B	\$1,450	\$1,450
2C	\$1,600	\$1,600
2D	\$1,550	\$1,550
3A	\$1,300	\$1,300
3B	\$1,250	\$1,250
<b>TOTALS</b>	<b>\$14,200</b>	<b>\$14,200</b>
<b>AVERAGES</b>	<b>\$1,578</b>	<b>\$1,578</b>



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,294	6,733	24,917
Average Age	36.2	39.5	39.6
Average Age (Male)	34.1	37.2	39.3
Average Age (Female)	41.1	45.5	41.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	955	3,140	11,352
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$141,749	\$123,280	\$118,696
Average House Value	\$605,238	\$615,751	\$604,620

2023 American Community Survey (ACS)



## **RICH CAWLEY**

**President**

rcawley@umf.com

Direct: **617.529.1141**

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