

21

# 32 UPTON STREET SOUTH END

4 Residential Units & 2 Parking Spaces

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## \$4,200,000





# UNIQUE OPPORTUNITY

32 Upton Street, four unit brick row house apartment building with two off-street parking spaces.

Premier South End location just off restaurant row. Gut renovation top to bottom completed in 2010. Comprising three 1 bedroom floor throughs and a stunning PH Duplex with private roof deck.

Each apartment offers Central A/C & In unit laundry. Kitchens offer granite counters, gas cooking & SS appliances. Large private storage locker in the basement exclusive for each home. State of the art fire system with sprinklers. Major upside!

Blue chip income producing asset. Location, Location, Location! Near dog parks, playgrounds, shopping, (T) access and World Class restaurants.



# PROPERTY HIGHLIGHTS

**Address:** 32 Upton Street,  
Boston, MA, 02118

**Price:** \$4,200,000

**Year Built:** 1899

**Floors:** 5

**Units:** 4 residential

**SF:** Tax records show  
4800SF (living/Gross area)

**Parking:** 2 off-street

# RENT ROLL

UNIT	TYPE	UNIT SF	ACTUAL RENT	LEASE EXPIRATION
UNIT #1	1BR	671	\$2,700	06/30/2022
UNIT #2	1BR	681	\$2,650	05/31/2023
UNIT #3	1BR	787	\$2,800	TAW
UNIT #4	2BR	1711	\$6,700	8/31/2022
UNIT #3 PARKING	PARKING	N/A	\$250	N/A
UNIT #4 PARKING	PARKING	N/A	\$300	N/A

Monthly Residential Income:  
\$14,850

Monthly Residential Income  
with Parking: \$15,400

Gross Residential Income: **\$184,800**

# EXPENSES

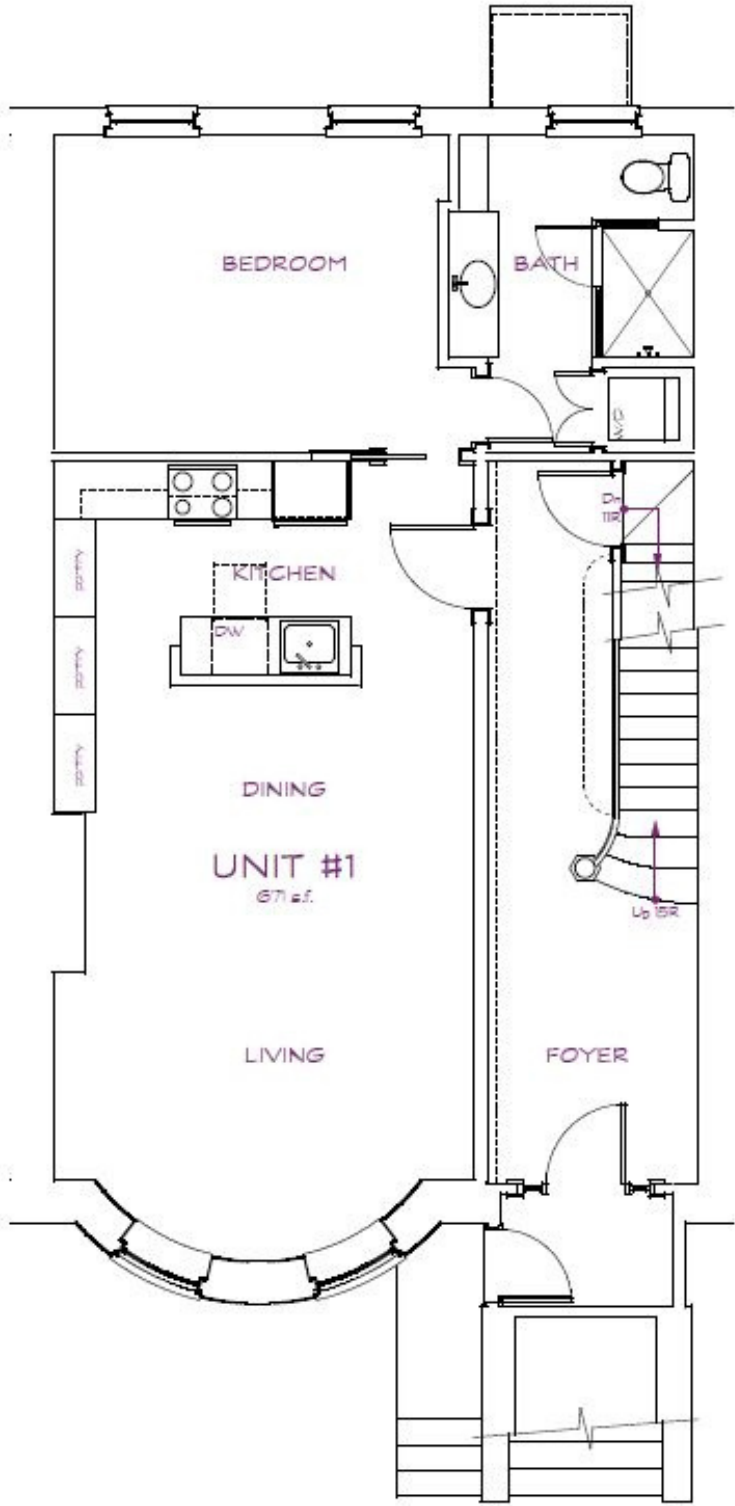
R.E TAXES	\$22,795	PHONE	\$1,452
FIRE SAFETY	\$1,705	CLEANING & SNOW REMOVAL	\$3,244
INSURANCE	\$12,150	ELECTRIC (PUBLIC AREAS)	\$1,038
WATER & SEWER	\$1,534	MAINTENANCE	\$5,000
FIRE ALARM	\$1,038		
GROSS TOTAL INCOME	\$184,800	TOTAL EXPENSES	\$49,956

