



32 Hartwell St & 1 Walnut Ct



Boston, MA Multifamily

16 Units

\$5,998,000



Offering Memorandum

32 Hartwell St Details

\$3,099,000

List Price

\$216,188

Net Operating Income

7.0%

Cap Rate

8

Units

9,264

GLA

\$334.52

Price PSF (GLA)

Property Details

Property Address	32-34 Hartwell St, Dorchester, MA
Floors	3
Street Level Retail Units	8
GLA	9,264
Year Built	1905
Construction	Brick Facade
Roof	Rubber / TPO



1 Walnut Ct Details

\$2,899,000

List Price

\$177,992

Net Operating Income

6.1%

Cap Rate

8

Units

7,812

GLA

\$371.10

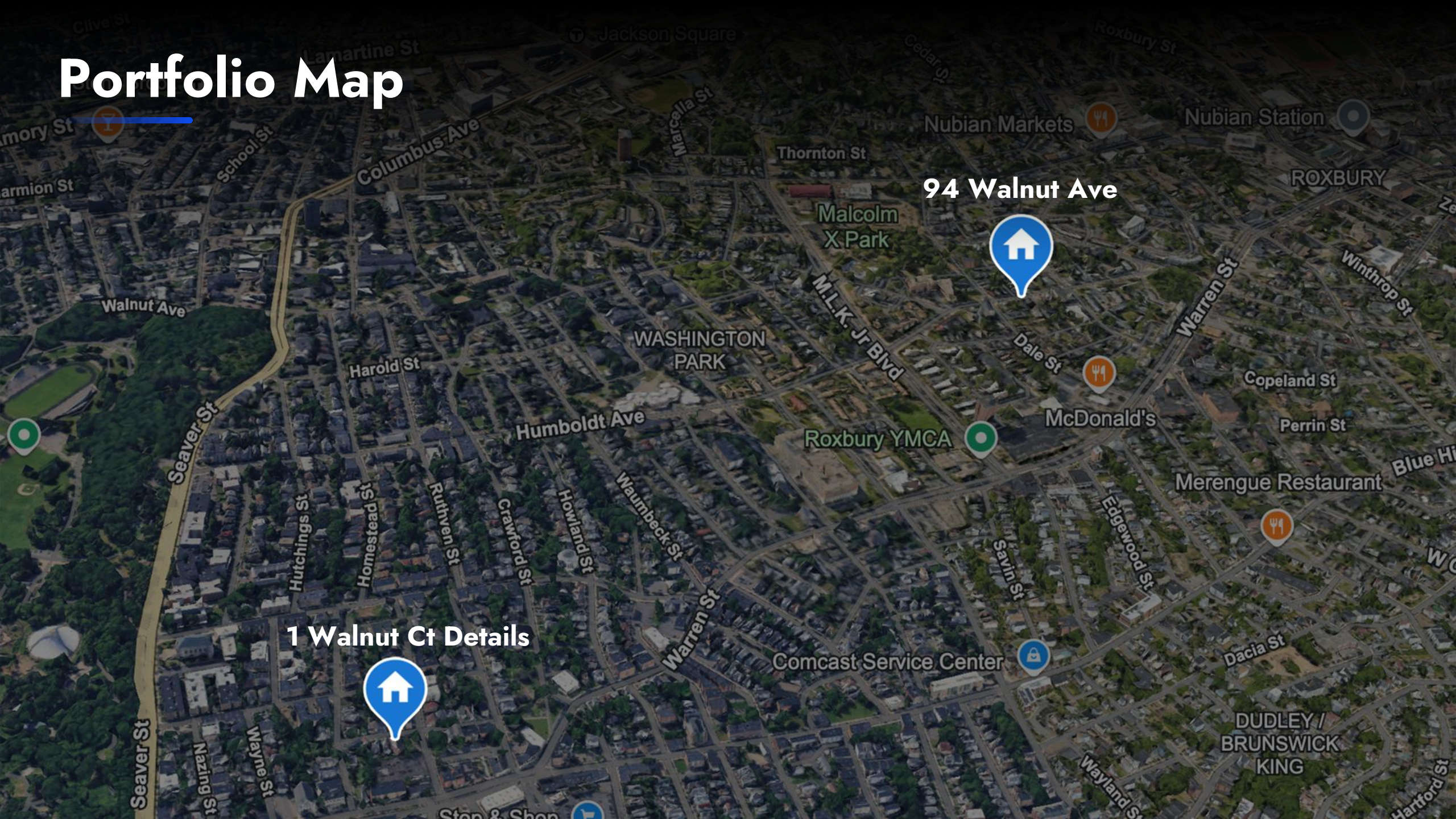
Price PSF (GLA)

Property Details

Property Address	1 Walnut Ct, Boston, MA
Floors	3
Street Level Retail Units	8
GLA	7,812
Year Built	1899
Construction	Vinyl
Roof	Asphalt Shingle



Portfolio Map



94 Walnut Ave



1 Walnut Ct Details



32 Hartwell St **Highlights**

Originally built in 1905, 32–34 Hartwell Street is a well-maintained, turn-key multifamily property in the heart of Dorchester. The building features eight 3-bedroom 1.5-bath apartments attracting a wide range of tenants, including students, professionals, and families.

