



252-254 Magnolia Street

A Value-Add Multifamily Asset
in Boston's Fastest-Appreciating
Development Corridor

Offering Memorandum | \$1,825,000

6 Units

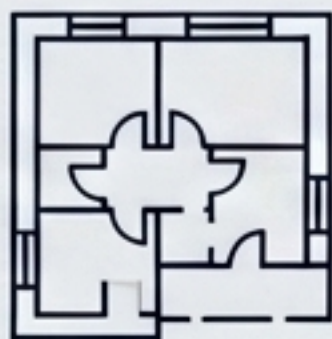
17 Beds

5,544 Sq Ft

7.53% Day-One Cap Rate

(Based on updated \$137,332.46 NOI)

The Investment Thesis: Asset, Catalyst, Yield



The Yield

A high-performing, transit-oriented 6-unit asset currently generating a verified **\$137,332.46 Net Operating Income**, backed by recent lease renewals, with potential for further growth.



The Exit

A proven roadmap to **force appreciation** through targeted unit modernization, leveraging the rare 17-bedroom footprint.



The Catalyst

Positioned directly in the crosshairs of a historic **\$1.4B+ capital wave**, including the Uphams Corner revitalization and the 6.5M sqft Dorchester Bay City project.



Baseline Asset Specifications

Asking Price:	\$1,825,000 (\$329/sqft)
Unit Mix:	Five 3-Bed/1-Bath units, One 2-Bed/1-Bath unit
Total Rentable Area:	5,544 sqft
Lot Size:	5,627 sqft (Fenced yard with private decks)
Year Built:	1899 (Classic Boston multifamily architecture)
Zoning:	R4

**A stabilized, high-demand structure
built for long-term urban cash flow.**

Verified Lease Momentum & Yield Expansion

Recent renewals prove tenant willingness to absorb premium rate adjustments

Unit 1L
\$2,400/mo
[RENEWED]

Unit 2L
\$2,375/mo
[RENEWED]

Unit 3L
\$2,200/mo
[RENEWED]

Unit 1R
\$2,200/mo
[TENANT AT WILL]

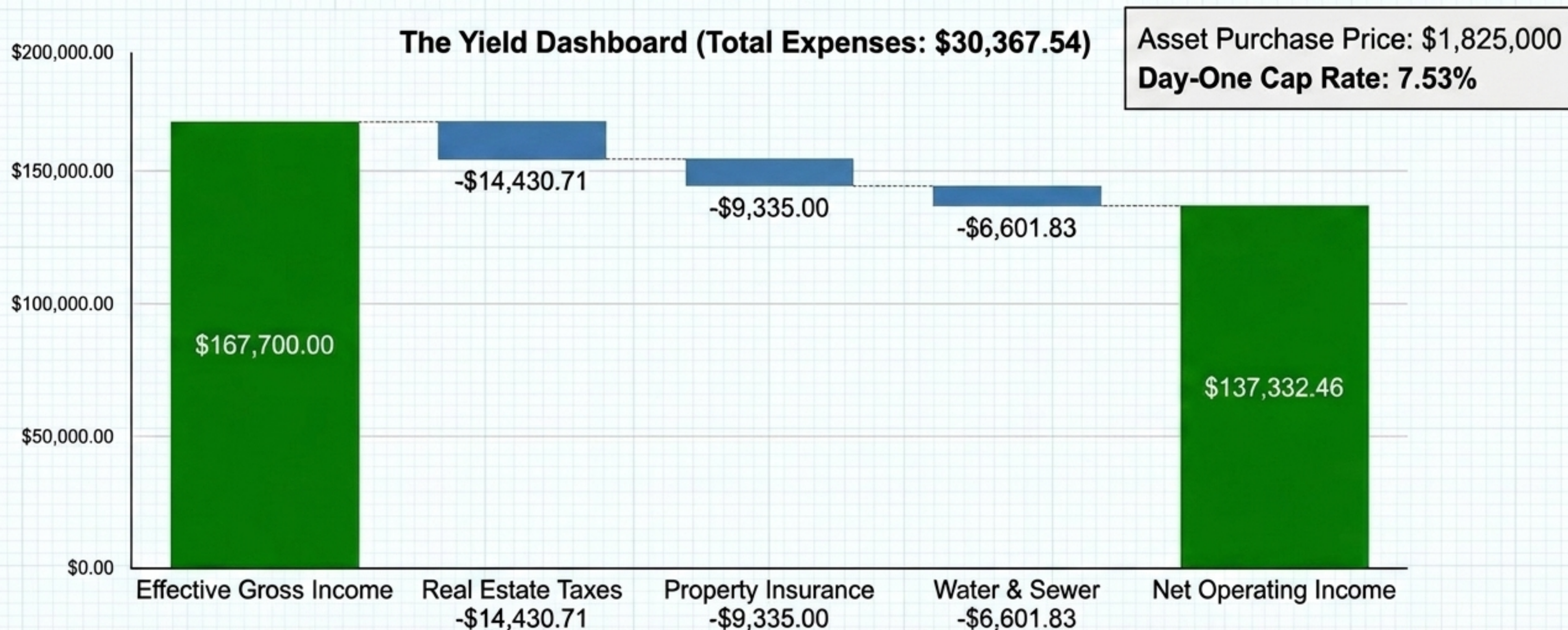
Unit 2R
\$2,600/mo
[NOT RENEWING]