Net Operating Income: **\$134,844**

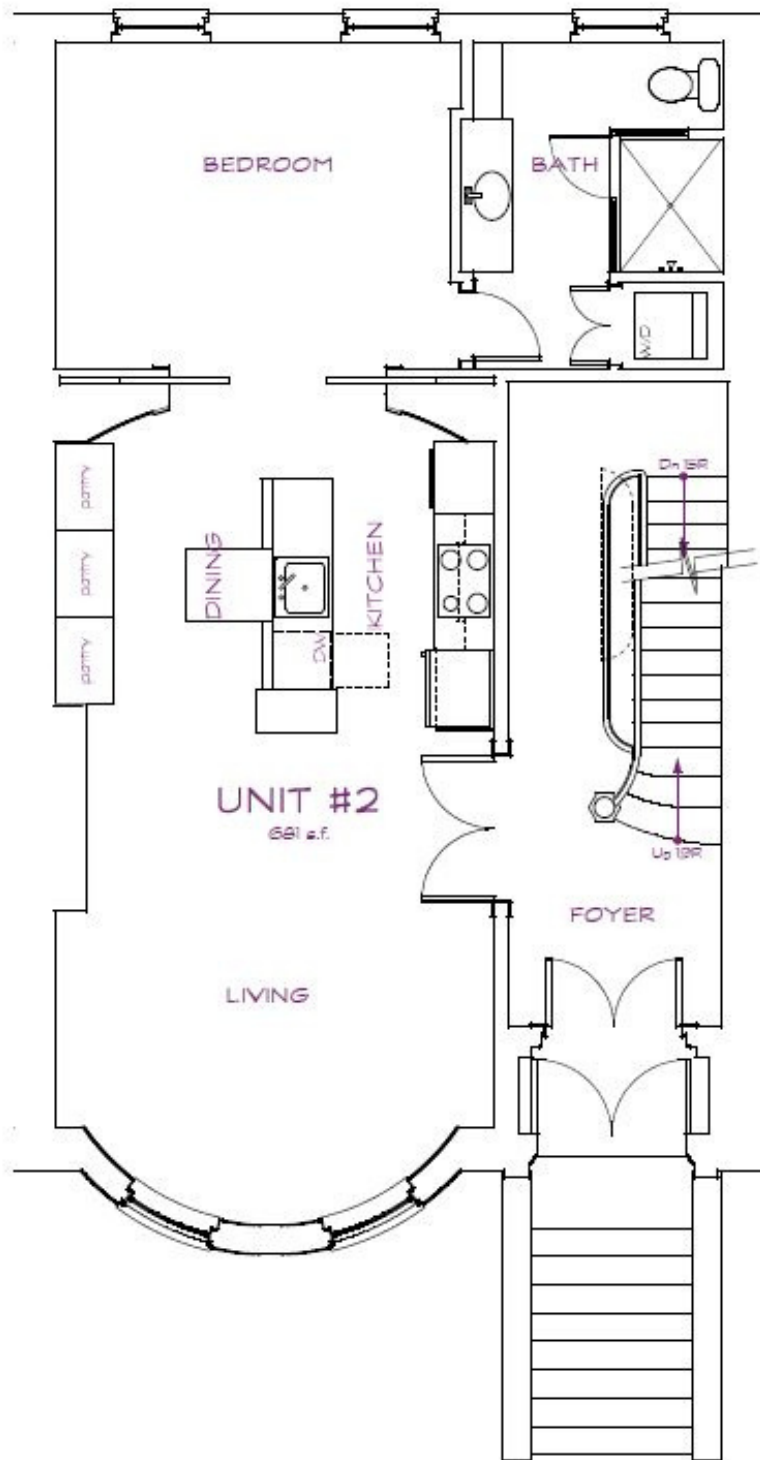


