

WALTHAM MULTIFAMILY FOR SALE

\$1,695,000



147-151 ADAMS STREET, WALTHAM, MA 02453
6 Family IN PRIME Waltham LOCATION

Property Description

Rare offering of a six family in desirable Waltham location, minutes away from Route 20, 30, Interstate 95, I-90 and major bus and MBTA train stops. This property was recently renovated. You'll find a new rubber roofing, hot water tanks under 2-years old, brand new deck, toilets, and several redone kitchens. Adams is classified as a 4-8 multifamily style building with three stories of space including a basement. Adams sits on .093 acres and has over 6000 sqft of living space. It has an 100% occupancy rate and long-standing tenants paying below market rates for rent.

Property Highlights

- Prime access to major transportation routes
- Dense Retail Corridor 2 blocks away
- Strong Traffic Counts of 12,000 ADT
- Ideal Investor/Owner Occupier of 1031 Exchange Property

Norman & Nicholas Neu

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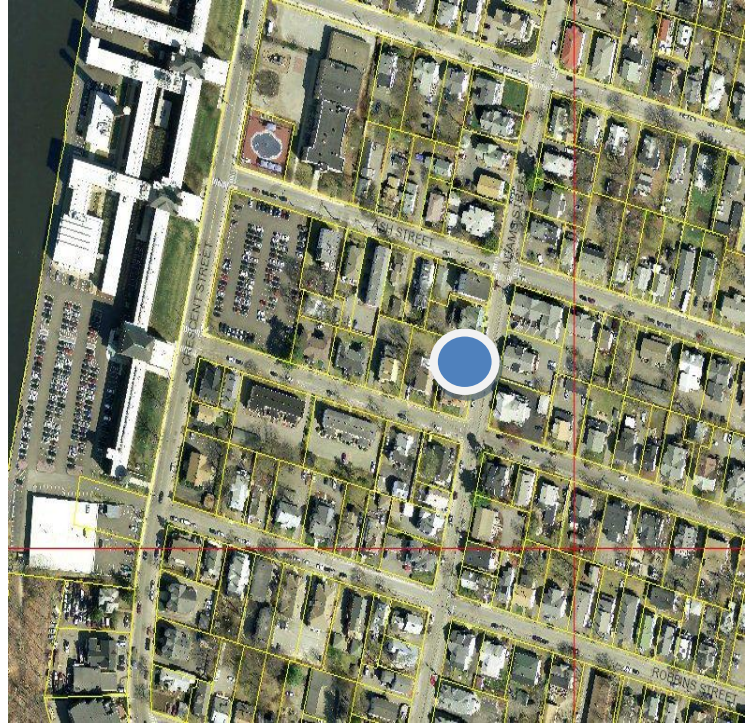
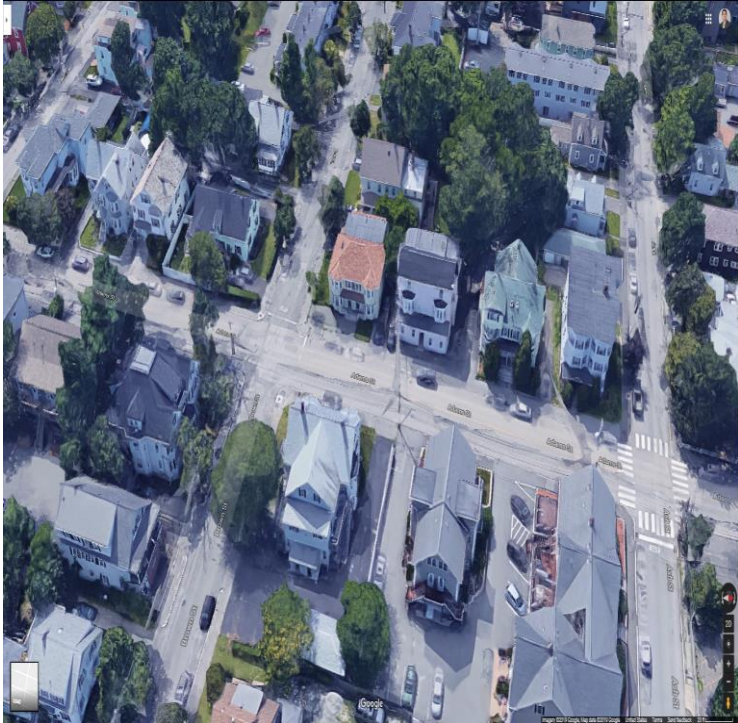


ADVANTAGE PROPERTY TEAM LLC
 15 Church Street
 Waltham, MA 02453
 781-209-0888



147-151 ADAMS STREET, WALTHAM, MA 02453

SIX-FAMILY MULTI-FAMILY BUILDING IN PRIME WALTHAM LOCATION



OFFERING SUMMARY

Sale Price: \$1,695,000**Number of Units:** 6**Lot Size:** 4070 sf**Living Area:** 6022 sf**Building Size:** 8665 sf**Market:** Waltham

