

749-759 DUDLEY STREET, DORCHESTER, MA, 02125

# Dudley Street Development



RESIDENTIAL & RETAIL DEVELOPMENT  
**For Sale**

48 UNIT RESIDENTIAL & GROUND FLOOR RETAIL DEVELOPMENT PROJECT  
CORNER LOTS WITH 100' OF FRONTAGE ON DUDLEY STREET  
0.2 MILES FROM UPHAMS CORNER COMMUTER RAIL (FAIRMOUNT LINE)



**Drew Kirkland**  
SENIOR ASSOCIATE  
857.990.6802  
dkirkland@northeastpcg.com

**Francis Saenz**  
SENIOR ASSOCIATE  
857.990.6803  
fsaenz@northeastpcg.com

**Jim Casey**  
INVESTMENT ASSOCIATE  
857.990.6821  
jcasey@northeastpcg.com



# Deal Contacts



**Drew Kirkland**  
SENIOR ASSOCIATE

857.990.6802  
dkirkland@northeastpcg.com



**Francis Saenz**  
SENIOR ASSOCIATE

857.990.6803  
fsaenz@northeastpcg.com



**Jim Casey**  
SENIOR ASSOCIATE

857.990.6821  
jcasey@northeastpcg.com



**Patrick Wheeler**  
ASSOCIATE

857.990.6819  
pwheeler@northeastpcg.com



**Steve Cerrone**  
ASSOCIATE

857.990.6833  
scerrone@northeastpcg.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 Northeast Private Client Group in compliance with all applicable fair housing and equal opportunity laws.



## Executive Summary



### PROPERTY HIGHLIGHTS

48 Unit Residential & Ground Floor Retail Development Project

(26) Studios, (3) One-Bedrooms, (17) Two-Bedrooms & (2) Three-Bedrooms

Nine Parking Spaces Off Virginia St & Bike Room for 52 Bikes off Dudley St

Currently Two buildings (Total of Approximately 10,000 SF)

Corner lot with 100' of Frontage on Dudley Street

0.2 Miles from Upham's Corner Commuter Rail (Fairmount Line)

### PROPERTY OVERVIEW

Northeast Private Client Group is pleased to present the Dudley Street Development located at 749-759 Dudley Street & 2 Virginia Street in Dorchester, MA.

This is a fully approved project for 48 residential units, six (6) include IDP affordable units & 3,263 GSF ground floor retail space. The proposed gross building area is approximately 49,084 which includes nine (9) parking spaces & (52) bike storage spaces.

