FOR SALE

120 Nantasket Avenue

Hull, Massachusetts

21-RESIDENCE BEACHFRONT CONDOMINIUM · FRACTURED CONDO · 17 OUT OF 21 CONDOS

NORTHEAST PRIVATE CLIENT GROUP

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OVERVIEW

Executive Summary

Subject to Offers	17
SALE PRICE	TOTAL UNITS

PROPERTY OVERVIEW

Northeast Private Client Group, Inc. is pleased to present **The Residences at the Aquarium**, a fractured-condominium offering at 120 Nantasket Avenue — a brand-new, 21-residence boutique condominium building set directly on Nantasket Beach in Hull, Massachusetts, on Boston's South Shore. Seventeen of the building's twenty-one residences — the new-development block — are presented in bulk, and the offering is flexible on scale: depending on the offer, a buyer may take down the full block, smaller groupings of three or four residences at a time, or the building in its entirety.

The building holds twenty-one residences in a penthouse-led mix: five one-bedrooms, nine two-bedrooms, and seven duplex penthouses — six three-bedroom and one two-bedroom — each spanning two levels. Every residence opens onto its own private deck, and elevator service reaches every floor including the penthouse level.

Shared amenities are resort-grade and rare for the submarket: an outdoor pool with a retractable enclosure that keeps it open year-round, a fitness center, and on-site garage parking — an amenity package that supports both retail sell-through and a rental hold.

Hull is a built-out barrier-beach town where new coastal product rarely comes to market, and 120 Nantasket answers that scarcity with penthouse-caliber layouts and a beachfront address a short ferry ride from downtown Boston. The block gives one buyer immediate scale on the beach, with unit-level optionality from day one.

Of the four excluded residences, Residence 207 has sold, Residences 201 and 205 are under agreement, and Residence 204 is the staged model residence. Please reach out to the deal contacts for the residence-level detail and offering process.

OFFERING SUMMARY

Number of Units	17
Year Built	2026

Investment Highlights

THE OFFERING

Fractured Condo — 17 of 21 in Bulk
The new-development block of seventeen residences is presented in bulk, pricing subject to offers — Residence 207 has sold; 201 and 205 are under agreement; 204 is the staged model.

Brand-New, Amenity-Rich Building
A 2026-built boutique building directly on Nantasket Beach — a year-round outdoor pool under a retractable enclosure, fitness center, elevator, on-site garage parking, and a private deck on every residence.

Penthouse-Led Unit Mix
Seven duplex penthouses — six three-bedroom and one two-bedroom, the largest a known 1,816 square feet — top a mix of five one-bedrooms and nine two-bedrooms.

LOCATION & ACCESS

Steps From Nantasket Beach
The building fronts Nantasket Avenue along Hull's three-mile public beach, a barrier peninsula reaching into Boston Harbor on Boston's South Shore.

Minutes to Boston by Ferry
The MBTA harbor ferry at Pemberton Point crosses to downtown Boston in about 30 minutes, with Greenbush commuter rail at nearby Nantasket Junction.

Anchored South Shore Access
Hingham sits a routed ~3 miles and 8 minutes away, Quincy about 9 miles, and downtown Boston roughly 18 miles up the coast by road.

SECTION 01

The Property

PROPERTY OVERVIEW

Why Invest Here

A one-of-a-kind location: direct beachfront on Nantasket Beach, a three-mile Atlantic strand that has drawn Bostonians to the shore for more than a century. Hull is a built-out barrier peninsula where new coastal product almost never comes to market — scarcity that protects value on day one.

The building itself sells the coast: 21 meticulously designed residences — sunlit one- and two-bedrooms with designer finishes and three-bedroom duplex penthouses — with island kitchens under floor-to-ceiling glass, ensuite primary baths, and a private balcony framing the ocean from every home. Residences have been marketed to retail buyers from **$575,000** to **$1,449,000**.

