

**MULTIFAMILY
PROPERTY FOR SALE**

SECOND STREET APARTMENTS

153 2ND STREET AKA 199 BEAVER STREET, FRAMINGHAM, MA 01702

RICH CAWLEY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by United Multi Family in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PORTRAIT	1
PROPERTY SUMMARY	3
LOCATION DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
REGIONAL MAP	6
LOCATION MAP	7
AERIAL MAP	8
SITE PLANS	9
FLOOR PLANS	10
FLOOR PLANS	11
INCOME & EXPENSES	12
RENT ROLL	13
UNIT MIX SUMMARY	15
SALE COMPS	16



PROPERTY DESCRIPTION

The apartments at 153 Second Street, Framingham, MA consist of 48 units: 6 two-bedroom, 6 one-bedroom, and 36 studios, totaling 29,232 rentable square feet. The property is a three-story, garden-style building constructed in 1973, according to public records. Situated on a 38,768-square-foot lot, the property offers ample off-street parking for each unit, as well as two coin-operated laundry facilities within the building.

PROPERTY HIGHLIGHTS

- 48 units under one roof
- Built in 1973
- Framingham Location within Metro Boston
- Low-Rise / Garden-Style Layout
- Proximity to Local Amenities
- Multifamily Investment Opportunity

OFFERING SUMMARY

Sale Price:	Call for Offers
Number of Units:	48
Lot Size:	38,768 SF
Building Size:	29,232 SF
NOI:	\$680,909.00

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,038	2,451	7,439
Total Population	3,137	7,036	20,212
Average HH Income	\$62,656	\$71,125	\$102,375

LOCATION DESCRIPTION



LOCATION DESCRIPTION

- Framingham serves as the economic and population center of the MetroWest region, strategically located approximately 20 miles west of Boston and 20 miles east of Worcester. As one of Massachusetts' largest municipalities, the city offers a unique blend of urban accessibility and suburban stability, making it an attractive destination for commercial, industrial, and residential investment. Framingham benefits from exceptional regional connectivity with direct access to Interstate 90 (Massachusetts Turnpike), Route 9, and Route 30, while also serving as a major stop along the MBTA Framingham/Worcester Commuter Rail line, providing efficient transportation into downtown Boston.

The city is supported by a diverse and resilient economic base anchored by major employers such as TJX Companies and Bose Corporation, along with a strong presence in the healthcare, retail, and life sciences sectors. MetroWest Medical Center remains a significant regional employer, further strengthening the local economy. Framingham also benefits from a highly educated workforce supported by proximity to Framingham State University and surrounding academic institutions. The city's growing and diverse population, combined with strong household incomes, continues to support one of New England's largest retail corridors in the Natick-Framingham market area.

Ongoing municipal initiatives focused on downtown revitalization, infrastructure improvements, and economic development continue to enhance Framingham's long-term growth outlook. Recent efforts to streamline permitting and encourage business expansion have positioned the city as an increasingly attractive environment for investors and operators alike. Additionally, Framingham offers flexible zoning opportunities that accommodate a broad range of uses, including traditional industrial facilities, mixed-use redevelopment, modern office concepts, and artisanal production spaces, supporting a variety of investment and development strategies.

