MULTIFAMILY PROPERTY FOR SALE

106 TYLER ST BOSTON, MA

5 UNITS - $3,680,000

RICH CAWLEY, PRESIDENT

UNITED MULTI FAMILY

770 Legacy Place, Dedham, MA 02026 // 617.529.1141 // **umf.com**

TABLE OF CONTENTS

TABLE OF CONTENTS

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

The apartments located at 106 Tyler Street in the Chinatown neighborhood of Boston and steps from Tufts Medical. The building is comprised of 5 floor-thru units with retail at street level, 1-three bedroom/two bath and 3-four bedroom/two bath. The building is set on the corner of Tai-Tung Street and went through a complete rehab with a new addition in 2008. Units have updated kitchens, hardwood floors and laundry in each. The retail was occupied by a hair salon and is currently vacant. According to the owner this unit could be converted to residential.

OFFERING SUMMARY

Sale Price:	$3,680,000
Number of Units:	5
Lot Size:	1,514 SF
Building Size:	5,850 SF
NOI:	$217,189.00

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,327	9,675	36,950
Total Population	7,267	20,356	70,077
Average HH Income	$118,203	$179,872	$218,823

LOCATION DESCRIPTION

LOCATION DESCRIPTION

106 Tyler Street is a multifamily investment opportunity located in Boston's Chinatown neighborhood, one of the most centrally located and densely developed residential districts in the city. Situated in the heart of downtown Boston, the property benefits from immediate access to major employment centers, world-class medical facilities, universities, cultural attractions, dining, and retail amenities, supporting consistently strong demand for urban housing.

Chinatown is positioned within Boston's Downtown core and is surrounded by some of the city's most prominent institutions and neighborhoods, including the Financial District, Downtown Crossing, the Boston Common, the South End, and the Seaport. The area offers residents an exceptional walkable urban lifestyle with convenient access to restaurants, shopping, entertainment, and major employers. Its central location and limited availability of residential land contribute to strong long-term rental demand and high barriers to new housing development.

The property benefits from excellent public transportation access, with multiple MBTA subway and commuter rail stations located within close proximity, providing convenient connections throughout Boston and the broader metropolitan area. Major regional roadways, including Interstate 93 and the Massachusetts Turnpike, are also readily accessible, further enhancing connectivity for residents and commuters.

Overall, 106 Tyler Street presents an opportunity to acquire a multifamily asset in one of Boston's most supply-constrained and strategically located neighborhoods, supported by exceptional transit accessibility, a diverse employment base, strong tenant demand, and long-term appreciation potential.