Demand runs on multiple tracks: retail sell-through to end buyers, long-term rentals in a town where four of five homes are owner-occupied and rental stock is scarce, and short-term-rental appeal at one of Greater Boston's marquee beach destinations — sunrise over the Atlantic is a product guests pay for.

And it is the Cape lifestyle without the Cape commute — a direct harbor ferry to downtown Boston and easy highway access — which widens the pool of buyers, tenants, and weekend guests alike.

- **Private Balconies**
- **Elevator**
- **Year-Round Outdoor Pool**
- **Fitness Center**
- **Garage Parking**
- **Ferry to Boston**

SITE SUMMARY

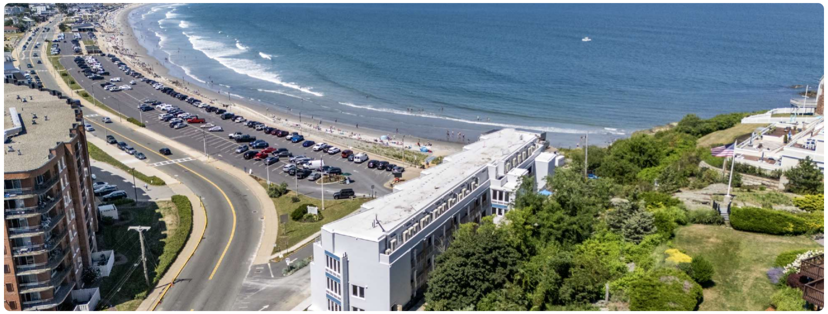
Address	**120 Nantasket Avenue, Hull, MA**
Property Type	**Multifamily**
Year Built	**2026**
Building	**The Residences at the Aquarium**
Offering Structure	**Fractured condominium · new-development block of 17**
Residences	**21 total · 17 included in the offering**
Unit Mix	**5 One-Bedroom · 9 Two-Bedroom · 7 Duplex Penthouses (6 Three-BR · 1 Two-BR)**

