120 DOLPHIN AVENUE

Revere, Massachusetts | 6-Unit Multifamily Investment Opportunity

Investment Highlights

- Current Monthly Rent Roll: **$12,100**
- Pro Forma Monthly Rent Roll: **$14,400**
- Additional Laundry Revenue: **~$2,000 Yearly**
- Annual Operating Expenses: **~$30,549**
- Potential for Two Additional Units
- Walking distance to Revere Beach & MBTA
- Sufficient rear off-street parking for every unit

Overview

120 Dolphin Avenue offers investors stable in-place cash flow with value-add upside through market rent alignment, operational improvements, and future expansion potential within one of Greater Boston's strongest coastal rental markets.

Unit	Current	Pro Forma
1	$1,750	$2,200
2	$1,600	$2,600
3	$2,000	$2,200
4	$1,900	$2,200
5	$2,250	$2,600
6	$2,600	$2,600
Total	$12,100	$14,400

Projected Annual Gross Income: Approximately $174,800 including laundry income.

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