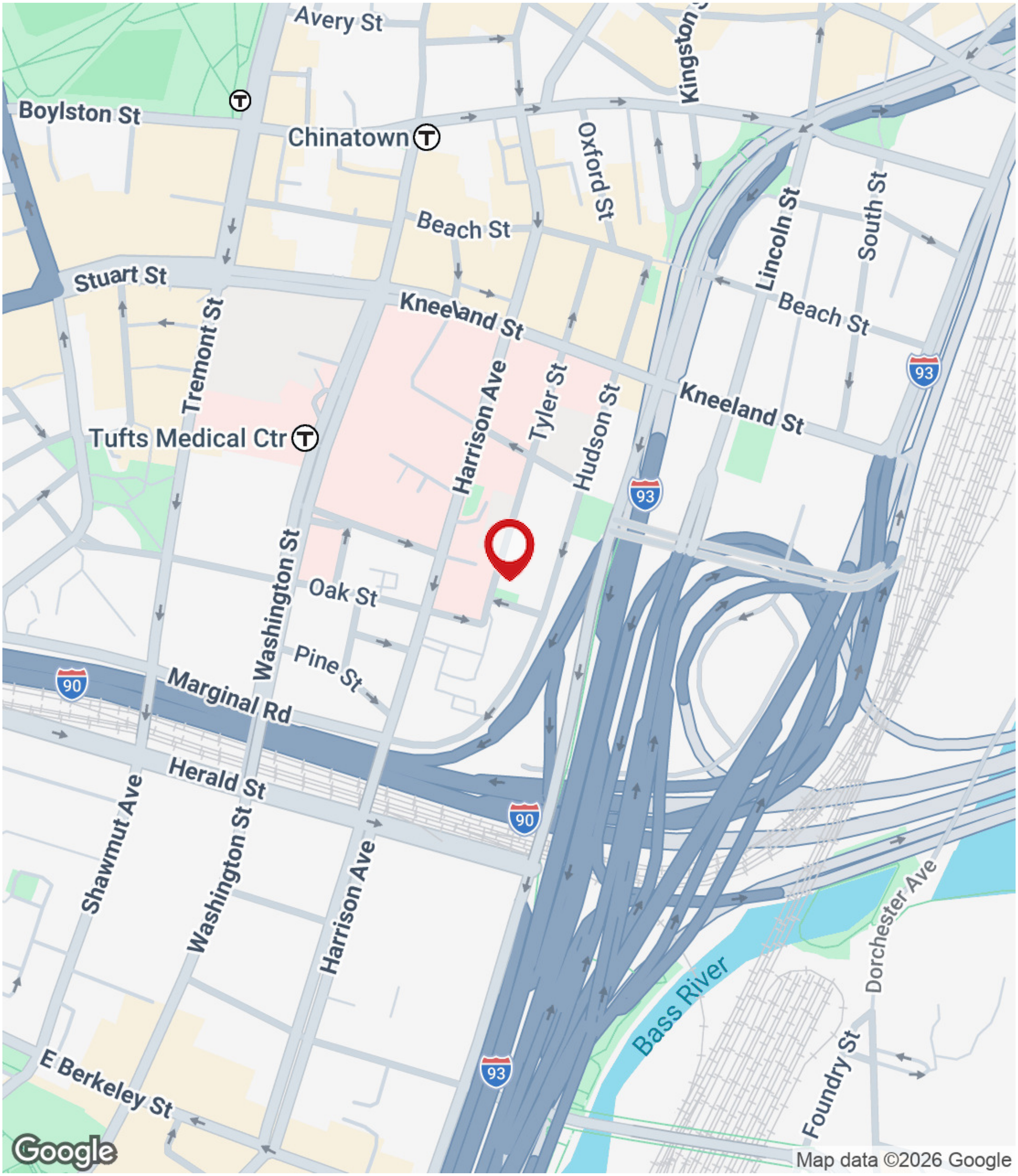
COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

