



# 59-61 Endicott Street

\$4,490,000

North End  
Multi-Family Investment Property  
Eight Units



## DISCLOSURE NOTICE

*Core Property Group has been retained by the owner of the property to facilitate its sale. The information provided regarding the property has been sourced from parties other than Core Property Group, and we make no guarantees or warranties, either express or implied, regarding the accuracy or completeness of this information. All references to property details such as age, square footage, income, expenses, and other specific aspects are approximate and intended for general informational purposes only. Opinions, assumptions, and estimates presented are projections and may be based on different assumptions or due diligence criteria than those used by prospective buyers. It is the responsibility of buyers to conduct their own independent investigations and base their decisions on their own findings. Please note that the information provided herein is subject to change without notice.*

## INVESTMENT OVERVIEW



List Price \$4,490,000



+/- 5,100 Square Feet



8 Units



2012 Renovation

## OFFERING SUMMARY

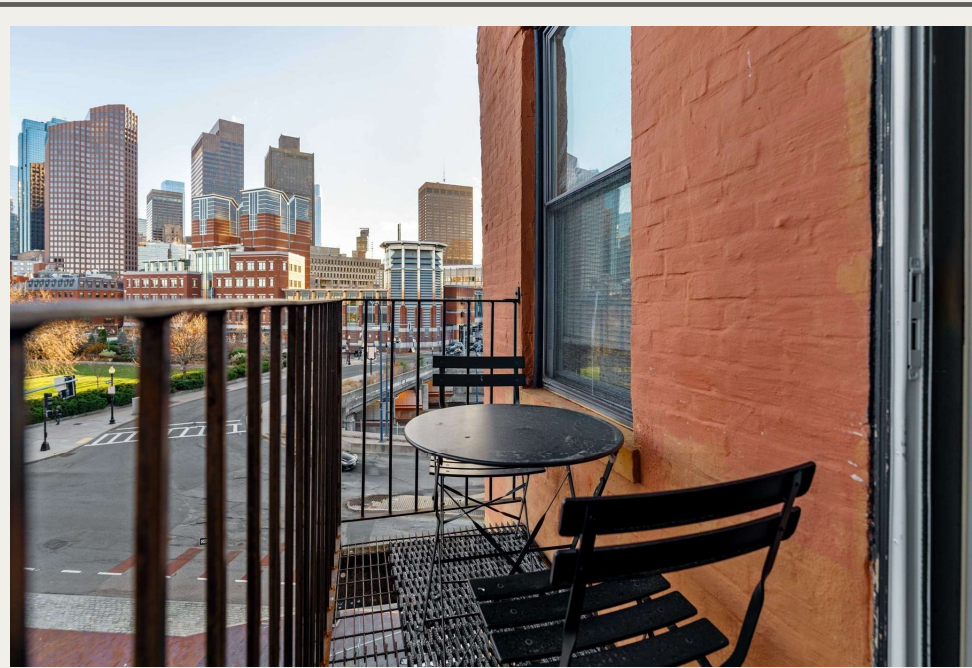
Core Property Group is excited to present the exclusive sale of the multifamily investment property located at 59-61 Endicott Street (the "Property"), ideally positioned at the entrance to Boston's vibrant and historic North End. This four-story, approximately 5,100 square foot building, originally constructed in 1899 and extensively renovated in 2012, offers modern, high-demand features throughout. The units include central air conditioning, hardwood floors, in-unit washers and dryers, exposed brick, open kitchens with granite countertops and stainless-steel appliances, and private balconies in all upper-floor units that provide unparalleled views of Boston's skyline.

The unit mix consists of six (6) 2-bedroom/1-bath units, one (1) 3-bedroom/2.5-bath unit with an office, and one (1) distinctive lofted studio with its own private, street-level entryway.

Ideally situated just steps from the North End's renowned restaurants, cafes, and bars, 59-61 Endicott Street is also centrally located at the crossroads of the Rose Kennedy Greenway, Faneuil Hall, the Financial District, Government Center, and North Station. Residents enjoy easy access to Boston's major employment hubs and a wealth of walkable amenities.

For public transportation, the MBTA's Haymarket Orange and Green Line station is just across the Greenway, and North and South Station commuter rail lines are only a ten-minute walk away.