CONSTRUCTION & SYSTEMS

Parking	**On-site garage parking**

INVESTMENT PROFILE

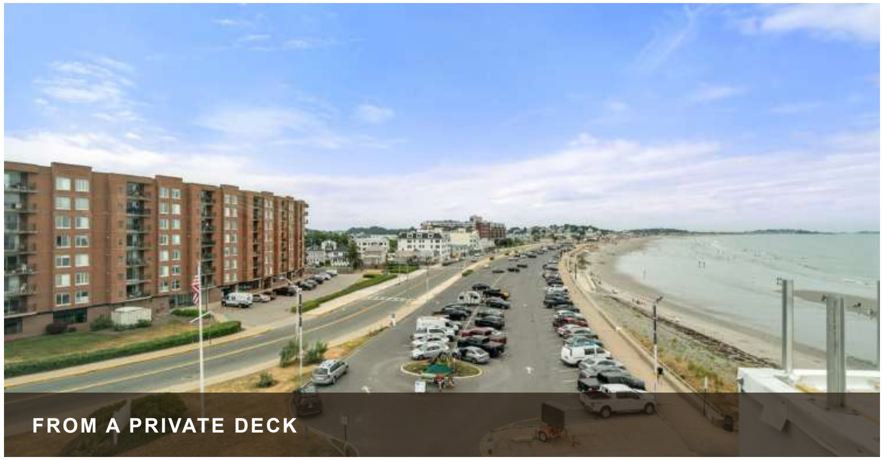
Sale Price	**Subject to Offers**



The **Building**

DIRECTLY ON NANTASKET BEACH

NORTH ACROSS BOSTON HARBOR TO THE SKYLINE

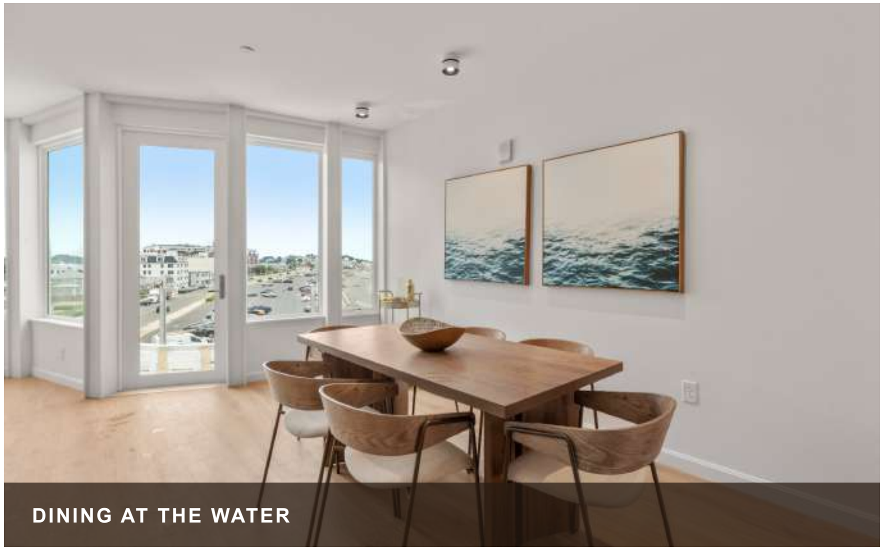


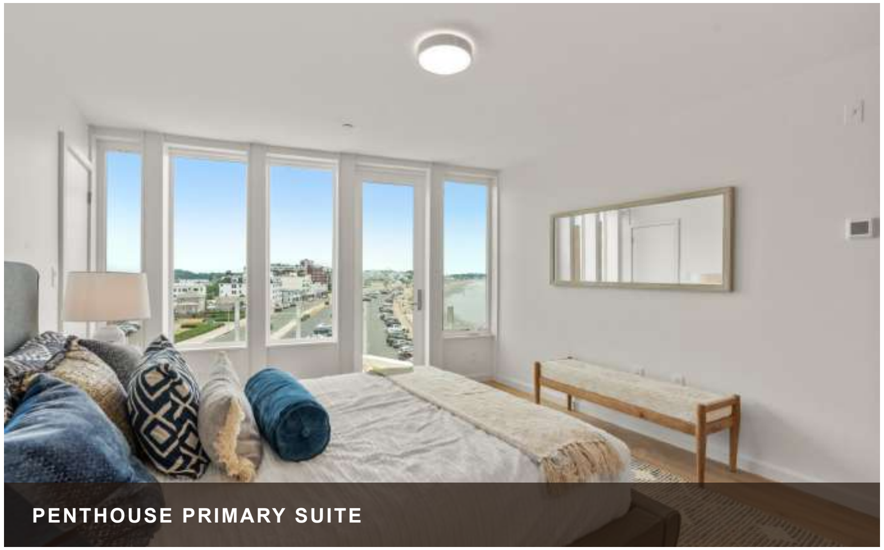
FROM A PRIVATE DECK

Penthouse Residences


PENTHOUSE GREAT ROOM


PENTHOUSE ISLAND KITCHEN

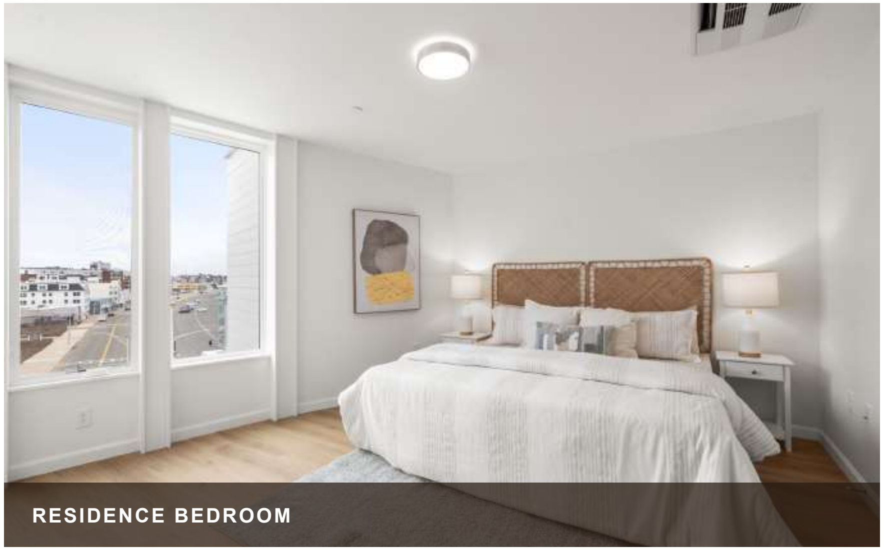

DINING AT THE WATER


PENTHOUSE PRIMARY SUITE

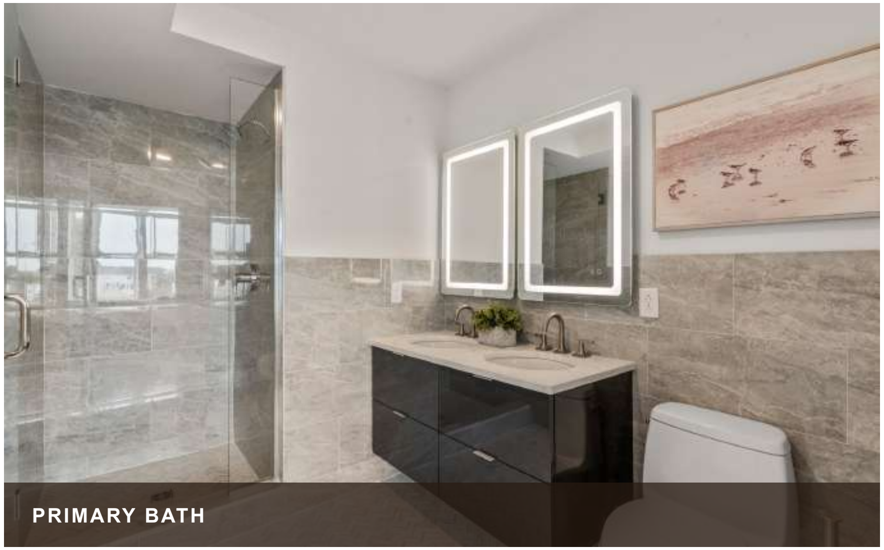
The Residences

RESIDENCE LIVING ROOM

RESIDENCE KITCHEN



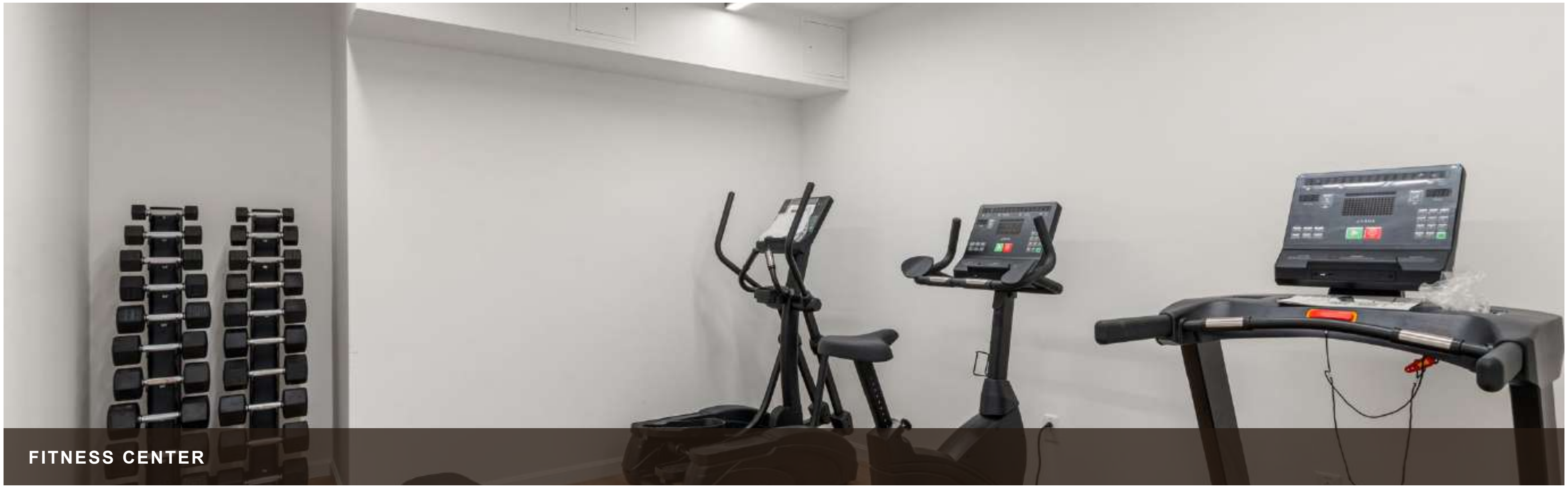
RESIDENCE BEDROOM



PRIMARY BATH

Amenities

THE LOBBY



FITNESS CENTER

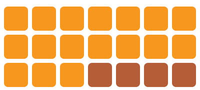
SECTION 02

The Residences

FRACTURED CONDO · NEW-DEVELOPMENT BLOCK

Residence Schedule

A fractured-condominium offering: the new-development block of seventeen of the building's twenty-one residences, presented in bulk with pricing subject to offers. Of the four excluded residences, 207 has sold, 201 and 205 are under agreement, and 204 is the staged model residence. The schedule below covers the full building.