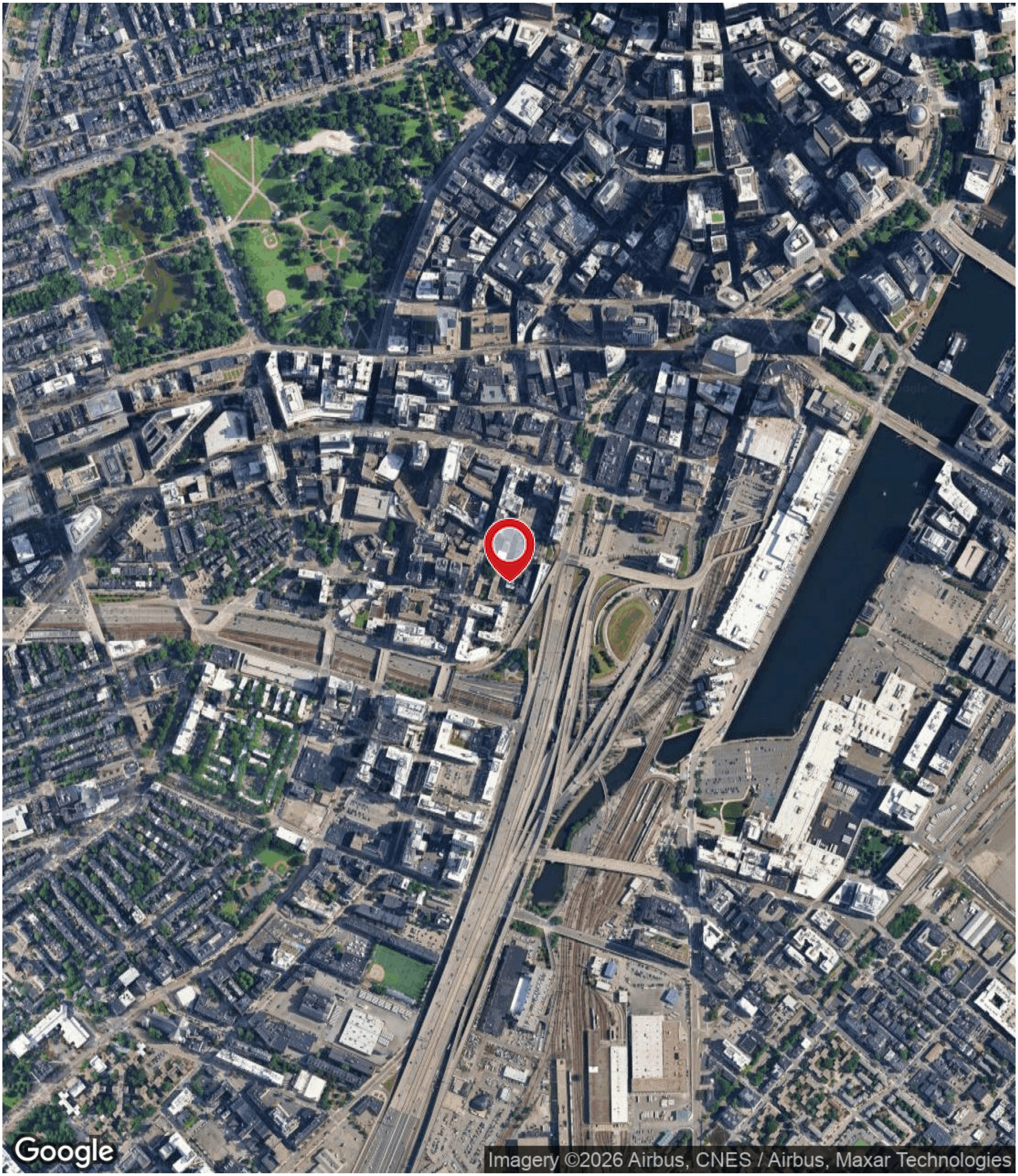
- **Mixed-Use Chinatown Property:** Five residential floor-through units with an additional street-level retail space.
- **Residential Unit Mix:** Includes one three-bedroom/two-bath unit and three four-bedroom/two-bath units.
- **Complete Rehabilitation & Addition:** Property was fully rehabbed with a new addition in 2008.
- **Updated Residential Features:** Kitchens, hardwood floors, and laundry in each residential unit.
- **Vacant Retail Space:** Formerly occupied by a hair salon; owner indicates potential for residential conversion, subject to approvals.
- **Steps from Tufts Medical Center:** Centrally located near major medical, employment, educational, and cultural institutions.
- **Highly Walkable Location:** Close to Downtown Crossing, the Financial District, Boston Common, the South End, restaurants, shopping, and entertainment.
- **Transit-Oriented Investment:** Excellent access to MBTA public transportation and major regional roadways.