Situated just 0.4 miles from the Four Corners/Geneva Commuter Rail Station, the property offers quick connections to Downtown Boston, South Station, and beyond, while several nearby MBTA bus routes provide additional transit options.

Nestled on a quiet residential street yet moments from bustling neighborhood hubs like Upham’s Corner and Fields Corner, tenants enjoy the perfect balance of urban convenience and community charm, with parks, schools, shops, and dining all close at hand.

With its combination of updated interiors, strong transit access, and broad renter appeal, 32–34 Hartwell Street represents a compelling investment opportunity in one of Boston’s most resilient rental markets.

Unit Breakdown	
3 Bed	8
Total Units	8



1 Walnut Ct Highlights

Originally built in 1899, 1 Walnut Court is a renovated, turn-key multifamily property in the heart of Roxbury, featuring a highly versatile unit mix of three 1-bedroom, one 2-bedroom, three 4-bedroom, and one 5-bedroom apartments. This variety appeals to a broad tenant base, including students, professionals, and larger households, supporting steady occupancy and strong rental income.

Located just 0.3 miles from the Dudley/Nubian Square bus terminal and within a mile of the Roxbury Crossing Orange Line station, the property offers excellent transit connectivity to Downtown Boston, the Longwood Medical Area, Back Bay, and beyond.

Positioned on a quiet residential court yet steps from neighborhood amenities, shops, schools, and parks, 1 Walnut Court combines urban convenience with a neighborhood feel. With its updated interiors, prime location, and diverse floor plans, the property represents a rare opportunity for investors to acquire a high-performing multifamily asset in one of Boston's most enduring rental markets.

Unit Breakdown	
1 Bed	3
2 Bed	1
4 Bed	3
5 Bed	1
Total Units	8



Financials Hartwell

Hartwell	BD/BA	Rent	Market Rent
HAR32-1	3/1.5	\$3,200	\$3,400
HAR32-2	3/1.5	\$3,200	\$3,400
HAR32-3	3/1.5	\$3,200	\$3,400
HAR34-1	3/1.5	\$3,200	\$3,400
HAR34-2	3/1.5	\$3,200	\$3,400
HAR34-3	3/1.5	\$3,200	\$3,400
HAR32-B	3/1.5	\$3,200	\$3,400
HAR34-B	3/1.5	\$3,200	\$3,400
	TOTAL	\$25,600	

Expenses	
Electricity	\$1,014
Gas	\$2,290
Water/Sewer	\$12,507
Insurance	\$11,669
Property Tax	\$23,152
Trash / Snow	\$1,800
General Maintenance	\$12,718
Total Expenses	\$75,662
Net Operating Income	\$216,188

Revenues	
Gross Potential Income	\$307,200
General Vacancy (5%)	(\$15,360)
Effective Gross Income	\$291,840



\$25,600

In-place monthly rent



\$307,200

Annualized

Financials Walnut

Walnut	BD/BA	Rent	Market Rent
WAL1-1	1/1	\$2,100	\$2,100
WAL1-2	4/1	\$3,800	\$3,800
WAL2-1	1/1	\$2,100	\$2,100
WAL2-2	4/1	\$2,950	\$3,800
WAL3-1	1/1	\$2,100	\$2,100
WAL3-2	4/1	\$3,000	\$3,800
WAL94-1	2/1	\$2,600	\$2,600
WAL94-2	5/2	\$3,536	\$3,950
	TOTAL	\$22,186	

Revenues	
Gross Potential Income	\$266,232
General Vacancy (5%)	(\$13,312)
Effective Gross Income	\$252,920

Expenses	
Electricity	\$1,014
Gas	\$2,290
Water/Sewer	\$19,900
Insurance	\$11,680
Property Tax	\$25,784
Trash / Snow	\$1,800
General Maintenance	\$12,362
Total Expenses	\$74,928
Net Operating Income	\$177,992



\$22,186

In-place monthly rent



\$266,322

Annualized

32-34 Hartwell Aerial Map

32-34 Hartwell



4-18 Cheney St (60 Units)

48-Affordable Elderly

12-Affordable Homeownership

DUNKIN'