Unit 3R
\$2,200/mo
[TENANT AT WILL]

New Total Monthly Revenue: \$13,975
Annualized Gross: \$167,700

Day-One Financial Performance

Delivering a robust 7.53% Cap Rate based on updated execution



The Value Add Matrix

The blueprint for forcing appreciation and scaling yield.

	The As-Is Asset	Optimized Asset
Asset Condition	Mixed finish levels, high structural integrity.	Standardized modern kitchens, premium flooring.
Target Demographic	Standard local workforce.	Premium transit-oriented commuter demographic.
Value Driver	High day-one cash flow (7.53% Cap).	Accelerated NOI through amenity upgrades.

The Cosmetic Playbook

Standardizing high-impact finishes across all six units to unlock premium market rates.

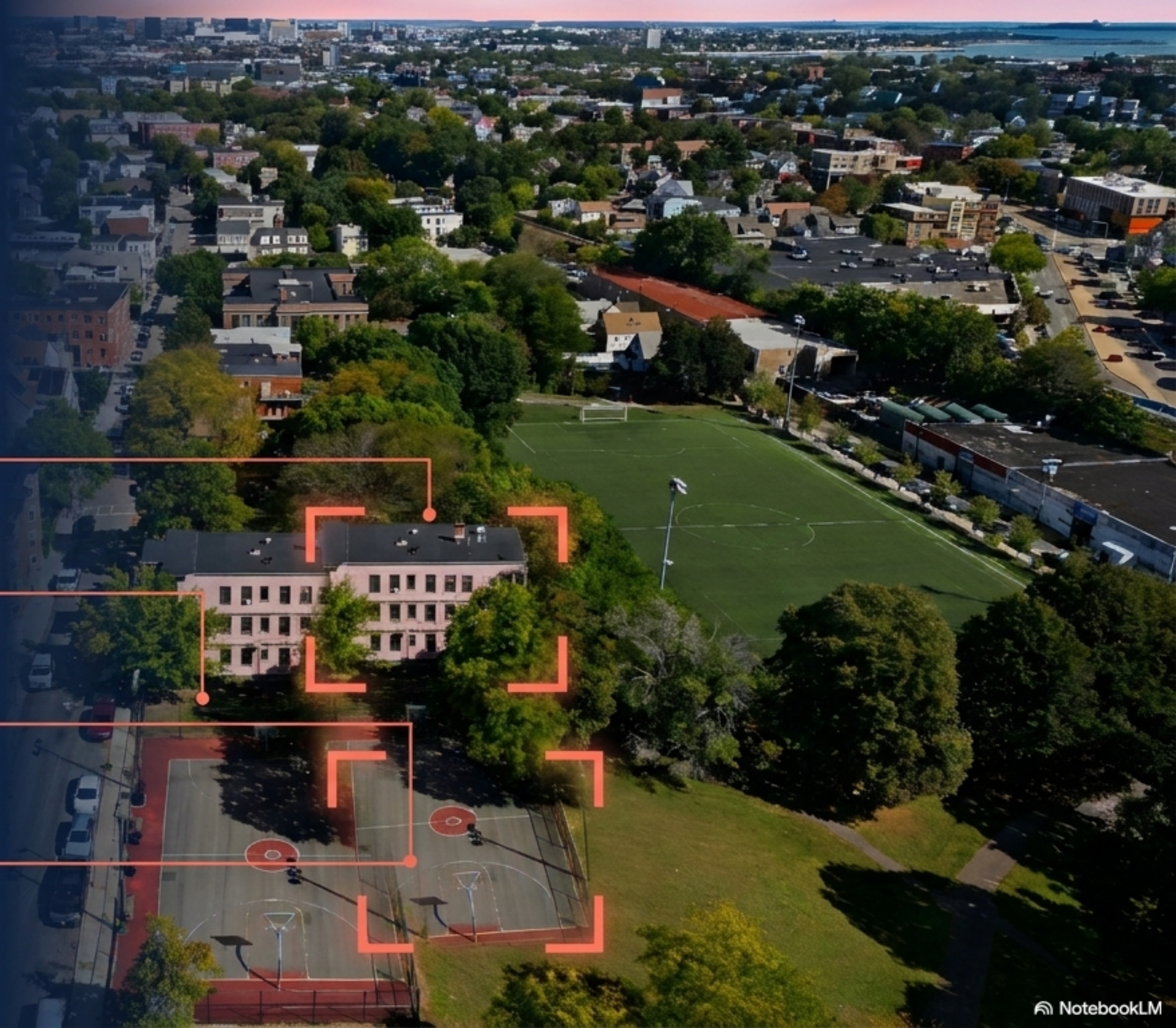


modernized units capture premium rents. Replicating this exact footprint across the remaining layout guarantees a low-risk, high-reward cash flow expansion.

Designed for High Tenant Retention

A rare combination of urban density and private outdoor amenities.

- **Spacious Layouts:** 17 total bedrooms across 6 units cater to high-paying roommate groups and families.
- **Outdoor Exclusivity:** Private decks for units and a fenced 5,627 sqft lot.
- **Community Proximity:** Direct access to an adjacent playground, soccer field, and basketball courts.
- **Daily Conveniences:** Steps to vibrant local shops, diverse dining, and neighborhood grocery stores.



Unmatched Urban Connectivity

Walk Score 76: Positioned perfectly for the modern commuter renter profile.