REGIONAL MAP

LOCATION
MAP



AERIAL
MAP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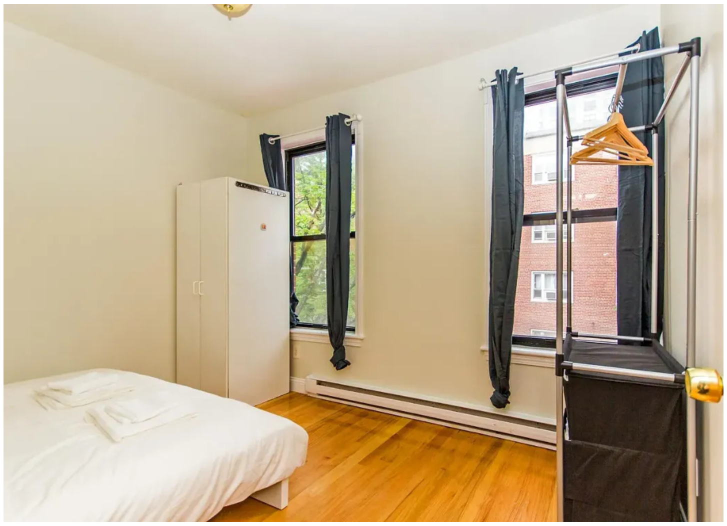
OPERATING INCOME	Current	Per Unit	Potential	Per Unit
Gross Market Rent	**282,600**	**56,520**	**300,000**	**60,000**
Vacancy Loss	(8,478)	(1,696)	(9,000)	(1,800)
Total Lease Rent	**274,122**	**54,824**	**291,000**	**58,200**
Effective Gross Income	**274,122**	**54,824**	**291,000**	**58,200**

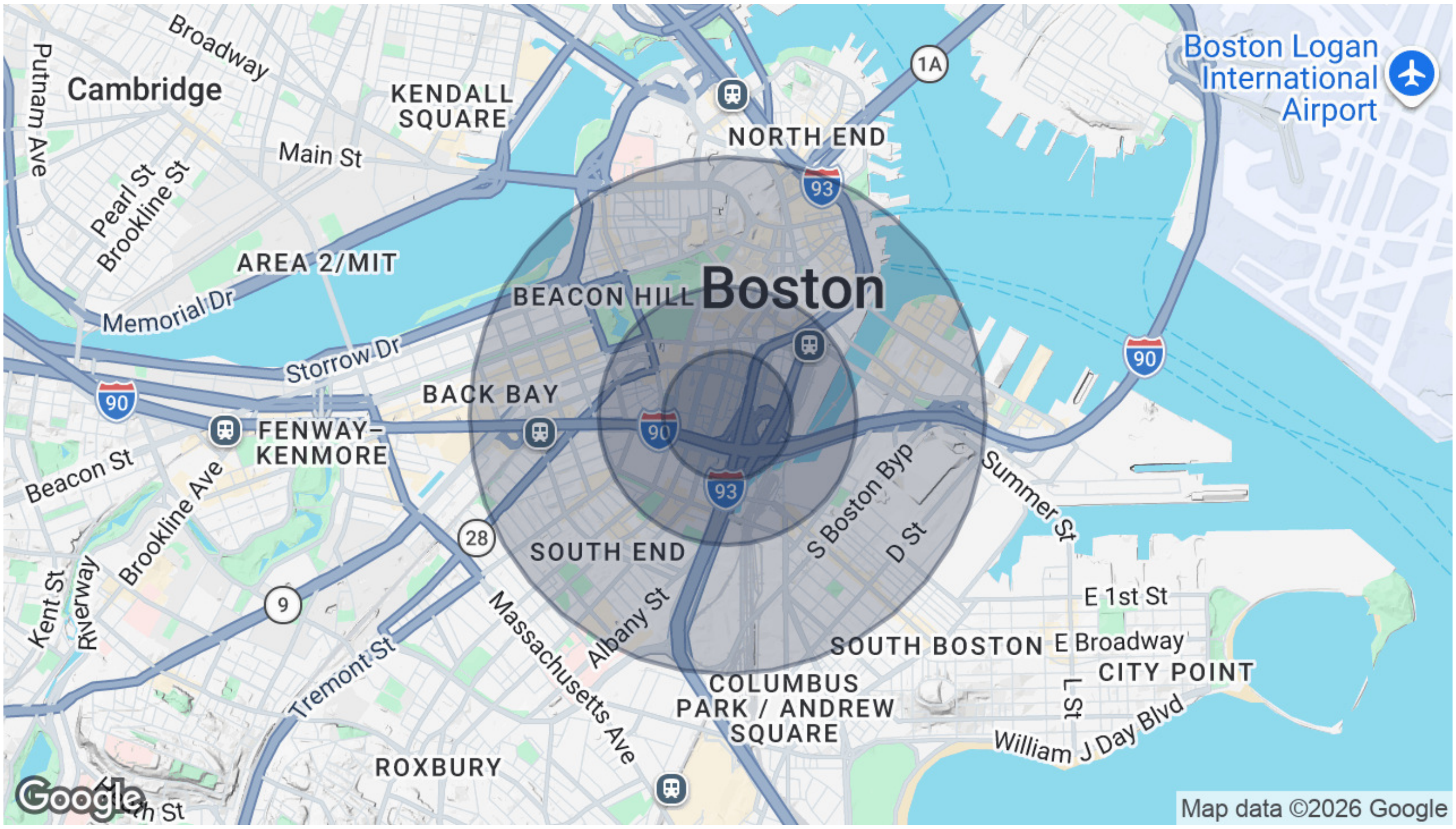
OPERATING EXPENSES	Current	Per Unit	Potential	Per Unit
Real Estate Taxes	32,227	6,445	32,227	6,445
Insurance	6,000	1,200	6,000	1,200
Electric	600	120	600	120
Water & Sewer	3,000	600	3,000	600
Fire Alarm Monitoring	1,400	280	1,400	280
Maintenance / Repairs	13,706	2,741	14,550	2,910
Total Controllable	**56,933**	**11,387**	**57,777**	**11,555**
Total Operating Expenses	**56,933**	**11,387**	**57,777**	**11,555**
Net Operating Income	**217,189**	**43,438**	**233,223**	**46,645**