## IN DEMAND UNIT FEATURES



In-Unit Washer & Dryer

Central Air

Granite Counter Tops

Stainless Steel Appliances

Exposed Brick

Private Balconies and Skyline Views

# FINANCIALS

## Rent Roll

Unit	Type	SF	Lease End	Current Rent	Pro Forma Rent
1	2-Bed/1-Bath	600	8/31/2025	\$3,000	\$3,500
2	2-Bed/1-Bath	600	5/31/2025	\$3,000	\$3,500
3	2-Bed/1-Bath	600	8/31/2025	\$3,150	\$3,500
4	2-Bed/1-Bath	600	10/15/2025	\$3,000	\$3,500
5	2-Bed/1-Bath	600	8/31/2025	\$3,400	\$3,500
6	2-Bed/1-Bath	600	For Lease	\$3,400	\$3,500
7	3-Bed/2.5-Bath	1000	8/31/2025	\$4,500	\$4,800
8	Studio	500	8/31/2025	\$1,725	\$2,200
<b>Total</b>		<b>5100</b>		<b>\$25,175</b>	<b>\$28,000</b>

## Operating Statement

<u>Income</u>	<u>Current</u>	<u>Pro Forma</u>
Rental Income	\$302,100	\$336,000
<b>Total Income</b>	<b>\$302,100</b>	<b>\$336,000</b>
<u>Expenses</u>		
Common Electric	\$600	\$600
Water and Sewer	\$4,800	\$4,800
Insurance	\$8,000	\$8,000
Sprinkler and Monitoring	\$1,500	\$1,500
Property Taxes	\$30,384	\$31,296
<b>Total Expenses</b>	<b>\$45,284</b>	<b>\$46,196</b>
<b>Net Operating Income</b>	<b>\$256,816</b>	<b>\$289,804</b>

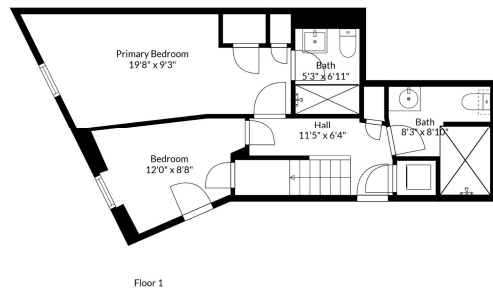
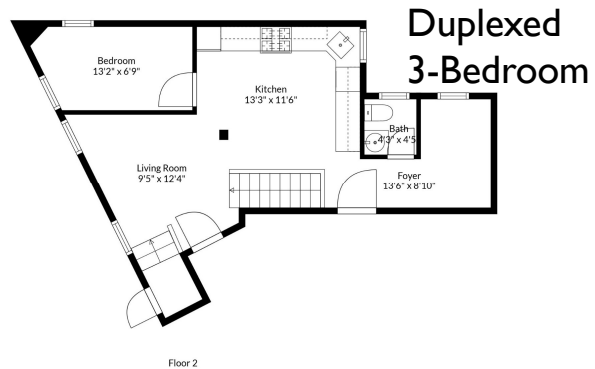


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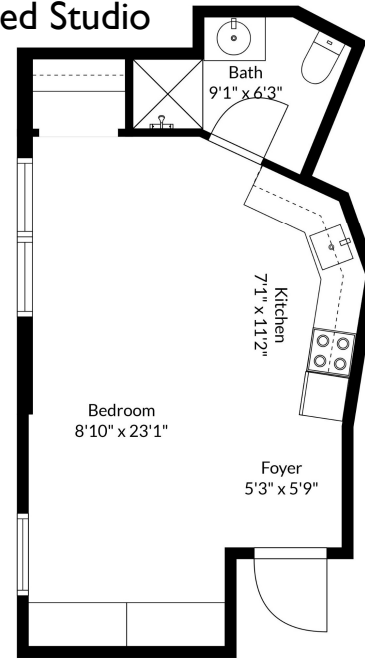


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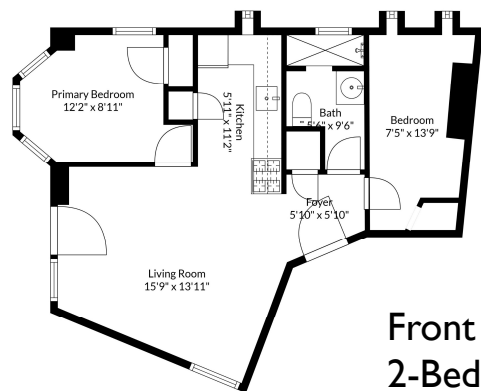
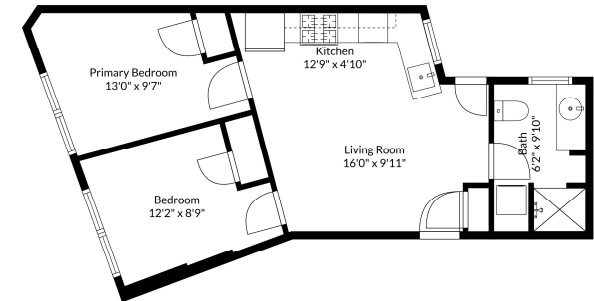




### Lofted Studio



### Rear Facing 2-Bedrooms



### Front Facing 2-Bedrooms

# FLOORPLANS

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