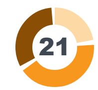
17 OF 21 RESIDENCES OFFERED

17 offered · 4 excluded

19,573 SF

OFFERED FLOOR AREA

of 23,121 SF recorded †



UNIT MIX · 21 RESIDENCES

1 BR 5 · 2 BR 9 · Duplex PH 7

FLOOR TWO

UNIT	TYPE	SF
201	One Bedroom U/A	759
202	Two Bedroom	1,155
203	One Bedroom	980
204	One Bedroom MODEL	760
205	Two Bedroom U/A	1,007
206	Two Bedroom	1,009
207	Two Bedroom SOLD	1,022

FLOOR THREE

UNIT	TYPE	SF
301	One Bedroom	720
302	Two Bedroom	1,102
303	One Bedroom	935
304	Two Bedroom	959
305	Two Bedroom	962
306	Two Bedroom	959
307	Two Bedroom	974

FLOOR FOUR — THE PENTHOUSES

UNIT	TYPE	SF
401	2 BR Duplex PH	TBC
402	3 BR Duplex PH	1,805
403	3 BR Duplex PH	1,816
404	3 BR Duplex PH	1,561
405	3 BR Duplex PH	1,515
406	3 BR Duplex PH	1,517
407	3 BR Duplex PH	1,604

21 Residences · 5 One-Bedroom · 9 Two-Bedroom · 7 Duplex Penthouses (6 Three-Bedroom · 1 Two-Bedroom) **23,121 SF †**

† Square footage per the recorded plan set across the 20 residences with confirmed plans; the floor area of Penthouse 401 is to be confirmed. Residence 207 closed at $785,000 in July 2026 (public record); Residences 201 and 205 are under agreement; Residence 204 is the staged model residence. Offered floor area is stated across the sixteen offered residences with recorded plans and excludes Penthouse 401.

FRACTURED CONDO · DILIGENCE

Condominium & Fees

Condominium economics are the first diligence questions on a fractured-condo block. The condominium was newly recorded in 2026; the facts below are confirmed by the deal team, and the full document package is available to qualified parties.

Monthly Condominium Fee

$432 to $1,194 per residence, per month, by residence type and size

Fee Inclusions

Water/sewer, master insurance, common-area utilities, snow removal, cleaning, and trash removal

Master Deed & Bylaws

Master Deed recorded June 22, 2026 with Declaration of Condominium Trust (Plymouth County registered land); unit plan set recorded April 2025. Document package available from the deal team.