# FLOOR PLANS

## Unit 1

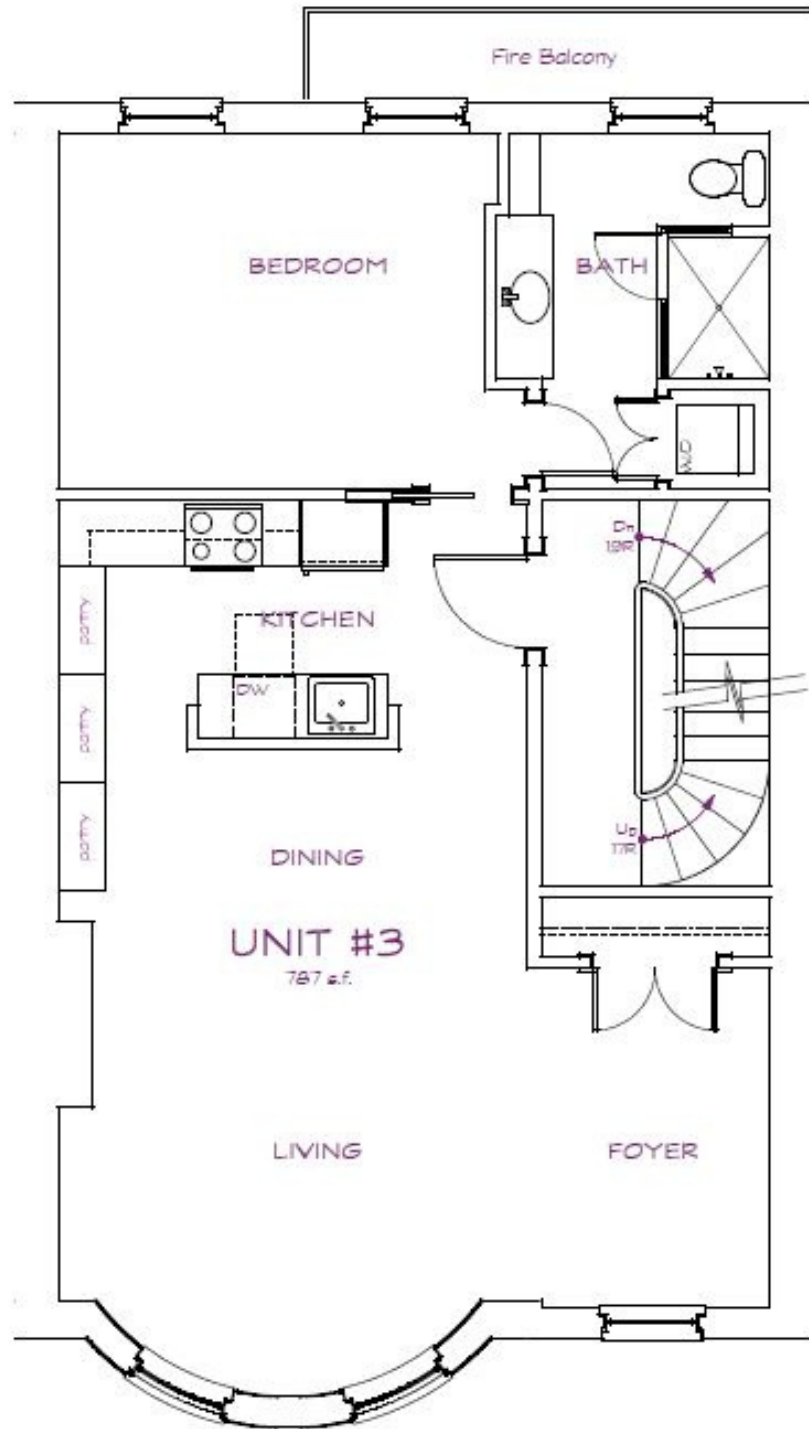


# Unit 2

