



31-39 LENGLEN ROAD



TOWNHOUSE COMMUNITY | 5 UNITS

NEWTON, MASSACHUSETTS



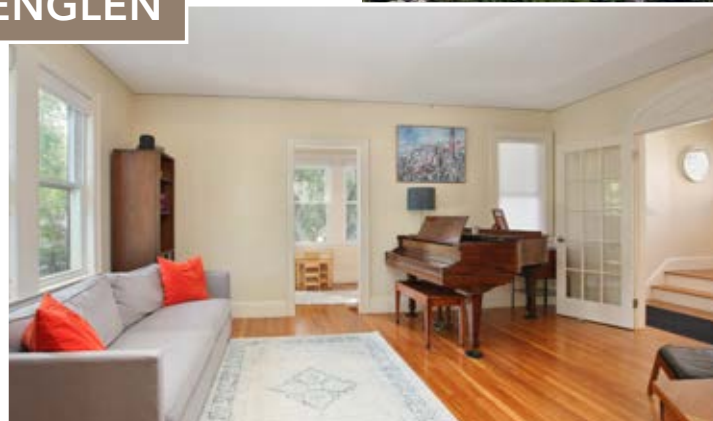
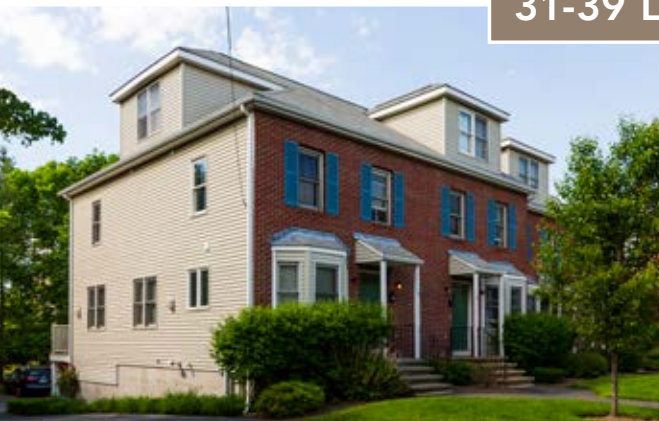
Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire 31-39 Lenglen Road in the town of Newton, Massachusetts. This exceptional townhouse community consists of five (5) residences and features three and four bedroom units. 31-39 Lenglen Road offers investors the opportunity to own high quality real estate in a high-barrier to entry market.

With a strong employer base and the affluent towns that neighbor Newton, 31-39 Lenglen Road is situated in one of the most sought after areas in New England. Newton is known for its strong school system as well as incredible access to local submarket amenities. Additionally, located less than 12 miles west of Boston, the offering allows for an effortless commute to the city. Strategically situated directly adjacent to the Mass Pike (I-90), and walking distance to the MBTA Commuter Rail, Framingham Line, at Newtonville station, the offering showcases a truly supreme location. The 31-39 Lenglen Road is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow.

31-39 LENGLEN



INVESTMENT HIGHLIGHTS



Irreplaceable Real Estate

Located in one of Massachusetts most desirable towns with easy access to public transportation and major thoroughfares as well as to a plethora of amenities, this townhouse community is highly valuable in burgeoning and high-barrier to entry submarkets.

Transit Oriented



The offering showcases a truly unmatched location; situated right next to the Mass Pike (I-90) and just a quick drive to Route 128 (I-95) and other major thoroughfares, it offers easy access to surrounding municipalities and Downtown Boston. In addition, the property is steps away from the MBTA Commuter Rail at the Newtonville station, Framingham Line.



Strong Market Dynamics

Newton is an extremely desirable location; not only for its accessibility to Boston and surrounding cities, but also for its proximity to a plethora of amenities. Furthermore a deep employment base and a strong school system produce incredible demand for housing in this market.



Immediate Value Add Potential

Current low in-place rents offer upside potential. Light in-unit, common area and exterior renovations will allow new ownership to increase rents and maintain the strong tenant base. Optionality also presents value add potential for the property, as investors can benefit from a variety of alternatives, including a condo conversion.

PROPERTY DETAILS

Address	31-39 Lenglen Road, Newton, MA
Year Built	1900 (single family) 1998 (multi-family)
Lot Size	21,690 SF
Average Unit Size	1,620 SF
Buildings	2
Units	4 - 3 beds, 2.5 baths 1 - single family, 4 beds, 2 baths
Parking	1 garage space/unit, additional surface parking



PROFORMA OPERATING STATEMENT

Income	2018	\$/Unit			
Income	\$230,400	\$46,080	Real Estate Taxes	\$20,093	\$4,019
Expense			Legal & Accounting	\$500	\$100
Management Fee (4%)	\$9,216	\$1,843	Repairs	\$2,500	\$500
Landscape	\$1,500	\$300	Maintenance	\$2,500	\$500
Snow Removal	\$1,000	\$200	Waste Management	\$1,250	\$250
Permits	\$250	\$50	Insurance	\$2,500	\$500
Commissions	\$250	\$50	Totals	\$41,809	\$8,362
Pest Control	\$250	\$50	Net Operating Income	\$188,591	

RENT ROLL

ADDRESS	BEDS	BATHS	SF	RENT	MARKET RENT	LEASE START	LEASE END
31 Lenglen Road	4	2	1,620	\$3,475	\$4,000	10/15/18	6/30/20
33 Lenglen Road	3	2.5	1,620	\$3,725	\$3,800	7/1/16	6/30/20
35 Lenglen Road	3	2.5	1,620	\$2,800	\$3,800	2/15/17	4/30/20
37 Lenglen Road	3	2.5	1,620	\$2,925	\$3,800	12/1/18	5/31/20
39 Lenglen Road	3	2.5	1,620	\$2,925	\$3,800	4/16/16	7/31/19
				\$15,850	\$19,200		

CAPITAL MARKETS

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