

# 58 & 60 LIVERPOOL ST



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# UNIQUE OPPORTUNITY

58-60 Liverpool is a unique opportunity to acquire an outstanding core asset in one of the most sought-after locations within Boston. The building is situated in an exceptional urban location, just minutes away from both the Maverick Square T-station as well as the Jeffries Point waterfront.

The asset consists of two adjacent, three story, three family buildings containing six units with three (2) 1-Bedroom/1.5 Bathroom units, two (2) 1-Bedroom/1 Bathroom unit and two (2) 2-Bedroom/1 Bathroom units.

The Property is fully stabilized and has undergone a gut renovation to feature condo quality finishes including new kitchens and bathrooms with modern amenities, new forced hot air heating and central air conditioning in all units, upgraded electrical service, in-unit laundry as well as stainless steel appliances.

All leases have renewed for the 9/1/22 - 8/31/23 lease cycle at increased rates.

# 58 - 60 Liverpool Street





# 58 LIVERPOOL PROPERTY HIGHLIGHTS

## Apt #1

1BR / 1BA

## Year Built

~1900

## Floors

3

## Apt #2

1BR / 1.5BA

## Year Renovated

2021

## Price

\$2,799,999

## Apt #3

1BR / 1.5BA

## SF

Living Area of 1,920SF

Gross Area of 2,560SF

## Shared Space

Shared outdoor space  
& potential living area  
expansion in basement

# 60 LIVERPOOL PROPERTY HIGHLIGHTS

## Apt #1

1BR / 1BA  
w/ Private Deck

## Year Built

~1900

## Floors

3

## Apt #2

2BR / 1BA

## Year Renovated

2019

## Price

\$2,799,999

## Apt #3

2BR / 1BA  
w/ Roof Access

## SF

Living Area of 1,869SF  
Gross Area of 3,304SF

## Roof Deck

Potential add-value. Large flat roof with direct access from Apt #3

# RENT ROLL

UNIT	TYPE	CURRENT RENT	2023/2024 RENT	LEASE EXPIRATION
58 LIVERPOOL #1	1BR	\$2,200	\$2,300	08/31/2024
58 LIVERPOOL #2	1BR	\$2,300	\$2,400	08/31/2024
58 LIVERPOOL #3	1BR	\$2,450	\$2,550	08/31/2024
60 LIVERPOOL #1	1BR	\$2,200	\$2,300	08/31/2024
60 LIVERPOOL #2	2BR	\$1,950	\$2,000	08/31/2024
60 LIVERPOOL #3	2BR	\$2,400	\$2,450	08/31/2024



# ANNUAL OPERATING INCOME

EXPENSE ESTIMATES BASED ON ACTUAL DATA FROM SEP 21 - MAR 22

58 LIVERPOOL ST

R.E TAXES	\$10,142
MAINTENANCE FEE	\$2,316
INSURANCE	\$2,680
UTILITIES	\$1,424
TOTAL ANNUAL EXPENSES	\$16,562

60 LIVERPOOL ST

R.E TAXES	\$11,344
MAINTENANCE FEE	\$1,932
INSURANCE	\$2,052
UTILITIES	\$791
TOTAL ANNUAL EXPENSES	\$16,119

GROSS TOTAL INCOME	\$162,000*
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TOTAL EXPENSES	\$32,681
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Net Operating Income: **\$129,319**

\*Income based on current 09/01/22- 08/31/23 rent

## THE NEIGHBORHOOD

East Boston is one of the city's most attractive and flourishing neighborhoods. The authentic character and community feel has attracted a new generation of residents. They are drawn to the convenient location near Downtown Boston, excellent views of the Boston skyline and authentic cuisine, culture and outdoor amenities.

58 Liverpool Street and 60 Liverpool Street are located next to Maverick Street and in close proximity to amenities such as...

**4 min.**

TO LO PRESTI PARK  
(WALKING)

**9 min.**

TO LOGAN AIRPORT  
(BY CAR)

**6 min.**

TO THE MAVERICK  
T-STATION  
(WALKING)