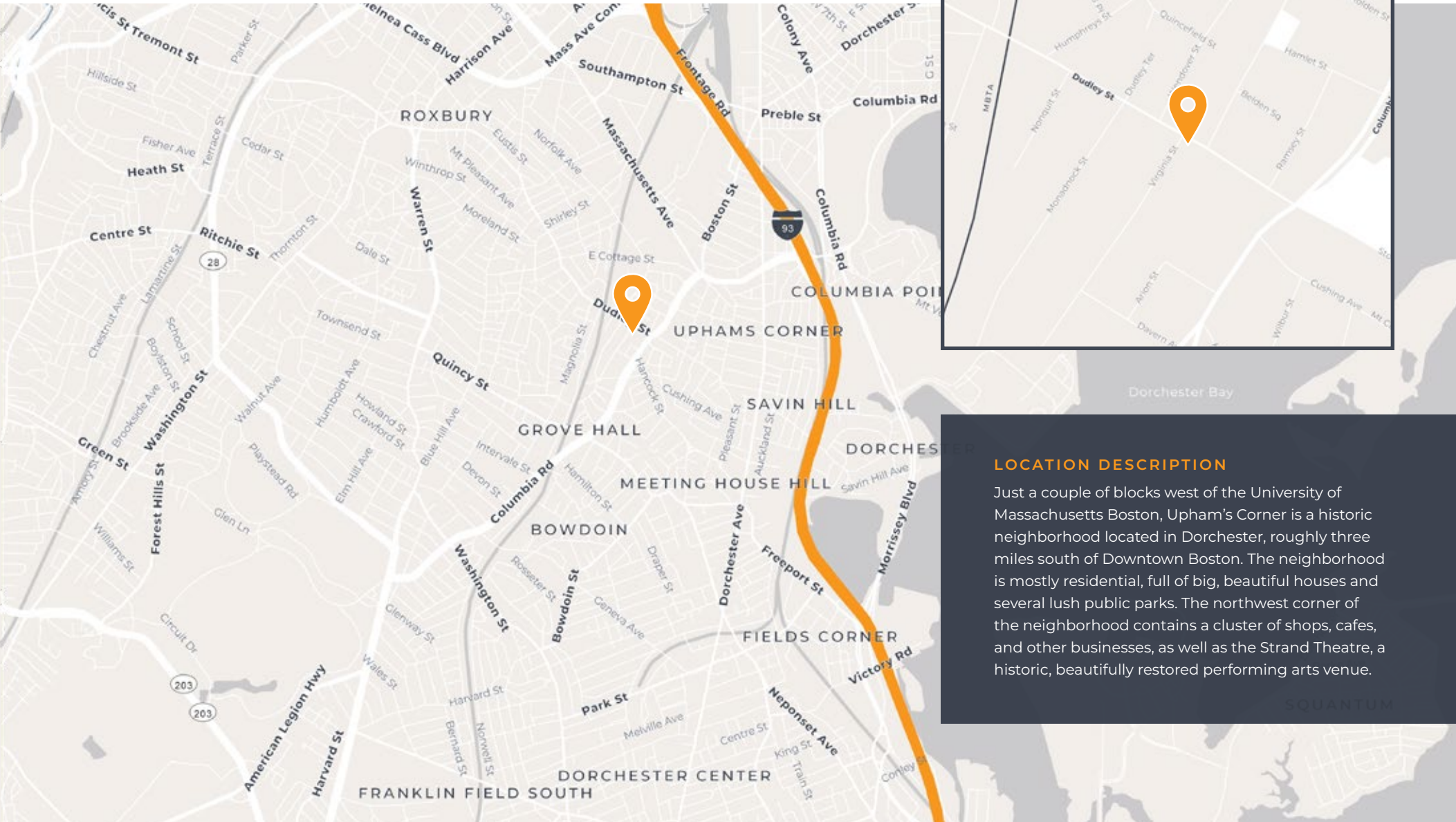
Currently Dudley St is a 6,300 SF brick building renovated in 1992 that sits on a 6,300 SF. Currently occupied with a single tenant (Rainbow) is NNN which pays reimbursements and is currently a Tenant-At-Will. Virginia St is a three-story 5,000 SF building, built in 1935 just adjacent to the rear of Dudley St sitting on another 3,700 SF of land. Together these two properties sit on a corner lot in high-traffic Uphams Corner, Dorchester. Zoned CG (General Commercial) the property's location is ideal for a redevelopment opportunity. Close to MBTA commuter rail station & bus lines

All interested and qualified parties can obtain additional information & approved ZBA plans upon request.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,500,000
<b>Building Size:</b>	11,300 SF
<b>Proposed Building Size:</b>	49,084 SF
<b>Price Per Approved Unit:</b>	\$71,428
<b>Lot Size:</b>	10,000 SF
<b>Year Built:</b>	1935
<b>Zoning:</b>	CG
<b>Market:</b>	Boston

# Local Map



## LOCATION DESCRIPTION

Just a couple of blocks west of the University of Massachusetts Boston, Upham's Corner is a historic neighborhood located in Dorchester, roughly three miles south of Downtown Boston. The neighborhood is mostly residential, full of big, beautiful houses and several lush public parks. The northwest corner of the neighborhood contains a cluster of shops, cafes, and other businesses, as well as the Strand Theatre, a historic, beautifully restored performing arts venue.