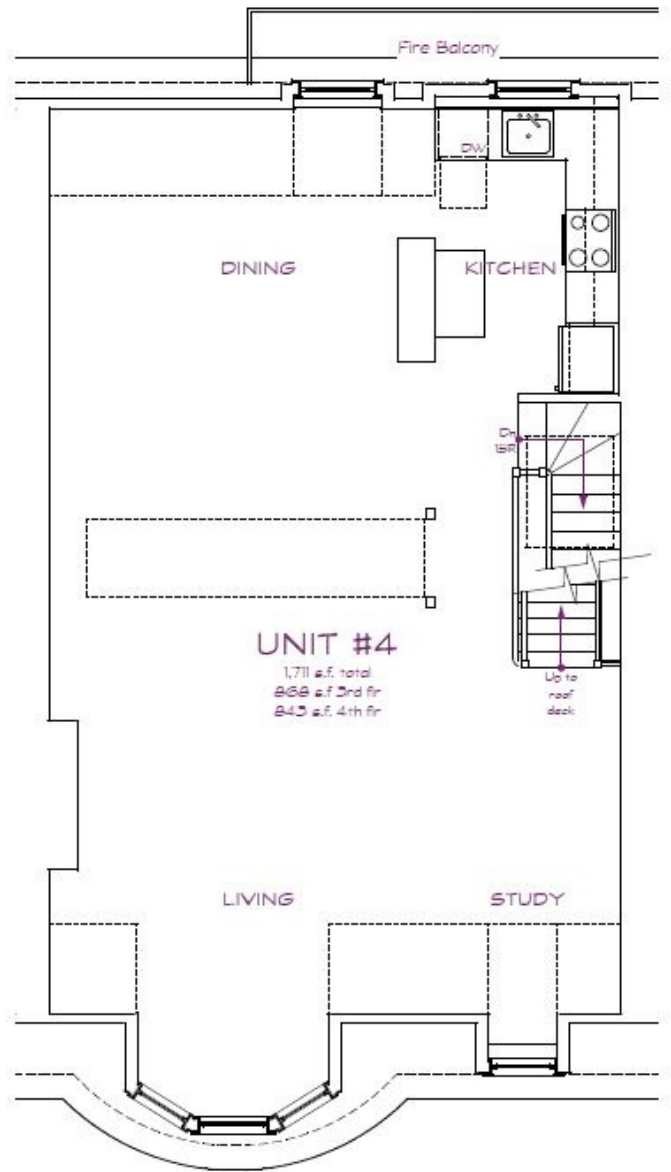
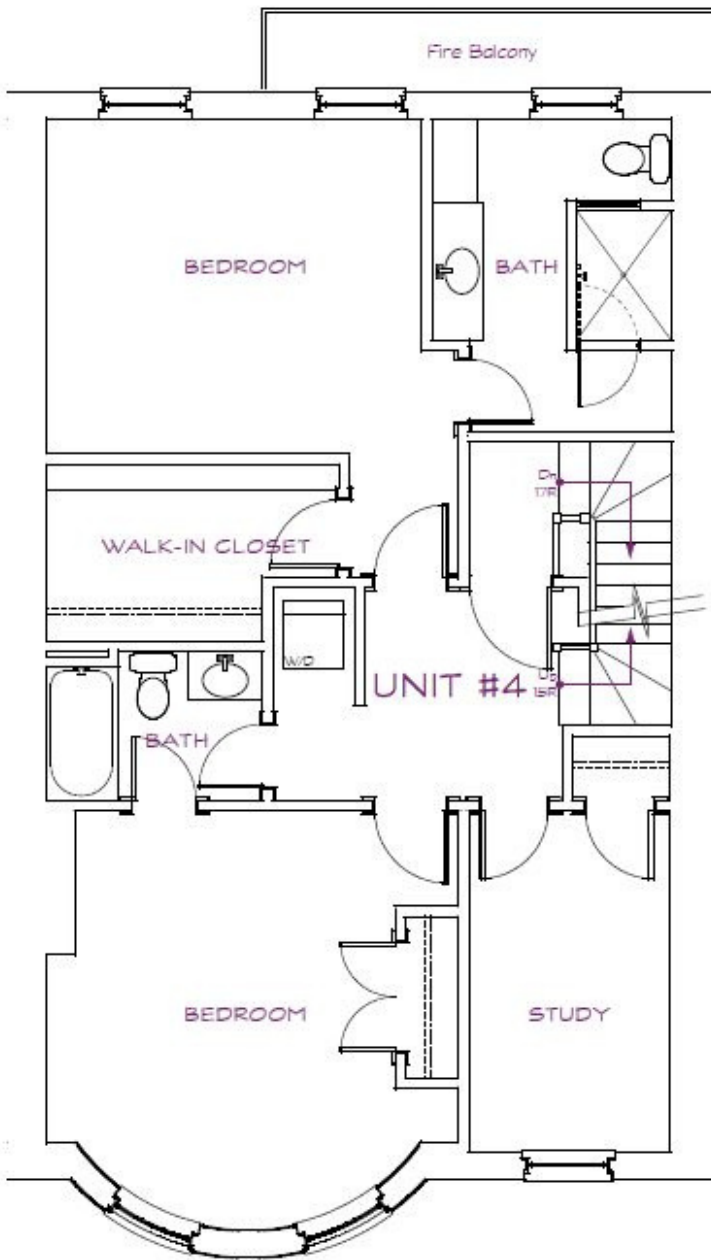