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE START	LEASE END
Retail	-	-	$4,150	$5,000	Vacant	Vacant
1	3	2	$4,200	$4,350	-	-
2	4	2	$5,000	$5,150	-	-
3	4	2	$5,200	$5,350	-	-
4	4	2	$5,000	$5,150	-	-
TOTALS			**$23,550**	**$25,000**		
AVERAGES			**$4,710**	**$5,000**		



ADDITIONAL PHOTOS



POPULATION	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Population	7,267	20,356	70,077
Average Age	33.7	35.7	38.6
Average Age (Male)	35.6	36.2	38.3
Average Age (Female)	32.1	35.3	38.8

HOUSEHOLDS & INCOME	**0.25 MILES**	**0.5 MILES**	**1 MILE**
Total Households	3,327	9,675	36,950
# of Persons per HH	2.2	2.1	1.9
Average HH Income	$118,203	$179,872	$218,823
Average House Value	$881,588	$1,267,969	$1,433,266

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Rich Cawley founded United Multi Family (UMF) in 1998. As the company's President, he leads one of the most active middle-market investment sales teams in the Northeast. Since founding the firm, UMF has completed over 1,500 transactions totaling more than $3 billion in sales. Rich brings extensive experience as an owner and developer of multifamily properties to UMF and applies his experience daily to ongoing transactions.

Top Sales to Date
South Boston, MA 161 units $65,000,000
Boca Raton, FL 106 units $34,000,000
Bridgeport, CT 462 unis $30,540,000
Stoughton, MA 76 units $17,500,000
Winthrop, MA 150 units $16,000,000
Scituate, MA 34 units $15,500,000
Saugus, MA 69 units $14,025,000
Jamaica Plain, MA 54 units $13,500,000
Boca Raton, FL 53 units $13,500,000
Ayer, MA 76 units $12,105,000
Miami, FL 181 units $9,485,000
Bridgeport, CT 164 units $9,418,000

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