

300 Somerville Ave

Somerville, MA



**Superior
Rental Market**



**Epicenter of
Development**



**Transit
Access**



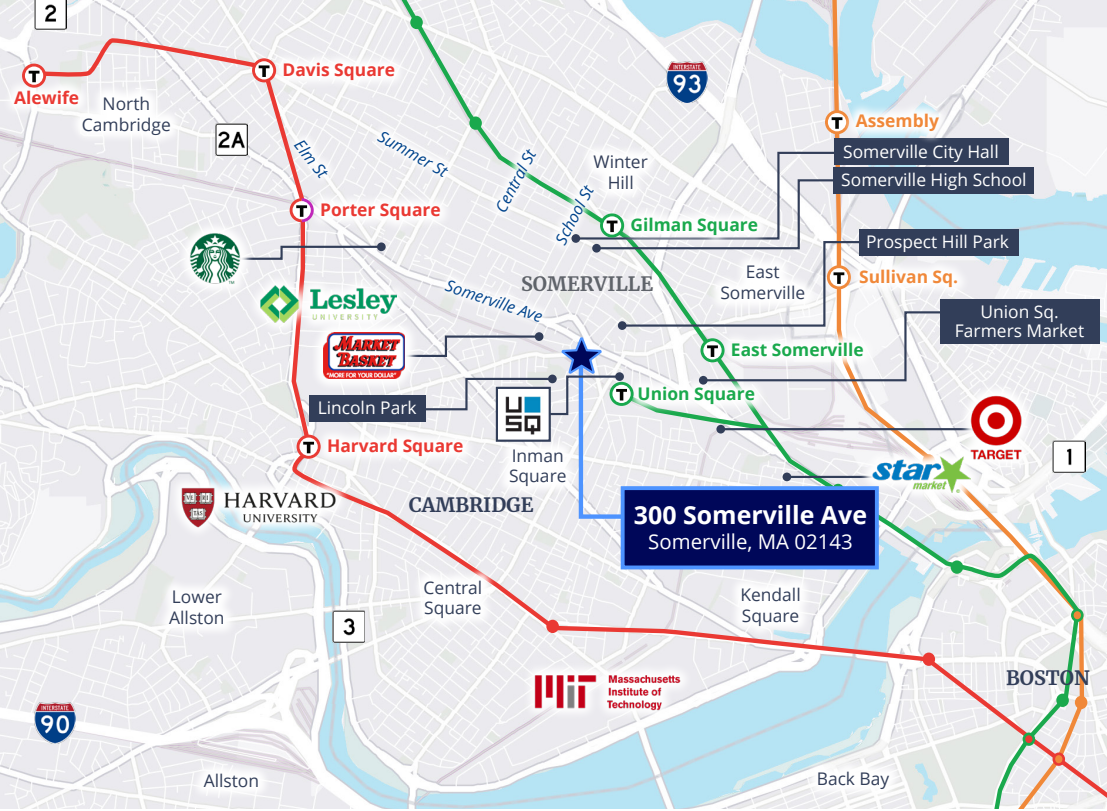
**Education
Center**



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300 Somerville Ave Somerville, MA 02143

Apartments	10
Retail Spaces	1
Gross SF	14,651
Rentable SF	12,510
Stories	4
Year Built	2021
Parking	N/A
Zoning	MR5

Rent Roll

Unit Name	# of Units	Beds	Baths	Rentable Area (SF)	In-Place Rent/Mo	Market Rent/Mo	Month to Roll to Market	Lease Term	Tenant
A	1 units	2.0	1.0	1,060	\$3,600	\$3,708	Month 9	12 months	Blueground
B	1 units	2.0	1.5	1,112	\$4,000	\$4,120	Month 9	12 months	Bates/Goldman
C	1 units	1.0	1.0	804	\$2,800	\$2,884	Month 9	12 months	Blueground
D	1 units	1.0	1.0	796	\$3,100	\$3,193	Month 9	12 months	Ramsden
E*	1 units	2.0	2.5	1,557	\$1,290	\$1,329	Month 9	12 months	Silva
F	1 units	2.0	2.5	1,515	\$5,075	\$5,227	Month 9	12 months	Daniels
G	1 units	2.0	2.5	1,376	\$4,925	\$5,073	Month 9	12 months	Zhang/Zhang
H	1 units	2.0	1.5	1,196	\$3,700	\$3,811	Month 9	12 months	Alessio/Bloom
I	1 units	2.0	2.0	1,427	\$4,950	\$5,099	Month 9	12 months	Ortiz/Chen
J	1 units	2.0	2.5	1,716	\$5,250	\$5,408	Month 9	12 months	Puchta/Kraemer
Commercial	1 units	0.0	1.0	1,964	\$4,500	\$5,000	Month 4	116 months	Thai Restaurant

Pro Forma

	2025
	Ratios
	Year 1
+ Base Rent	527,423
+ Other Income	3.9% of PGI 21,563
Potential Gross Income	548,986
- Vacancy	4.8% of PGI (26,371)
Effective Gross Revenue	522,615
- Administrative	(17,718)
- Utilities	(9,000)
- Repair and maintenance	(22,511)
- Mgmt (% of EGR)	(26,131)
- Insurance	(10,327)
- Taxes	(69,990)
Operating Expenses	29.4% of EGI (155,676)
Net Operating Income	70.6% of EGI 366,938