

April 17th, 2026

To All Interested Bostons Market Buyers:

The following will provide you with all the information necessary to evaluate the for-sale opportunity.

There are three owners, and they are as follows:

- 1) Land owner (not selling their land)
- 2) Building owner, this is for sale at \$500,000.
- 3) Business Owner, not listed for sale, however, they have expressed an interest in selling as they have loan due in Oct 2026 from previous owner.

The business owner leases the building from building owner, pays \$17,600 month in rent, plus direct maintenance of bldg. and systems. R.E taxes are part of ground lease common area expense. The lease currently runs to October 2029. The business owner pays to maintain the building and all systems directly.

The building owner pays \$15,500 month to the landowner, this lease runs to 2027 with 4-5 year options to renew which takes this ground lease out to 2047. This amount includes taxes and insurance and common area charges.

At present the current building owners net \$2,100 month in cash flow.

The building owners would consider offering seller financing to the right party with a strong down payment.

Frankly the business owners do not make any money, barely covering rent but THEY DO pay rent on time every month. I am not quite sure they will even last till lease end. Their sales are roughly 1.3 mill per year.

In October 2024 we listed the building for lease to gage interest, we had numerous parties interested in leasing the entire building at \$40.00 plus NNN. We were unable to do a deal due to the current lease going to 2029.

Any questions email Jordan@devongroupre.com or Lee@devongroupre.com

Thank you.