

# NE3

3 BUILDINGS / 20 UNITS  
NORTH END / BOSTON, MA



# EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present **THE NORTH END PORTFOLIO**. This extraordinary offering consists of eighteen (18) residential units and two (2) retail spaces spread across three extremely well located buildings in a one of the most sought after neighborhoods in Boston, MA. **THE NORTH END PORTFOLIO** includes 12 Lewis Street, 20 Sheafe Street and 81 Prince Street and offers investors the opportunity to own a rarely available mass amount of units in a high-barrier to entry market.

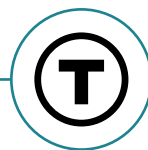
The North End of Boston is truly a one-of-a-kind neighborhood and is known for its rich history, plethora of lively bars and restaurants, immediate proximity to the waterfront and much more. Combining the historic Italian charm with the inflow of great new retail concepts, the Greenway Park and many more amenities, the North End will always be an in-demand area for residents and businesses.

To further enhance the demand for housing in the North End, the immediate surrounding areas are currently going through a renaissance of development. Boston Properties is currently developing a 1.9 million square foot mixed-use center just a half mile away at North Station as well as HYM Investment Groups 2.9 million square foot redevelopment of Government Center Garage.

**THE NORTH END PORTFOLIO** represents a unique opportunity to purchase a large portfolio in an iconic Boston location. The portfolio is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a "call-for-offers" to follow.

For more information please visit [WWW.NE3BOSTON.COM](http://WWW.NE3BOSTON.COM)

## INVESTMENT HIGHLIGHTS



### TRANSIT ORIENTED

The North End is a central transit-oriented location, while maintaining the look and feel of a close knit classic Boston neighborhood. Residents benefit from unmatched access to multiple MBTA lines such as Green Line, Orange Line, and Commuter Rail and is just a quick walk to the deep employer of the neighboring Financial District.



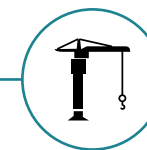
### SUPERIOR AREA AMENITIES

The North End Portfolio is located in one of the most iconic neighborhoods of Boston, MA. Countless restaurants and bars, grocery stores, boutique shops, parks, easy access to the waterfront; The North End truly exemplifies an amenity rich neighborhood in every sense of the phrase.



### STRONG MARKET DYNAMICS

The North End and Waterfront area continue to showcase their core locations with the increase in rental rates and condominium prices year over year. In the last six months, the average condominium price sold in the North End/Waterfront eclipsed \$1,000,000 and sold for an average of \$998/SF.



### AREA DEVELOPMENT

Located just steps away from two of the biggest developments to hit Boston in decades, the area is continuing to grow at a rapid pace. Just a half mile away at North Station, Boston Properties and partner Delaware North are completing their 1.9 million square foot mixed-use development that will be future home to anchor tenant, Verizon. Just around the corner, HYM Investment Group is redeveloping the Government Center Garage with a 2.9 million square foot mixed-use center.

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12 LEWIS STREET  
20 SHEAFE STREET  
81 PRINCE STREET

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**CAPITAL MARKETS**

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