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

- Prime access to major transportation routes
- Dense Retail Corridor 2 blocks away
- Strong Traffic Counts of 12,000 ADT
- Owner only pays Water and Sewer
- Long Tenured Tenants
- Ideal Investor/Owner Occupier of 1031 Exchange Property

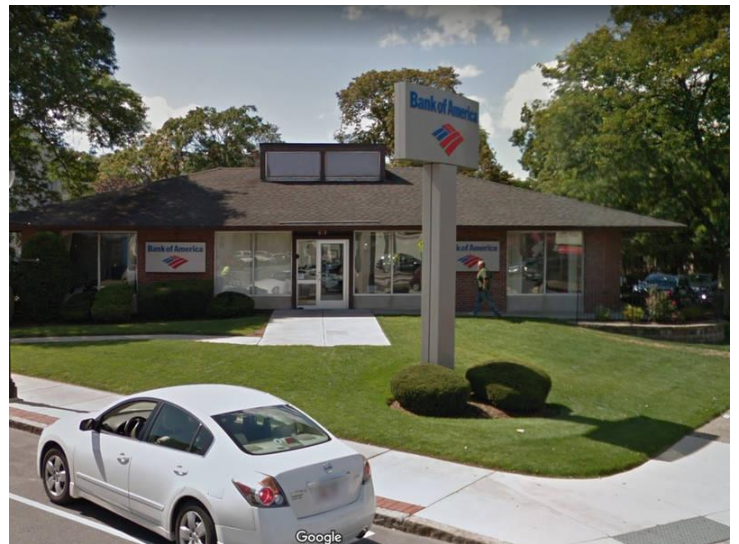
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Apartment	Type	Rent	Yearly Income	Payment	Years	Projected Rent	Yearly Income - Projected Rent
147	2 BR	\$ 1,650.00	\$ 19,800.00	Cash	2	\$ 2,100.00	\$ 25,200.00
149	3 BR	\$ 2,250.00	\$ 27,000.00	Cash	6	\$ 3,000.00	\$ 36,000.00
149 A	3 BR	\$ 2,300.00	\$ 27,600.00	Cash	3	\$ 4,900.00	\$ 58,800.00
149 R	1 BR	\$ 1,125.00	\$ 13,500.00	Check	5	\$ 1,800.00	\$ 21,600.00
151	2 BR	\$ 1,625.00	\$ 19,500.00	Check	4	\$ 2,300.00	\$ 27,600.00
151 A	2 BR	\$ 2,000.00	\$ 24,000.00	Cash	1	\$ 2,100.00	\$ 25,200.00

<i>Monthly Income</i>	\$ 10,950.00
<i>Total Present Income</i>	\$ 131,400.00
<i>Vacancies</i>	0
<i>Total Available Income</i>	\$ 131,400.00

EXPENSES:

<i>Electric</i>	\$ 310.00
<i>Insurance</i>	\$ 3,263.00
<i>Gas</i>	\$ -
<i>MI & Repairs</i>	\$ 6,000.00
<i>RE Tax</i>	\$ 11,150.00
<i>Sewer & Water</i>	\$ 4,525.00
Total Operating Expenses	\$ 25,249.00

Will be \$0 for New Owner

New upgrades to bathrooms and kitchens will lower cost

NOI	\$ 106,151.00
Monthly GOP	\$ 8,845.91
Cap Rate	6.26%

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SIX-FAMILY MULTI-FAMILY BUILDING IN PRIME WALTHAM LOCATION



WALTHAM
MASSACHUSETTS
"The Watch City"



Area Overview

Waltham, MA is a historic municipality located just outside the city of Boston. One of the oldest cities in America, Waltham sits at the tail end of the beautiful Charles River. With a rich cultural history, there is much to be explored. Attractions include various world class monuments, The Rose Art Museum, The Waltham Symphony Orchestra, Prospect Park, The Reagle Music Theatre, The Charles River Museum, and historic manors Gore Place and The Lyman Estate. The city of Waltham is home to more than 60,000 individuals and is a hub for scientific research and higher education. Major area employers include defense contractor Raytheon, pharmaceutical manufacturer AstraZeneca, and Dutch printing company Cimpres. Brandeis University (Total Enrollment 3,635) and Bentley University (Total Enrollment 5,602) are also located in the city, creating a vibrant college town atmosphere. Waltham is situated in the Boston-Cambridge-Quincy MSA which has a population of more than 4,500,000 individuals and part of the cumulative statistical area (CSA) which is the 6th largest in the US. Boston is a world-renowned city that has the 2nd lowest unemployment rate in the US at 2.4%, the 3rd highest income per capita in the nation, is home to multiple Fortune 500 companies and there are over 400,000 college students in greater Boston. Waltham's unrivaled proximity to Boston provides access to additional attractions like a lively bar scene, trendy restaurants, Fenway Park

—home of the Boston Red Sox, the TD Garden—home of the Boston Celtics and Boston Bruins, the Museum of Science, the Boston Aquarium, and the historic Public Garden. Offering immediate accessibility to Route 128, the Massachusetts Turnpike, Route 2, and the MBTA—Waltham's location makes for easy travel throughout the Greater Boston area. The property is ideally positioned in a primary commercial zone just before the Moody Street Bridge, a critical access point for the entire community.