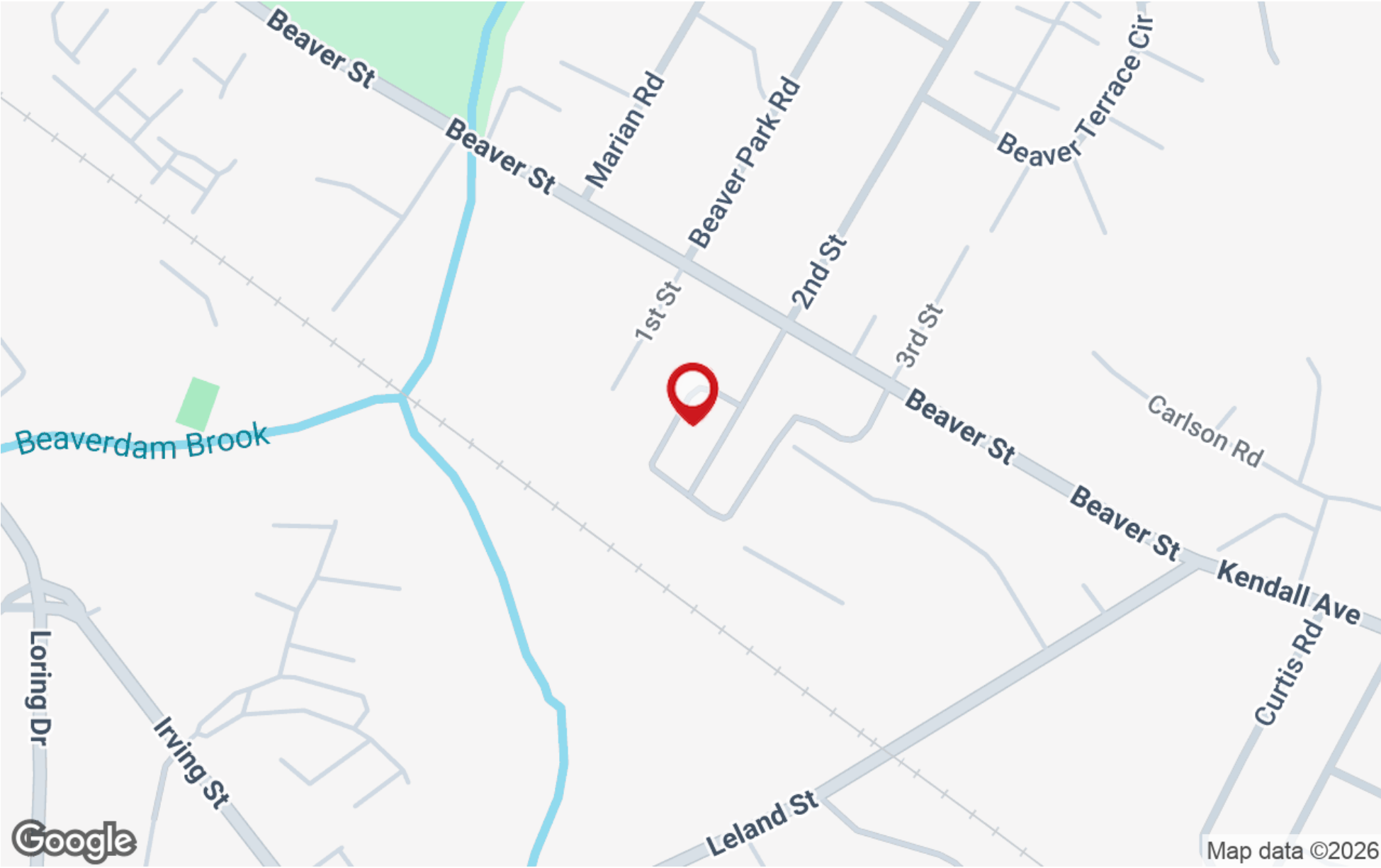


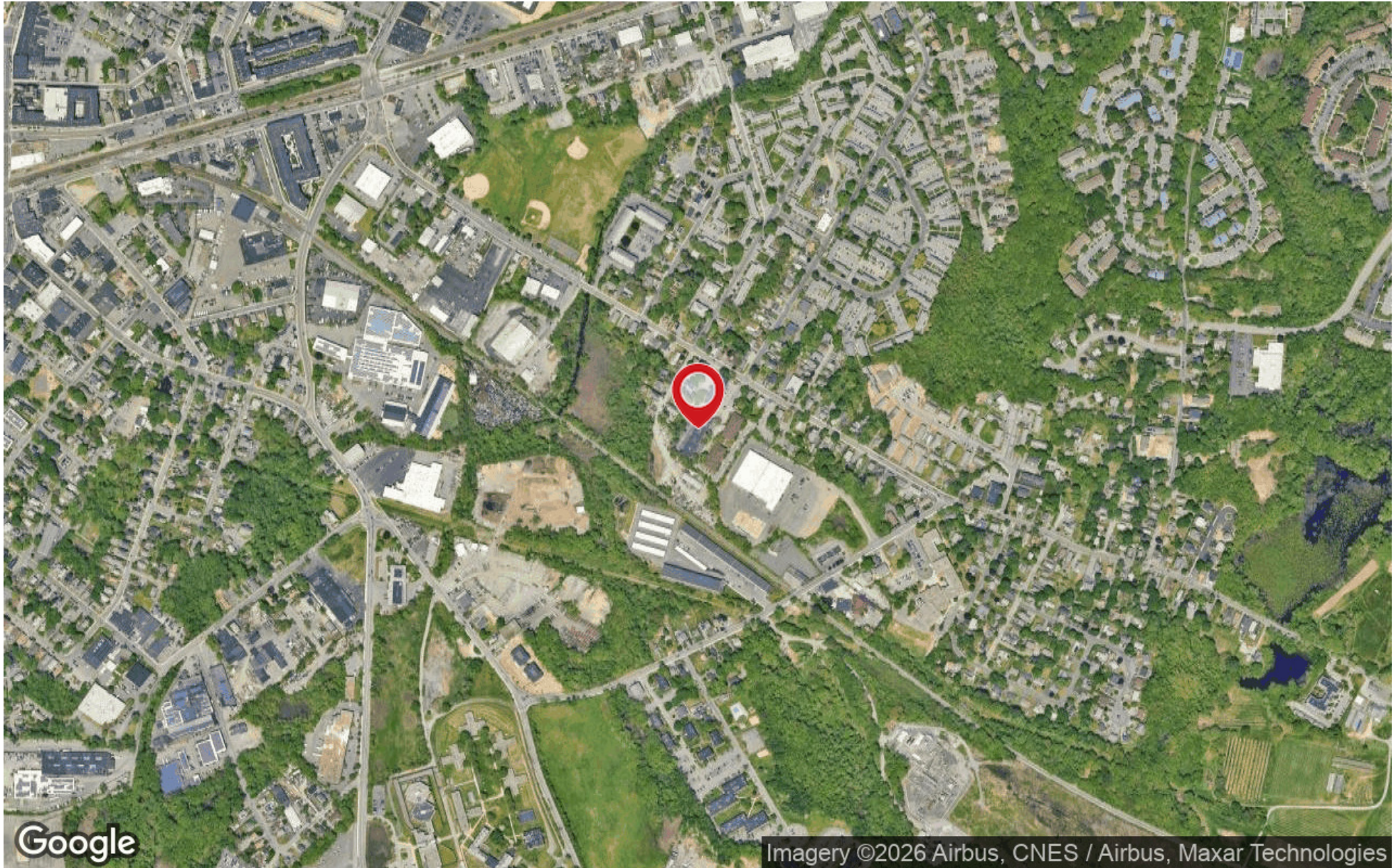
PROPERTY HIGHLIGHTS

- **48-Unit Multifamily Property:** A single-building asset comprising 48 residential units, allowing for centralized operations and management.
- **Built in 1973:** Solid 1970s-era construction providing a stable foundation for long-term ownership and potential improvements.
- **Framingham Location within Metro Boston:** Situated in the Greater Boston area with access to regional employment centers and commuter routes.
- **Low-Rise / Garden-Style Layout:** Garden-style configuration offering accessible units and a suburban residential setting.
- **Proximity to Local Amenities:** Located near shopping, dining, public transportation, and major roadways, supporting tenant convenience.
- **Multifamily Investment Opportunity:** The unit count and location provide potential for stable rental income in an established rental market.



LOCATION MAP









199 Beaver Street | Framingham, MA 01702

STUDIO
CEILING HEIGHT 7'-10"
452 SF



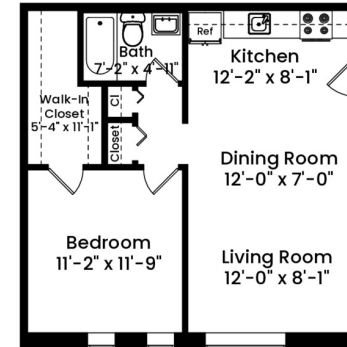
1 1 2 4 8
Scale 1/8" inch = 1 foot

Architecturally drafted in March 2026 by:
National Floor Plans (800) 328-0217
Associate Member | American Institute of Architects
Contact www.nationalfloorplans.com for .dwg AutoCAD files
or square footage questions about this property.

Dimensions are not guaranteed and are provided for informational purposes only.
Individual room dimensions are not used to calculate overall square footage.
National Floor Plans follows ANSI guidelines for calculating square footage.
Unit area has been calculated to the centerline of demising and exterior walls.