# Site Plan





## Exterior Photos





## Exterior Photos



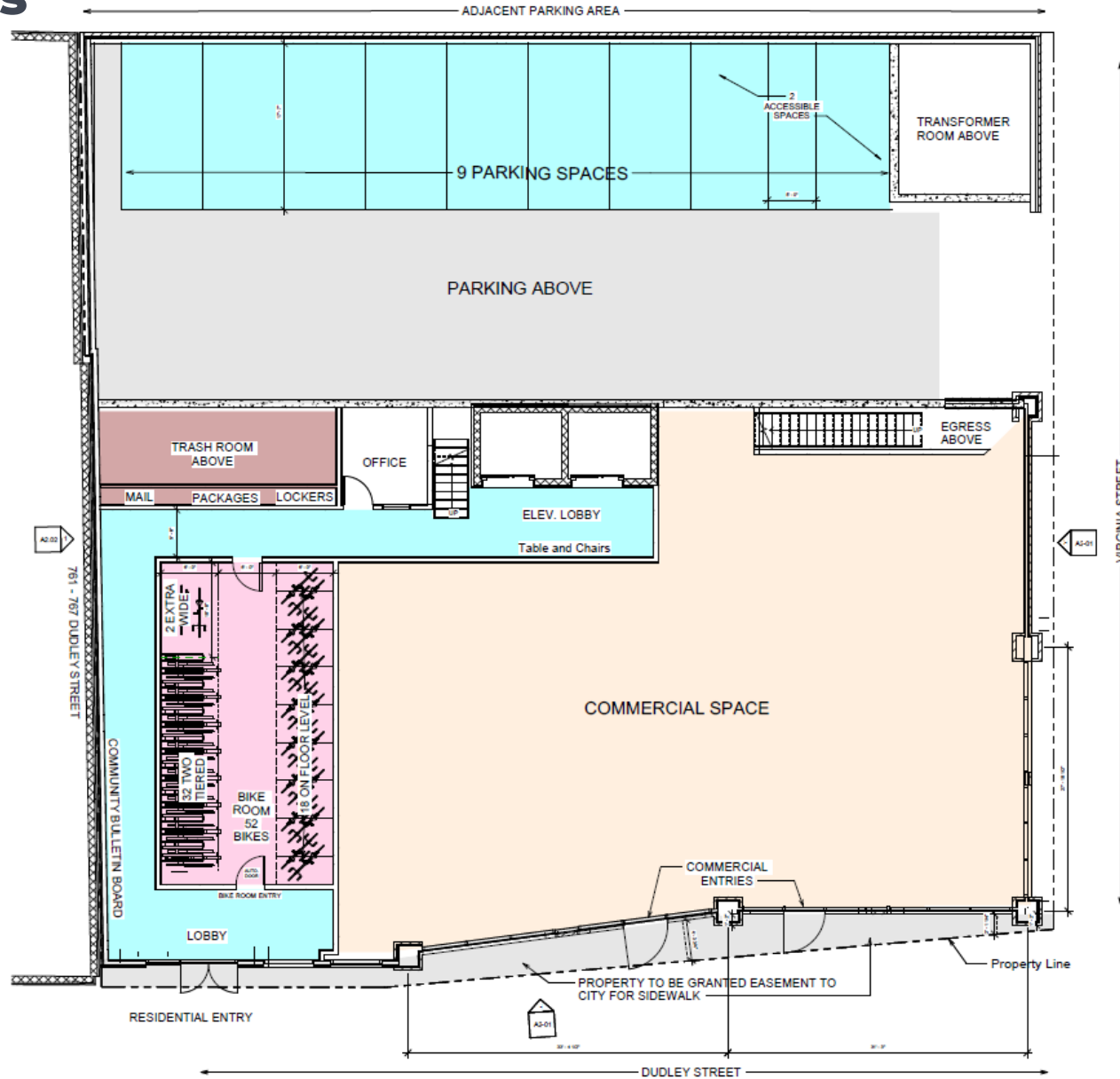


# Exterior Renderings





# Floor Plans





# Floor Plans



(3RD, 4TH, 5TH AND 6TH FLOORS ARE SIMILAR)



# Rent Roll

Unit	Unit Bed	UnitSize (SF)	MarketRent
Parking Garage		3390	
201	Three Bed	965	\$5,618.00
202	One Bed	681	\$2,752.00
203-AF-2A	One Bed	691	\$2,752.00
204	One Bed	648	\$2,752.00
205	Three Bed	1474	\$5,618.00
206	Studio	498	\$2,443.00
207	Studio	535	\$2,443.00
208-AF	Three Bed	1359	\$5,618.00
Common Room		230	
301	Two Bed	903	\$3,653.00
302	Studio	604	\$2,443.00
303	Studio	619	\$2,443.00
304	Two Bed	958	\$3,653.00
305	Studio	520	\$2,443.00
306	Two Bed	884	\$2,443.00
307 AF	Studio	609	\$2,443.00
308	Studio	664	\$2,443.00
309	Two Bed	980	\$3,653.00
310	Studio	505	\$2,443.00
401-2A	Two Bed	906	\$3,653.00
402	Studio	604	\$2,443.00
403	Studio	620	\$2,443.00
404-AF	Two Bed	965	\$3,653.00
405	Studio	520	\$2,443.00
406	Two Bed	882	\$2,443.00
407	Studio	617	\$2,443.00
408	Studio	665	\$2,443.00