Real Estate Taxes

Per-unit assessments are being issued following the June 2026 condominium conversion and will be furnished as available

Master Insurance Policy

In place — premium funded through the monthly condominium fee; coverage detail available from the deal team

Leasing & Short-Term-Rental Policy

Short-term and monthly rentals are permitted under the condominium documents

Parking Assignments

One space per one-bedroom residence; one covered and one uncovered space per two-bedroom and penthouse residence

Special Assessments

None pending or contemplated as of August 2026

Condominium documents and the current detail on each item are available from the deal team.

SECTION 03

Location & Market

Hull Overview

A barrier-beach town on Boston Harbor, three miles of South Shore coastline.

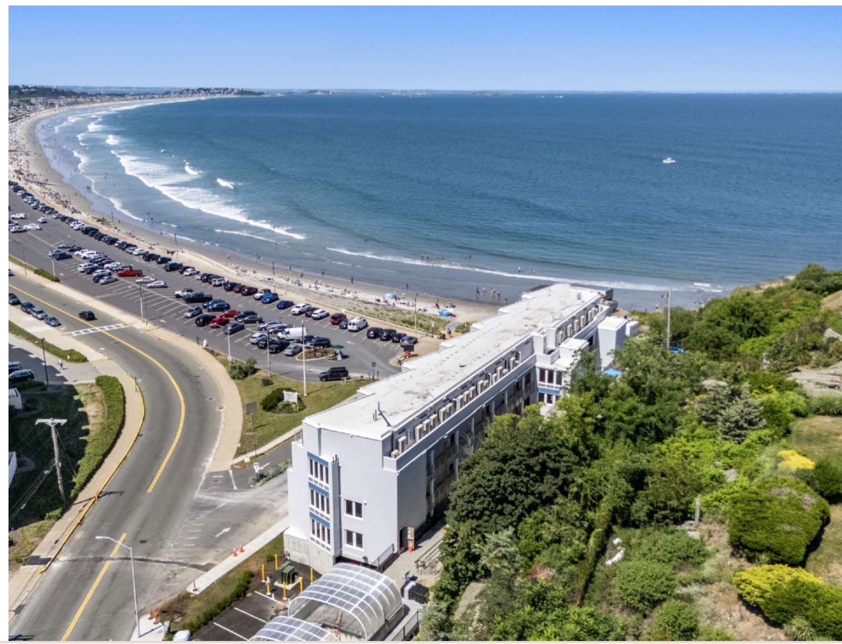
Hull occupies a narrow barrier peninsula that curls north into Boston Harbor — among the smallest towns by land area in Massachusetts, yet home to roughly 10,000 residents. Its spine is Nantasket Beach, a three-mile Atlantic strand that has drawn Bostonians to the shore since the 19th-century resort era of Paragon Park.

Today Hull is an established, high-income coastal community: median household income sits near $115,000 and the median age is about 56.

Water shapes both commute and lifestyle. The MBTA harbor ferry from Pemberton Point reaches downtown Boston in about 30 minutes, while the Greenbush commuter-rail line runs from nearby Hingham — placing a major-metro job base within easy reach of the beach.

ABOUT HULL

- Barrier peninsula on Boston Harbor, roughly 10,000 residents
- Nantasket Beach — three miles of public Atlantic shoreline
- Median household income near $115,000 (Census ACS)
- MBTA harbor ferry to downtown Boston in ~30 minutes
- Greenbush commuter rail via nearby Nantasket Junction, Hingham



HULL CONDOMINIUM MARKET

Sale Comparables

	RESIDENCE	BR / BATH	SF	SALE DATE	SALE PRICE	$ / SF
	121 Bay Street · Unit B New-construction townhouse · 2025	3 BR · 3f/2h	2,400	Sep 2025	**$1,125,000**	$468.75
	1 Longbeach Avenue · Unit 302 Oceania · 2006 elevator mid-rise	2 BR · 2f	2,247	Sep 2025	**$1,699,000**	$756.12
	48 Valley Beach · Unit 2 Valley Beach Condominium · 1984	2 BR · 2f/1h	2,141	Mar 2026	**$1,295,000**	$604.86
	14 Oceanside Drive · Unit 14 Atlantic Hill · 1981 townhouse	2 BR · 3f/1h	1,928	Jun 2026	**$1,320,000**	$684.65

In-building datapoint: Residence 207 — a 1,022 SF two-bedroom — closed at $785,000, or $768 per square foot, in July 2026.

