

EXCLUSIVE OFFERING

7 Units | Residential Multifamily

97 Condor Street
East Boston, MA 02128

TURN KEY WITH IMMEDIATE LEASE-UP UPSIDE IN ONE OF BOSTON'S MOST DYNAMIC SUBMARKETS



97 Condor Street is a turn key, seven-unit boutique multifamily building situated in the heart of East Boston, one of Greater Boston's most dynamic and fastest-appreciating urban neighborhoods. The property features a striking modern exterior with oversized black-trimmed windows, a clean common entry, and well-appointed interiors throughout — including stainless steel appliances, in-unit washer/dryers, private decks, and rooftop access with sweeping skyline views.

Offering investors the rare combination of a modern, turnkey asset with demonstrated rental demand, near-term lease-up upside, and the long-term tailwinds of one of Boston's most supply-constrained and rapidly evolving neighborhoods.



Alex Walsh
Access Real Estate
Alex@findyouraccess.com
M (781)-556-1703
O (617)-825-8000



Patrick Bateson
Access Real Estate
Patrick@findyouraccess.com
M (978)-888-5457
O (617)-825-8000



Access Real Estate | 1137 Washington Street, Unit 102 Boston MA 02124

Disclaimer: Rent roll, pro forma, and all financials are provided for informational/marketing purposes only and are not guaranteed for accuracy or completeness. All figures, projections, and assumptions should be verified by viewer.

Financials

RENT ROLL (as of 05.2026)				
Unit	Bed/Bath	Mo. Rent	Expires	Status
1	1 BD/1 BA	\$2,520	Aug '26	Occupied
2	1 BD/1 BA	\$2,400	Market	Vacant
3	2 BD/1.5 BA	\$2,400	Nov '26	Occupied
4	2 BD/1.5 BA	\$3,000	Apr '27	Occupied
5	2 BD/1 BA	\$3,200	Aug '26	Occupied
6	2 BD/1 BA	\$2,800	Dec '26	Occupied
7	2 BD/1.5 BA	\$2,800	Jan '27	Occupied
TOTAL (7 units)			\$19,240 / mo · \$230,880 / yr	

*based on the assumption of unit 2 rented at market rent

UTILITIES RESPONSIBILITY	
Electric	Tenant Paid
Gas	Tenant Paid
Hot Water	Tenant Paid
Water & Sewer	Owner Paid

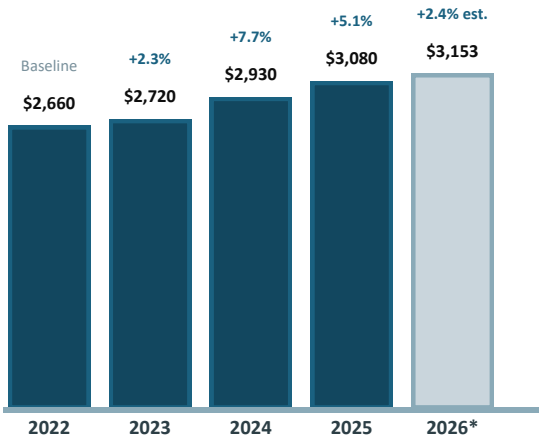
PROPERTY DETAILS	
Asset Type	7-Unit New Construction Multifamily
Year Built	2022
Building Size	5,390 SF
Stories	4 (incl. Penthouse Level)
Total Bedrooms	12 Bedrooms / 12 Bathrooms
Off-Street Parking	5 Assigned Spaces
Zoning	Residential Multifamily
Ownership	97 Condor St Eas LLC

INCOME	
Gross Rents (7 units)	\$229,440
GROSS INCOME*	\$229,440
*based on the assumption of unit 2 rented at market rent	
PROJECTED OPERATING EXPENSES (Annual Pro Forma)	
Property Taxes	BostonFY2026commercial rate \$9,500
Insurance Premium	Landlord Property & liability \$4,025
Electric (common areas)	Lobby, exterior, hallways \$1,940
Water & Sewer	Landlord Paid \$4,438
Snow Removal	Seasonal \$339
Fire Alarm Monitoring	Annual contract \$792
Repairs & Maintenance (5%)	5%ofEGI—industry standard \$11,544
Internet & Phone (Monitoring System)	Landlord Paid \$2,247
TOTAL OPERATING EXPENSES	\$34,825
NET OPERATING INCOME	\$194,687

Market Demographics

East Boston / ZIP 02128 · U.S. Census ACS 2024 · RentCafe / BostonPads 2025–2026

EAST BOSTON RENT TRENDS (YOY)



East Boston Avg 1BR Rent / Month · Source: BostonPads, RentCafe 2025–2026 · *2026 estimate



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