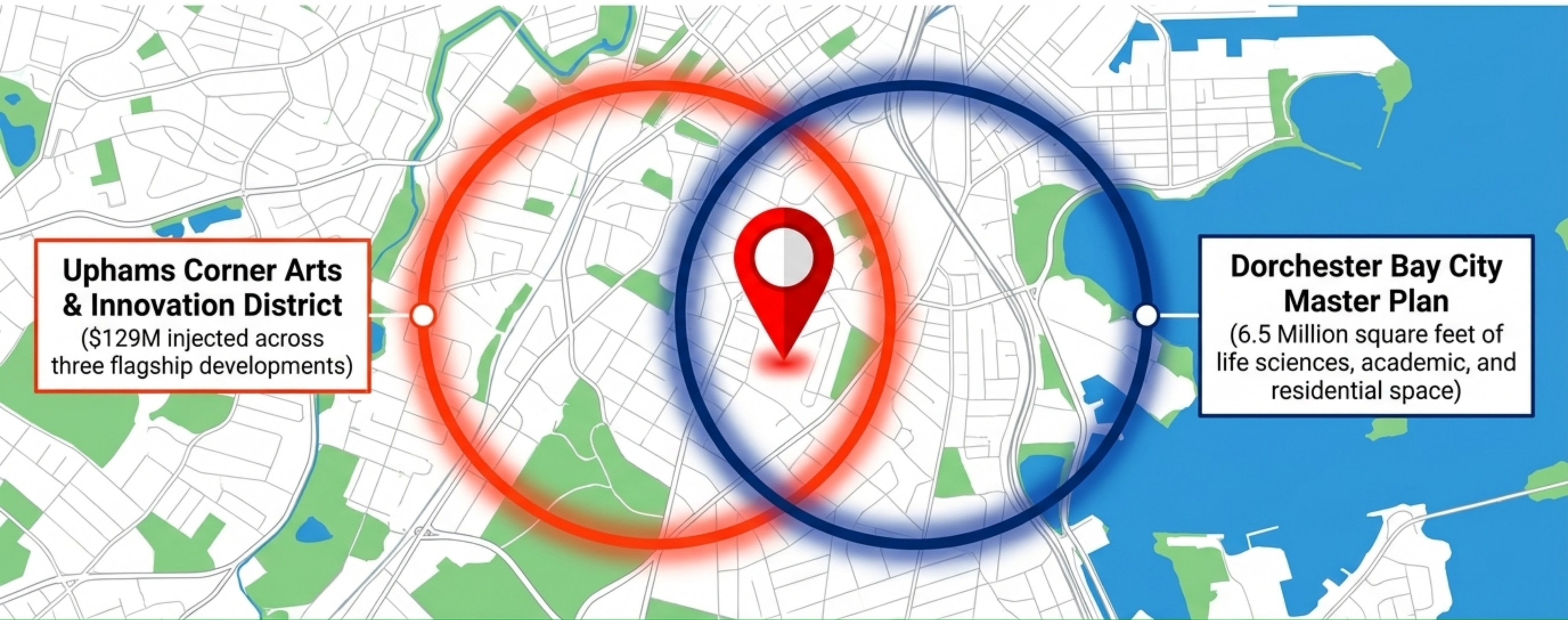


Walk Score 76 (Very Walkable)

Frictionless transit access ensures perpetual renter demand and heavily mitigates long-term vacancy risks.

Ground Zero for Boston's Next Capital Wave

252-254 Magnolia sits at the epicenter of two historic neighborhood transformations.



Strategic Insight: Investors acquiring assets in this exact corridor will capture compounding equity growth as these master plans execute over the next 3-5 years.

The \$129M Uphams Corner Renaissance

Historic investment into Columbia Road, anchored by public-private partnerships.

\$50M



Columbia Crossing

48 housing units and a “Glow Box” art space preserving the historic Dorchester Savings Bank facade.

Status: Site work underway

\$31M



Boston Public Library & Housing

A new 18,000 sqft BPL branch integrated with 33 homeownership condos.

Status: Groundbreaking next summer

\$45M



Fox Hall Redevelopment

50 new senior affordable units and preservation of historic commercial space.

Status: Breaking ground 2027

The Regional Anchor: Dorchester Bay City

Transforming the former Bayside Expo Center into a global life-sciences hub.

6.5M

Square Feet of Mixed-Use Space.

1,940

New Housing Units.

19.7

Acres of Public Green Space.

The Impact on Magnolia St:

The influx of high-earning life-science professionals and the execution of “complete streets” planning (bike paths, wider sidewalks) will fundamentally upgrade the neighborhood’s renter profile and continuously push market rents upward.

The Ultimate Dorchester Acquisition

A rare convergence of stabilized yield and historic neighborhood appreciation.

Secure Downside:

You acquire a stabilized, cash-flowing asset generating a highly competitive 7.53% Cap Rate (\$137,332.46 NOI) on day one.

**Day-One
Cash Flow**

**Value-Add
Cap-Ex**

Actionable Upside:

You control a 17-bedroom property with a clear cosmetic playbook and immense value add potential and upside growth.

**252-254
Magnolia**

**Billion-Dollar
Macro Tailwinds**

Asymmetric Tailwinds:

You are buying directly into the crosshairs of a combined \$1.4B+ in localized infrastructure and life-science commercial development.



Initiate Next Steps

Contact us to schedule a private walkthrough, access the virtual tour, or review detailed financials.

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