Location & Amenities

Everything that makes a beach address work day-to-day is within a mile: the DCR beachfront across the street, the strip's restaurants and cafés from TOAST to The Parrot, and the Paragon boardwalk. The MBTA harbor ferry runs to downtown Boston from Pemberton Point at the tip of the peninsula, with the year-round Hingham ferry, Greenbush rail, Trader Joe's, and the South Shore's big-box retail clustered four to six miles west.

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Map locations are approximate; nearby pins may be offset slightly to prevent overlap.

Subject Property — 120 Nantasket Avenue

DINING ON THE STRIP

1. **TOAST**
   Café & breakfast · steps away
2. **Schooner's**
   Bar & grill · ~0.3 mi
3. **The Parrot**
   Oceanfront restaurant & bar · ~0.4 mi
4. **Mezzo Mare**
   Italian kitchen on the strip · ~0.5 mi
5. **Jake's Seafood**
   Classic Hull seafood · ~1 mi

BEACH & BOARDWALK

1. **Nantasket Beach Reservation**
   DCR ocean beach · across the street
2. **Paragon Carousel & Boardwalk**
   Historic 1928 carousel · arcade · ~0.5 mi
3. **Weir River Estuary Park**
   Salt-marsh trails · ~1.5 mi

EVERYDAY RETAIL

1. **The Launch at Hingham Shipyard**
   Trader Joe's · cinema · waterfront dining · ~4 mi

- **Derby Street Shops**
  National retail · Whole Foods · ~6 mi off Rte 3
- **Hingham Square**
  Boutique shopping & dining · ~5 mi

FERRY TO BOSTON

1. **Pemberton Point Ferry**
   MBTA harbor ferry to Long Wharf · ~30 min
2. **Hingham Ferry Terminal**
   Year-round MBTA fast ferry · ~4 mi
3. **Nantasket Junction Station**
   Greenbush commuter rail · ~4 mi

- **Boston Logan Airport**
  ~25 mi by road, or ferry + Blue Line

Drive Times

Road-network reach from the property. Drive-time bands at 15, 30, 45, and 60 minutes; city times are routed on the same engine as the bands.

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Drive-time bands reflect typical road-network travel times and are approximate; actual times vary with traffic and time of day.

Greater Boston Overview

Hull sits on the South Shore of Greater Boston, a metropolitan region of roughly 4.9 million people and one of the largest, most diversified economies in the country — valued near $570 billion and led by healthcare, higher education, financial services, and life sciences. For a Hull owner, that translates to a deep, high-wage job base within a ferry ride or short drive, supporting durable rental demand across the coastal towns south of the city.

GREATER BOSTON AT A GLANCE

METRIC	GREATER BOSTON
Population	~4.9 million
Median household income	~$111,000
Median age	~40
Renter-occupied homes	~39%
Median gross rent	~$2,000

Sources: U.S. Census Bureau ACS; Census Reporter (2020–2024). Figures rounded.

MAJOR AREA EMPLOYERS

Health & Education

South Shore Health, southeastern Massachusetts' largest independent health system, employs roughly 5,400 at its Weymouth hospital; Boston's teaching hospitals and universities anchor the wider metro.

Corporate & Financial

Fidelity Investments, Liberty Mutual, and TJX Companies are headquartered in Greater Boston, while Stop & Shop's corporate base sits in neighboring Quincy.

Life Sciences & Tech

Metro Boston is a national hub for biotechnology, higher education, and financial services — among the country's largest and most diversified regional economies.