# Rent Roll Continued

Unit	Unit Bed	UnitSize (SF)	MarketRent
409	Two Bed	992	\$3,653.00
410	Studio	506	\$2,443.00
501	Two Bed	906	\$3,653.00
502	Studio	619	\$2,443.00
503	Studio	625	\$2,443.00
504	Two Bed	965	\$3,653.00
505	Studio	520	\$2,443.00
506-AF	Two Bed	882	\$2,443.00
507	Studio	617	\$2,443.00
508	Studio	669	\$2,443.00
509	Two Bed	982	\$3,653.00
510	Studio	510	\$2,443.00
601	Two Bed	906	\$3,653.00
602	Studio	605	\$2,443.00
603-AF	Studio	619	\$2,443.00
604	Two Bed	940	\$3,653.00
605	Studio	525	\$2,443.00
606	Two Bed	844	\$2,443.00
607	Studio	617	\$2,443.00
608	Studio	669	\$2,443.00
609	Two Bed	987	\$3,653.00
610	Studio	506	\$2,443.00
410	Studio	506	\$2,443.00
<b>Totals</b>	<b>49 Units</b>	<b>39,510 SF</b>	<b>\$1,706,832.00</b>



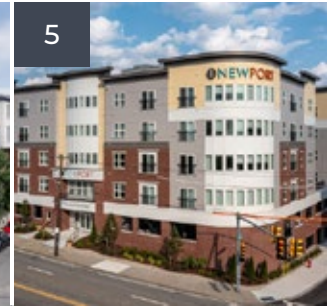
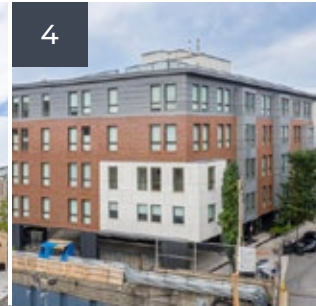
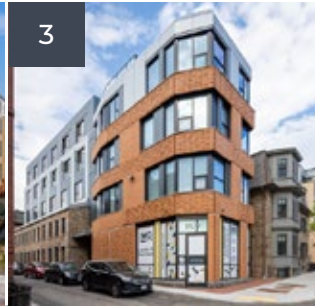
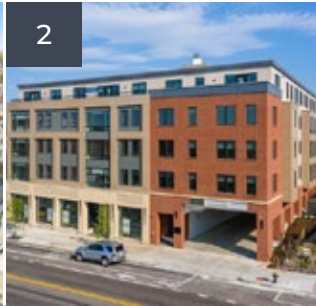
# Unit Mix Summary

Unit Type	Count	Percent of Total	SF	Market Rent	Market Rent/SF
Retail	1	2%	3,263	\$8,157	\$2.50
Studio	26	53%	584	\$2,443	\$4.18
1 Bedroom	2	4%	673	\$2,752	\$4.09
2 Bedroom	17	35%	930	\$3,653	\$3.93
3 Bedroom	3	6%	1,266	\$5,618	\$4.44
<b>Total</b>	<b>49</b>		<b>39,144 SF</b>	<b>\$155,233</b>	<b>\$3.97</b>