199 Beaver Street | Framingham, MA 01702

ONE BEDROOM
CEILING HEIGHT 7'-10"
584 SF



1 1 2 4 8
Scale 1/8" inch = 1 foot

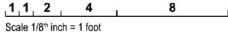
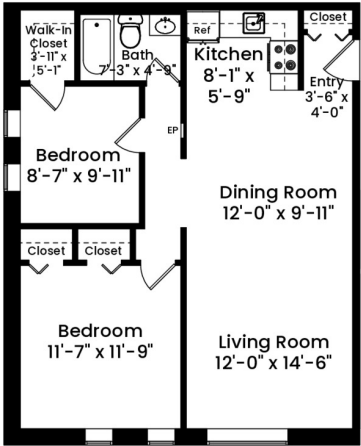
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199 Beaver Street | Framingham, MA 01702

2 BEDROOM
CEILING HEIGHT 7'-10"
772 SF



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Individual room dimensions are not used to calculate overall square footage.
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Unit area has been calculated to the centerline of demising and exterior walls.

INCOME & EXPENSES



OPERATING INCOME	Current	Per Unit	Potential	Per Unit
Gross Market Rent	1,021,200	21,275	1,101,600	22,950
Vacancy Loss	(51,060)	(1,064)	(55,080)	(1,148)
Total Lease Rent	970,140	20,211	1,046,520	21,803
Laundry	8500	177	8500	177
Total Other Income	8,500	177	8,500	177
Effective Gross Income	978,640	20,388	1,055,020	21,980

OPERATING EXPENSES	Current	Per Unit	Potential	Per Unit
Real Estate Taxes	69,950	1,457	69,950	1,457
Insurance	49,451	1,030	49,451	1,030
Management Fee	48,932	1,019	52,751	1,099
Maintenance/Repair	48,932	1,019	52,751	1,099
Gas (Hot Water)	6,676	139	6,676	139
Electric	2,635	55	2,635	55
Water/Sewer	65,004	1,354	65,004	1,354
Trash	9940	207	9940	207
Snow/Landscape	6965	145	6965	145
Total Operating Expenses	308,485	6,427	316,123	6,586

Net Operating Income	670,155	13,962	738,897	15,394
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RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
151	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
152	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
153	-	1	452 SF	\$1,500	\$3.32	\$1,800	\$3.98	TAW
154	2	1	772 SF	\$2,300	\$2.98	\$2,400	\$3.11	TAW
155	1	1	584 SF	\$1,800	\$3.08	\$2,100	\$3.60	Vacant
156	-	1	452 SF	\$1,500	\$3.32	\$1,800	\$3.98	TAW
157	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
158	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
159	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
160	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
161	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
162	1	1	584 SF	\$1,800	\$3.08	\$2,100	\$3.60	Vacant
163	2	1	772 SF	\$2,100	\$2.72	\$2,400	\$3.11	TAW
164	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
165	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
166	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
251	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
252	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
253	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
254	2	1	772 SF	\$2,000	\$2.59	\$2,400	\$3.11	Vacant
255	1	1	584 SF	\$1,800	\$3.08	\$2,100	\$3.60	Vacant
256	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
257	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
258	-	1	452 SF	\$1,500	\$3.32	\$1,800	\$3.98	TAW
259	-	1	452 SF	\$1,500	\$3.32	\$1,800	\$3.98	TAW
260	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW

RENT ROLL



SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
261	-	1	452 SF	\$1,500	\$3.32	\$1,800	\$3.98	TAW
262	1	1	584 SF	\$1,700	\$2.91	\$2,100	\$3.60	TAW
263	2	1	772 SF	\$2,200	\$2.85	\$2,400	\$3.11	TAW
264	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
265	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
266	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
351	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
352	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
353	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
354	2	1	772 SF	\$2,200	\$2.85	\$2,400	\$3.11	Vacant
355	1	1	584 SF	\$1,800	\$3.08	\$2,100	\$3.60	TAW
356	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
357	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
358	-	1	452 SF	\$1,700	\$3.76	\$1,800	\$3.98	TAW
359	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
360	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
361	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	Vacant
362	1	1	584 SF	\$1,800	\$3.08	\$2,100	\$3.60	TAW
363	2	1	772 SF	\$2,100	\$2.72	\$2,400	\$3.11	TAW
364	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
365	-	1	452 SF	\$1,800	\$3.98	\$1,800	\$3.98	TAW
366	-	1	452 SF	\$1,600	\$3.54	\$1,800	\$3.98	TAW
TOTALS			24,408 SF	\$84,200	\$169.06	\$91,800	\$183.54	
AVERAGES			509 SF	\$1,754	\$3.52	\$1,913	\$3.82	