Regional Positioning

Hull anchors the South Shore end of the Boston–Providence corridor, a barrier-beach address inside one of the Northeast's densest job markets. Downtown Boston lies about 18 miles up the coast; Providence sits roughly 53 miles to the southwest. Between them runs Greater Boston's ~4.9-million-person economy — healthcare, higher education, finance, and life sciences — feeding steady housing demand across the coastal towns south of the city.

~43 min	~30 min	~53 mi	Greenbush Line
DRIVE TO BOSTON	MBTA HARBOR FERRY	TO PROVIDENCE, RI	COMMUTER RAIL

Subject Property
Regional Cities
Major Highways

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DRIVE & COMMUTE TIMES

Boston	~18 mi · 43 min
Quincy	~9 mi · 22 min
Hingham	~3 mi · 8 min
Providence	~53 mi · 78 min

HIGHWAY ACCESS

Hull reaches the mainland via **Route 228** through Hingham, tying into coastal **Route 3A** and the **Southeast Expressway (I-93)** toward Boston. For a car-free commute, the **MBTA ferry** from Pemberton Point and the **Greenbush commuter-rail line** at nearby Nantasket Junction both run to downtown.

ECONOMIC ANCHORS

Greater Boston's roughly $570 billion economy is among the most diversified in the country, led by healthcare, higher education, financial services, and life sciences. Closer to home, South Shore Health employs about 5,400 in Weymouth, while Quincy, Hingham, and Boston put a deep, high-wage job base within a short ferry ride or drive of Hull.

SECTION 04

The Team

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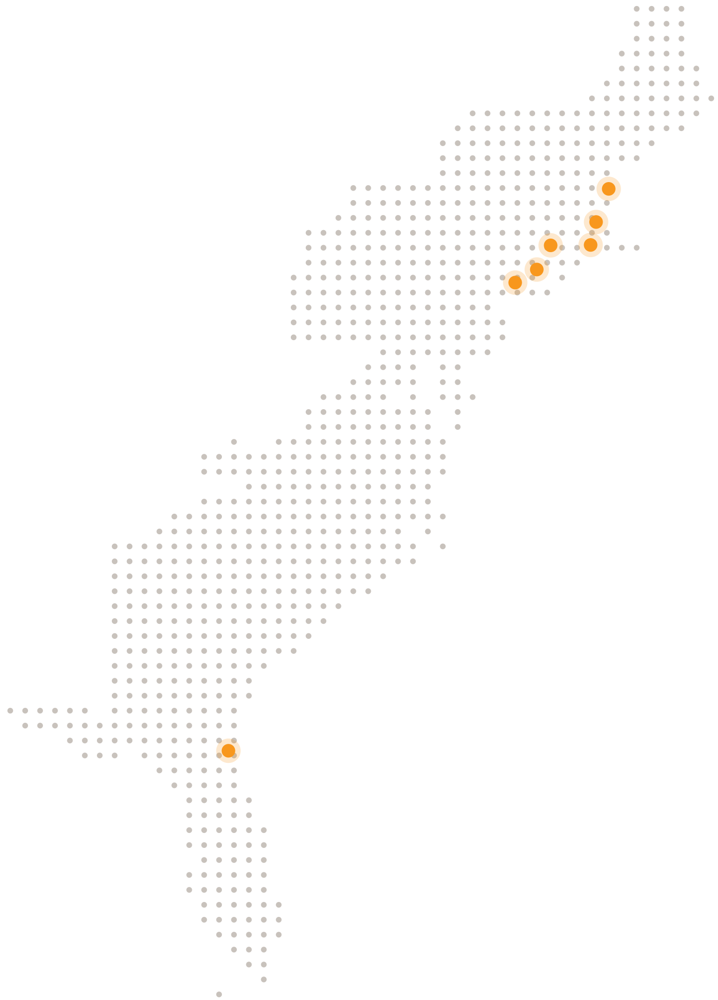
Our Locations



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