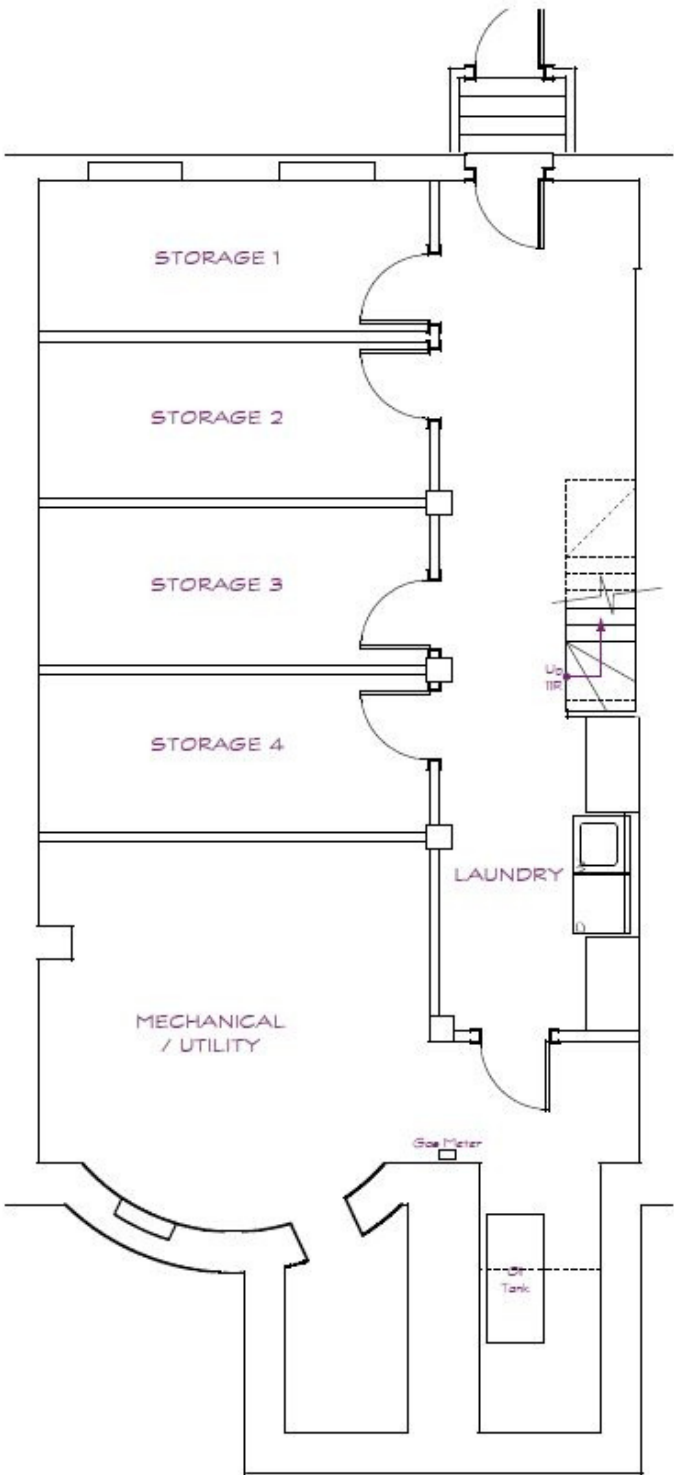
# Unit 3



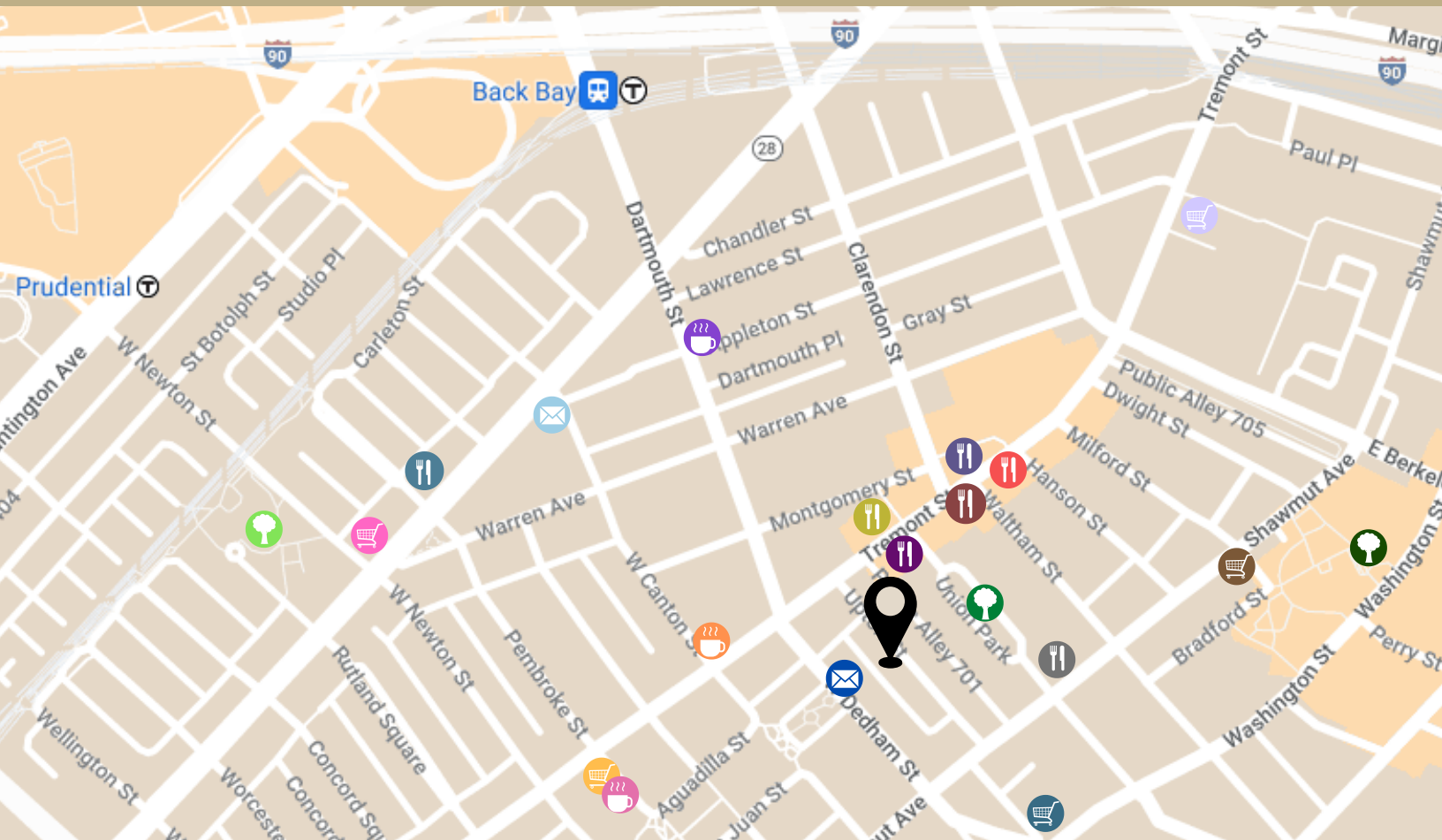
# Unit 4



# Basement



# THE NEIGHBORHOOD



## HOME ADDRESS:

 32 UPTON STREET

## POSTAL SERVICES:

 USPS

 UPS

## COFFEE SHOPS:

 GREYSTONE CAFE

 STARBUCKS

 NEXT DOOR SPEAKEASY

## SHOPPING:

 SOUTH END FOOD EMPORIUM

 FOODIE'S MARKET

 ONE STOP CONVENIENCE

 FORMAGGIO KITCHEN

 WARREN HARDWARE

## PARKS:

 UNION PARK

 TITUS SPARROW PARK

 PETERS PARK

## RESTURANTS:

 MELA INDIAN  
RESTURANT

 FRENCHIE WINE  
BISTRO

 KAVA NEO-TAVERNA

 B&G OYSTERS

 BLACK LAMB

 BEEHIVE

 ANCHOVIES

# CENTURY 21

## FINE HOMES & ESTATES®

### Cityside

Our family owned business was founded in 1977 and originated in Boston's South End. The firm became a CENTURY 21 Office in 1979 and has been headquartered on Boylston Street in Back Bay for nearly 40 years.

CENTURY 21 is recognized globally as the largest Real Estate Organization in the world totaling 86 countries, 13,000 offices and 145,000 agents.



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