UNIT MIX SUMMARY



UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
two bedroom	2	1	6	12.50%	772 SF	\$2,100	\$2,400	\$2,400	\$3.11
one bedroom	1	1	6	12.50%	584 SF	\$1,700	\$2,100	\$2,100	\$3.60
studio	-	1	36	75%	452 SF	\$1,500	\$1,800	\$1,800	\$3.98
TOTALS/AVERAGES			48	100%	509 SF	\$1,600	\$1,913	\$1,913	\$3.82



SECOND STREET APARTMENTS

153 2nd Street aka 199 Beaver Street, Framingham, MA 01702

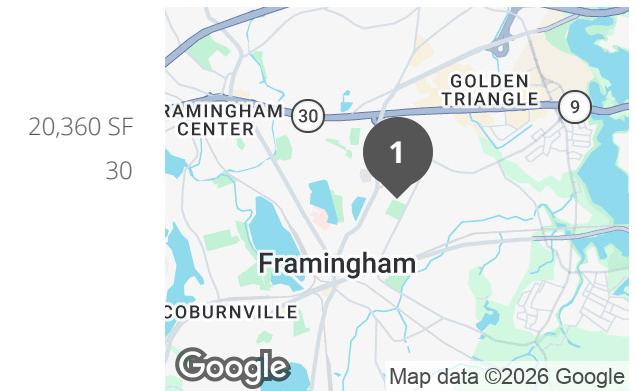
Price: Call for Offers Bldg Size: 29,232 SF
 Lot Size: 38,768 SF No. Units: 48
 Year Built: 1973



PARKSIDE APARTMENTS

301 Grant St, Framingham, MA 01702

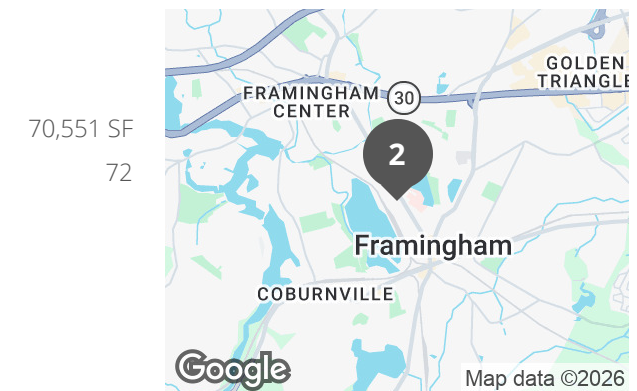
Price: \$7,500,000 Bldg Size: 20,360 SF
 Lot Size: 52,716 SF No. Units: 30
 Year Built: 1962



UNION COURT APARTMENTS

258-262 Union Ave, Framingham, MA 01702

Price: \$16,500,000 Bldg Size: 70,551 SF
 Lot Size: 80,586 SF No. Units: 72
 Year Built: 1972

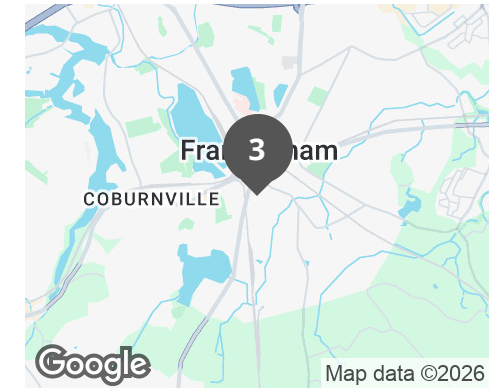




ARLINGTON COMMONS

77-79 Arlington St, Framingham, MA 01702

Price:	\$15,100,000	Bldg Size:	45,264 SF
Lot Size:	48,787 SF	No. Units:	54
Year Built:	1970		