STOP & SHOP

45

14 19 23 28

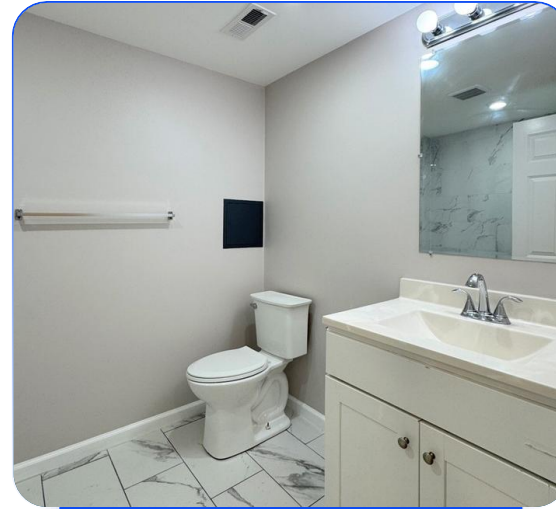
32 HARTWELL – Apt #1



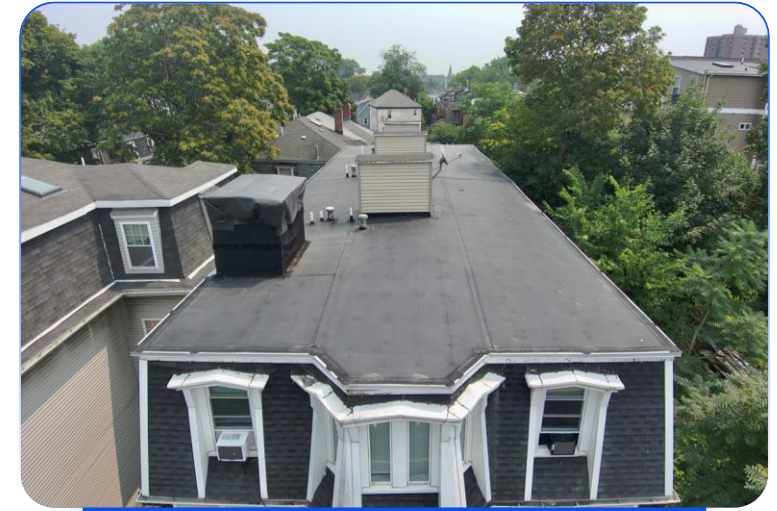
32 HARTWELL – Apt #3



32 HARTWELL – Apt #B



1 WALNUT GALLERY



Dorchester, MA

Just 4 miles south of downtown Boston, Dorchester is the city's largest and most diverse neighborhood, offering a compelling mix of historic charm, strong transit connections, and accelerating investment activity. With direct access to multiple MBTA Red Line stations, several Commuter Rail stops, and key bus routes, Dorchester residents enjoy seamless connectivity to downtown Boston, Cambridge, the Seaport District, and Logan Airport. This accessibility makes Dorchester a sought-after location for renters seeking value without sacrificing convenience.

Dorchester benefits from proximity to major employment hubs and institutions, including UMass Boston, Boston Medical Center, and the South Bay Center retail district, driving steady demand from students, healthcare workers, and retail employees. The neighborhood features vibrant commercial corridors such as Fields Corner, Ashmont, and Uphams Corner, each offering a growing mix of restaurants, shops, and cultural venues that reflect the area's rich multicultural heritage.

Investors are drawn to Dorchester's blend of historic triple-deckers, newly built multifamily projects, and favorable zoning that supports density and redevelopment. Public and private investment—ranging from transit-oriented housing initiatives to waterfront revitalization along Dorchester Bay—is contributing to sustained appreciation potential. With its large housing stock, strong rental demand, and ongoing neighborhood enhancements, Dorchester presents a prime opportunity for multifamily investors seeking stable cash flow in one of Boston's most dynamic submarkets.



Strong 3Mi Demos
Median Household
Income **\$99.5k**
Population **585K**

Roxbury, MA

Just 3 miles south of downtown Boston, Roxbury is one of the city's most centrally located and rapidly evolving neighborhoods. With strong transit access, proximity to major employers, and ongoing public and private investment, Roxbury offers an exceptional opportunity for small-scale multifamily investors seeking stable cash flow and long-term appreciation in a high-demand urban market.

The neighborhood is served by multiple MBTA lines, including the Orange Line, Silver Line, and Commuter Rail, providing seamless access to downtown Boston, the Longwood Medical Area, Back Bay, and Logan Airport. Roxbury's walkability and transit infrastructure make it particularly attractive to renters seeking affordability without sacrificing connectivity.

Roxbury benefits from close proximity to major institutions such as Northeastern University, Boston Medical Center, and Roxbury Community College, all of which contribute to steady rental demand from students, healthcare professionals, and university staff. The neighborhood is home to a vibrant arts and culture scene, growing retail corridors, and cherished open spaces like Franklin Park — Boston's largest public park and a major recreational amenity for residents.

With its historic housing stock, strong sense of community, and favorable zoning for multifamily properties, Roxbury has become a target submarket for investors capitalizing on Boston's constrained housing supply. Ongoing city-led initiatives to promote housing density, affordability, and transit-oriented development further enhance the investment outlook for multifamily assets.





Location

Boston

187 Green St, Boston MA 02130

Miami

78 SW 7th St, Miami FL 33130

**FOR MORE INFORMATION
PLEASE CONTACT**

Michael Kuritnik

617.756.6959

mike@investkumo.com

Boris Kuritnik

617.756.0657

boris@investkumo.com

 www.Investkumo.com

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