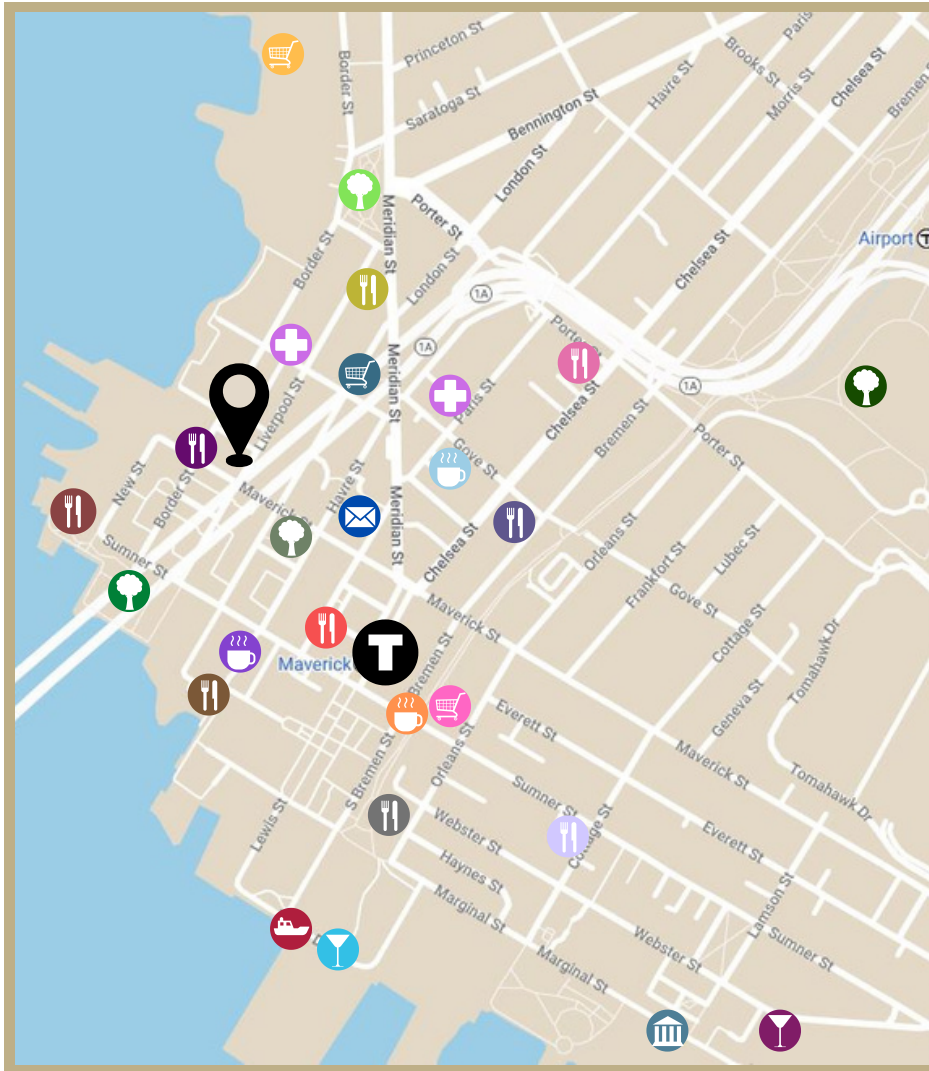
**12 min.**

TO THE  
WATERFRONT  
(BY TRAIN)

**4 min.**

TO THE ICA  
WATERSHED  
(CYCLING)





# 58 - 60 Liverpool Street






## HOME ADDRESS:

 58-60 LIVERPOOL ST




## PARKS:

-  LOPRESTI PARK
-  CENTRAL SQ PARK
-  LOMBARDI MEMORIAL PARK
-  EAST BOSTON MEMORIAL PARK



## COFFEE SHOPS:

-  CAFE ITERUM
-  DUNKIN
-  EAGLE HILL CAFE



## GROCERY:

-  EAST BOSTON FARMER'S MARKET
-  EBO & CO. GROCERY
-  SHAW'S

## PUBLIC TRANSPORTATION:

-  SEAPORT FERRY
-  MAVERICK STATION

## RESTURANTS:

-  DIRTY WATER PIZZA
-  REELHOUSE
-  CUNARD TAVERN
-  D'PARMA RESTAURANT
-  LA HACIENDA
-  TOASTED FLATS
-  NEXT DOOR SPEAKEASY
-  THE QUIET FEW
-  THE SMOKE SHOP



## ART:

-  ICA WATERSHED

## MEDICAL:

-  EAST BOSTON NEIGHBORHOOD HEALTH

## OUTDOOR VENUES:

-  THE TALL SHIP BOSTON
-  DOWN EAST CIDER BEER GARDEN

## POSTAL SERVICES:

-  USPS



Nicoletta Longo is the Leader for Realty Boston, and specializes in multifamily sales, condos and luxury rentals.

Nico has an intimate knowledge of Boston and an extensive network of relationships with investors and property owners.



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