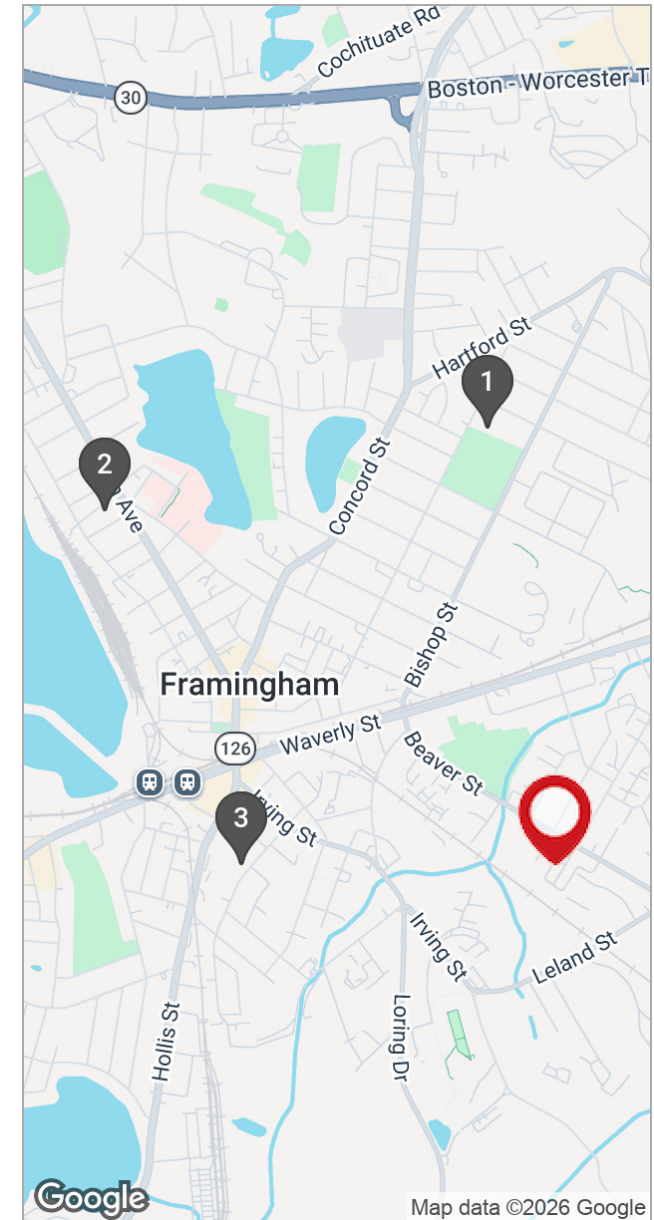


SALE

COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	Second Street Apartments 153 2nd Street aka 199 Beaver Street Framingham, MA 01702	Call for Offers	29,232 SF	38,768 SF	48
1	Parkside Apartments 301 Grant St Framingham, MA 01702	\$7,500,000	20,360 SF	52,716 SF	30
2	Union Court Apartments 258-262 Union Ave Framingham, MA 01702	\$16,500,000	70,551 SF	80,586 SF	72
3	Arlington Commons 77-79 Arlington St Framingham, MA 01702	\$15,100,000	45,264 SF	48,787 SF	54
AVERAGES		\$13,033,333	45,392 SF	60,696 SF	52