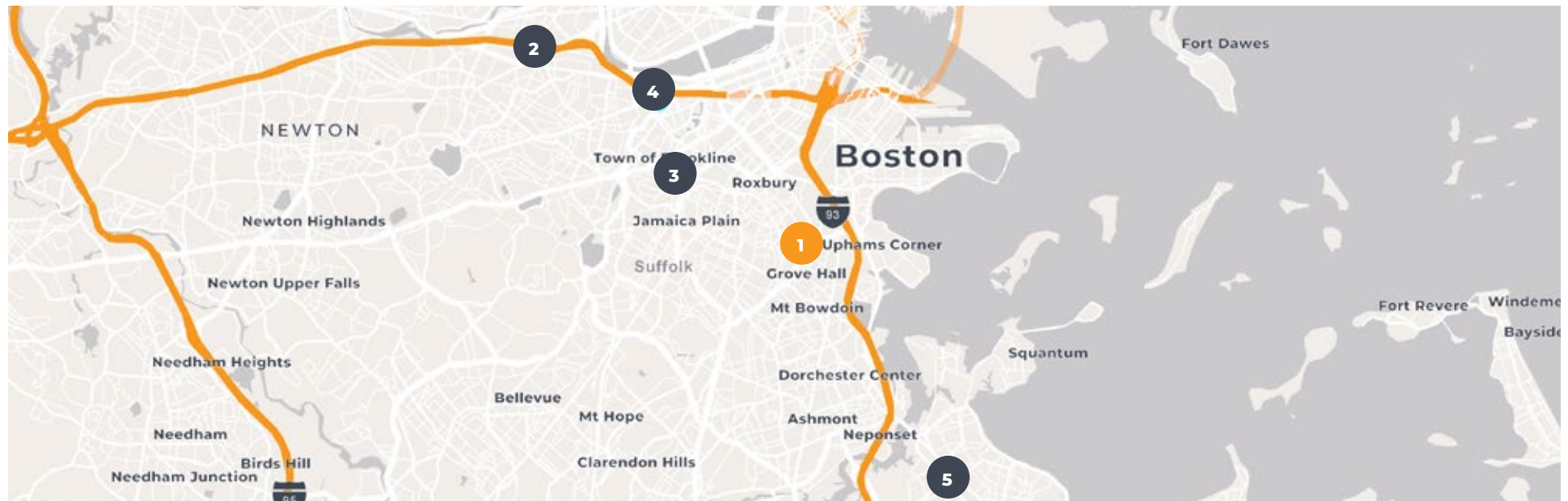




# Area Sales Comps



	<b>Dudley Street Development</b> 749-759 Dudley Street, Dorchester, MA 02125	<b>The Peridot</b> 392-398 Cambridge St, Allston, MA 02134	<b>Longwood Row</b> 1-3 Sewall St, Boston, MA 02120	<b>Fenway Diamond Apartments</b> 9 Miner St, Boston, MA 02215	<b>One Newport Residences</b> 1 Newport Ave, Quincy, MA 02171
<b>ADDRESS:</b>					
<b>PRICE:</b>	\$3,500,000	\$11,200,000	\$22,500,000	\$31,940,000	\$31,550,000
<b>LOT SIZE:</b>	10,000 SF	22,216 SF	10,019 SF	13,504 SF	25,265 SF
<b>PRICE PER UNIT:</b>		\$350,000	\$681,818	\$651,836	\$394,375
<b>YEAR BUILT:</b>	1935	2021	2020	2015	2020
<b>BLDG SIZE:</b>	11,300 SF	48,500 SF	33,000 SF	47,164 SF	152,921 SF
<b>NO. UNITS:</b>		32	33	49	80



749-759 DUDLEY STREET, DORCHESTER, MA, 02125



## OUR LOCATIONS

### **Hartford/Springfield**

360 Bloomfield Avenue, Suite 301  
Windsor, CT 06095  
(860) 414-3750

### **CT/Metro North**

2 Trap Falls Road, Suite 312  
Shelton, CT 06484  
(203) 692-2420

### **Greater Boston**

300 Washington Street, Suite 351  
Newton, MA 02458  
(857) 990-6800

### **Southeastern US**

Southeast Private Client Group  
50 N. Laura Street, Suite 2500  
Jacksonville, FL 32202  
(904) 544-9200

### **Rhode Island**

10 Dorrance Street, Suite 700  
Providence, RI 02903  
(401) 285-4080

### **New Hampshire**

170 Commerce Way, Suite 200  
Portsmouth, NH 03801  
(603) 652-1440

### **Hudson Valley**

777 Westchester Ave, Suite 101  
White Plains, NY 10604  
(914) 940-0500



# Newton Team

## SENIOR ASSOCIATES



**Tim McGeary**  
VICE PRESIDENT, INVESTMENTS  
857.990.6804  
tmcgeary@northeastpcg.com



**Drew Kirkland**  
SENIOR ASSOCIATE  
857.990.6802  
dkirkland@northeastpcg.com



**Francis Saenz**  
SENIOR ASSOCIATE  
857.990.6803  
fsaenz@northeastpcg.com



**Jim Casey**  
SENIOR ASSOCIATE  
857.990.6821  
jcasey@northeastpcg.com

## ASSOCIATES



**Rick Welch**  
INVESTMENT ASSOCIATE  
857.990.6830  
rwelch@northeastpcg.com



**Patrick Wheeler**  
ASSOCIATE  
857.990.6819  
pwheeler@northeastpcg.com



**Steve Cerrone**  
ASSOCIATE  
857.990.6833  
scerrone@northeastpcg.com



**Tom Egbers**  
ASSOCIATE  
857.990.2022  
tegbers@northeastpcg.com



**Joseph Akisik**  
ASSOCIATE  
857.216.7792  
jakisik@northeastpcg.com

## STAFF



**Jacob Jordan**  
VICE PRESIDENT, OPERATIONS  
203.307.1578  
jjordan@northeastpcg.com



**Rebecca Hope**  
MARKETING ASSOCIATE  
203.997.0162  
rhope@northeastpcg.com