10 Miles from
Downtown Boston



316,000+
5 Mile Population



\$101,901
1 Mile Avg. HH Income

Advantage Property Team LLC

REAL ESTATE ADVISORS

"**WALTHAM TODAY** is headquarters to many major corporations and two prestigious universities, Bentley University and Brandeis University. Over the last few years both single-family home prices and apartment **rental prices have significantly increased**. New Construction **development is prominent** within the immediate area with The Merc at Moody and Main (269 Units) being recently delivered and the Edison on the Charles (264 Units) currently under construction. Located a short walk from Moody Street, tenants have access to some of the area's nicest restaurants, grocery stores and neighborhood shopping."

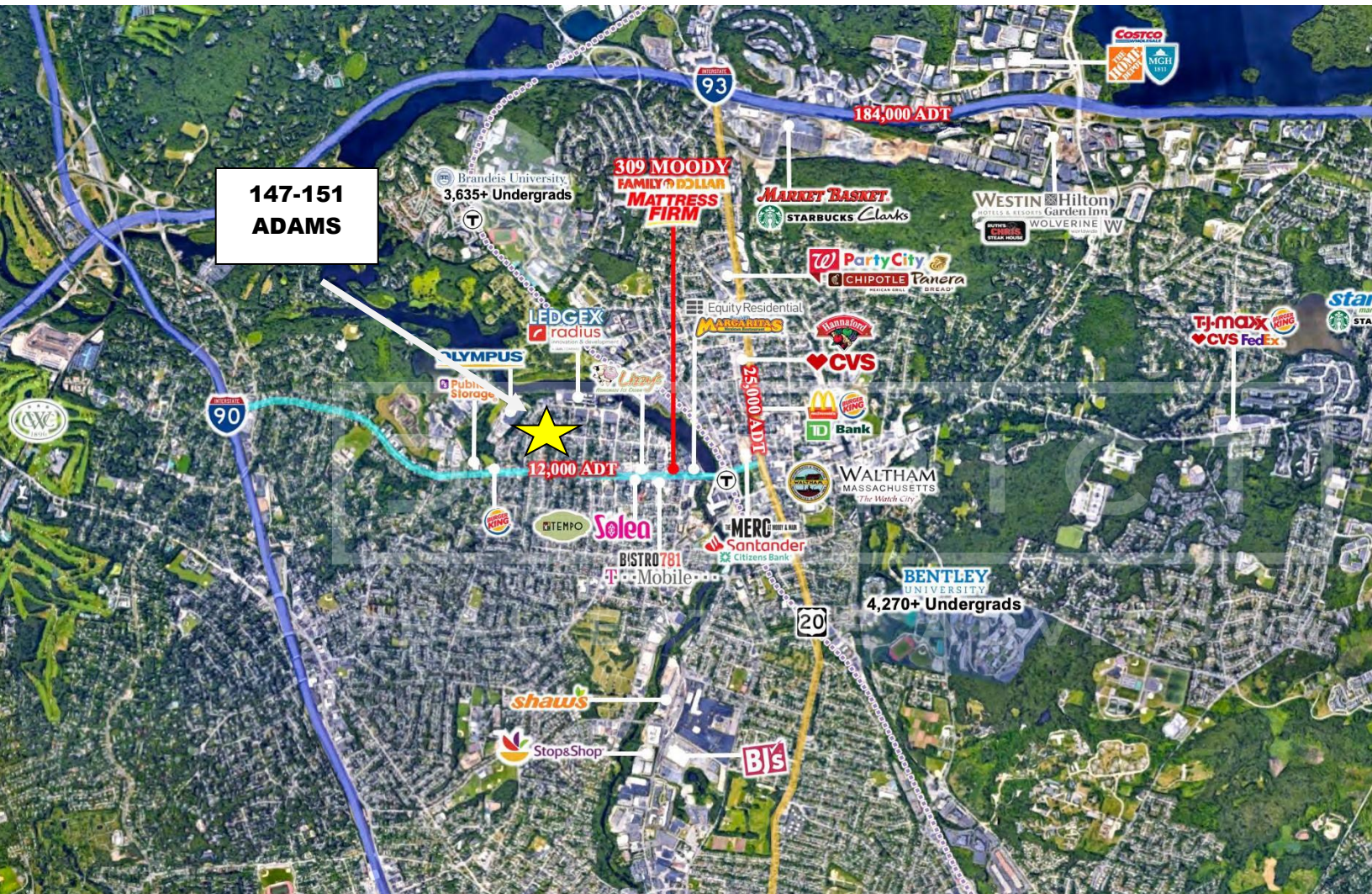
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Demographics Snapshot (2018)

Population	(1 mile)	31,044 +/-
	(3 mile)	135,94 +/-
	(5 mile)	316,347 +/-

Avg. HH Income (1 mile) \$101,901



**147-151
ADAMS**

CONTACT US



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