DEMOGRAPHICS MAP & REPORT



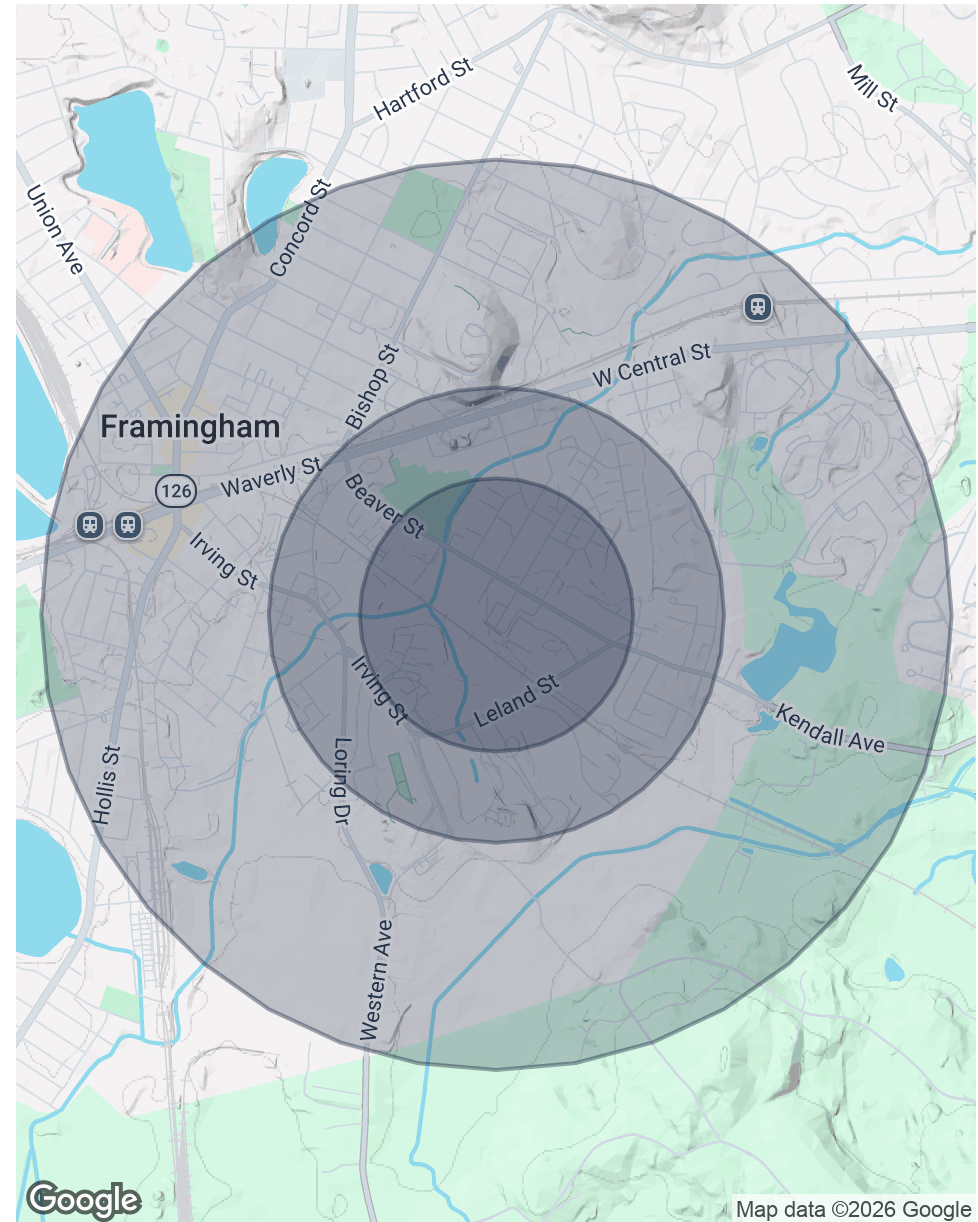
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,137	7,036	20,212
Average Age	28.9	30.3	33.0
Average Age (Male)	21.5	24.7	30.9
Average Age (Female)	31.5	32.0	33.3

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,038	2,451	7,439
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$62,656	\$71,125	\$102,375
Average House Value	\$466,774	\$412,605	\$433,996

2023 American Community Survey (ACS)



Map data ©2026 Google



RICH CAWLEY

President

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PROFESSIONAL BACKGROUND

Rich Cawley founded United Multi Family (UMF) in 1998. As the company's President, he leads one of the most active middle-market investment sales teams in the Northeast. Since founding the firm, UMF has completed over 1,500 transactions totaling more than \$3 billion in sales. Rich brings extensive experience as an owner and developer of multifamily properties to UMF and applies his experience daily to ongoing transactions.

Top Sales to Date

South Boston, MA 161 units \$65,000,000

Boca Raton, FL 106 units \$34,000,000

Bridgeport, CT 462 units \$30,540,000

Stoughton, MA 76 units \$17,500,000

Winthrop, MA 150 units \$16,000,000

Scituate, MA 34 units \$15,500,000

Saugus, MA 69 units \$14,025,000

Jamaica Plain, MA 54 units \$13,500,000

Boca Raton, FL 53 units \$13,500,000

Ayer, MA 76 units \$12,105,000

Miami, FL 181 units \$9,485,000

Bridgeport, CT 164 units \$9,418,000

United Multi Family

770 Legacy Place second floor

Dedham, MA 02026

617.529.1141