NorthEast Private Client Group

FOR SALE

Rogers Commons

Tewksbury, Massachusetts

20-UNIT TOWNHOUSE COMMUNITY

Table of Contents

Deal Contacts

EXCLUSIVELY LISTED BY

Drew Kirkland
VICE PRESIDENT, INVESTMENTS
857.990.6802
dkirkland@northeastpcg.com

Francis Saenz
VICE PRESIDENT, INVESTMENTS
857.990.6803
fsaenz@northeastpcg.com

Jim Casey
SENIOR ASSOCIATE
857.990.6821
jcasey@northeastpcg.com

Patrick Wheeler
INVESTMENT ASSOCIATE
857.990.6819
pwheeler@northeastpcg.com

Anthony Rakauskas
ASSOCIATE
857.990.6807
arakauskas@northeastpcg.com

CONFIDENTIALITY AND DISCLAIMER

All materials and information received or derived from NortheastPCG, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NortheastPCG, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NortheastPCG, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

Each party shall conduct its own independent investigation and due diligence.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NortheastPCG, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NortheastPCG, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 NortheastPCG, Inc. in compliance with all applicable fair housing and equal opportunity laws.

OVERVIEW

Executive Summary

Subject to Offers SALE PRICE	**2005** YEAR BUILT
20 TOTAL UNITS	**27,500 SF** BUILDING SIZE

PROPERTY OVERVIEW

Northeast Private Client Group, Inc. is pleased to present **Rogers Commons**, a 20-unit multifamily community at 42 Rogers Street in Tewksbury, Massachusetts. The property sits in the Merrimack Valley at the northern edge of Greater Boston, minutes from downtown Lowell and near the crossroads of Interstate 495 and Interstate 93.

The community comprises twenty identical two-bedroom, one-and-a-half-bath residences, each a two-story layout with a finished garage, built in 2005 on a 1.26-acre lot. The uniform floor plans simplify leasing, renovation scope, and rent standardization. Residents pay their own heat, electricity, and water and sewer, while ownership covers only trash, common-area electric, and routine repairs and landscaping.

In-place rents at Rogers Commons sit below the levels the building itself has already proven, leaving a clear path to higher income as leases roll to market. Because tenants carry heat, electricity, and water and sewer, the owner's controllable expense load stays light — an efficient operating profile for a stabilized, uniformly configured asset that was leased in its entirety at the time of underwriting.

Rogers Commons offers a stabilized, fully leased multifamily investment with proven rent upside, a light landlord expense structure, and a Merrimack Valley location minutes from downtown Lowell and the Interstate 495 and Interstate 93 corridor. Please reach out to the deal contacts for more information.

OFFERING SUMMARY

Building Size	**27,500 SF**
Number of Units	**20**
Net Operating Income	**$478,457 (current)**
Pro Forma NOI	**$555,350**

Investment Highlights

INCOME & UPSIDE

Rents Below Proven Marks

In-place rents average $2,645 per unit against a $3,000 pro forma, and one home already rents at $2,950 — mark-to-market upside proven inside the building itself.

Standardized Two-Bedroom Homes

All 20 residences are identical 1,375-square-foot, two-bed / one-and-a-half-bath homes, letting an owner mark rents to a single repeatable standard across the property.

Tenants Pay Their Own Utilities

Residents cover their own heat, electricity, and water/sewer, holding the landlord's controllable costs to taxes, insurance, trash, common-area electric, repairs, and landscaping.

PROPERTY & LOCATION

Garaged Townhouse Residences

Every home is a two-story townhouse with its own finished garage, served by roughly 20,000 square feet of paved parking on the 1.26-acre site.

Minutes from Lowell

Downtown Lowell, with its UMass Lowell and Middlesex Community College campuses, sits a routed ~4 miles and about 12 minutes away, with Boston roughly 37 minutes south.

I-495 / I-93 Crossroads

The property sits near the meeting of Interstate 495 and Interstate 93, linking the Merrimack Valley to Boston, southern New Hampshire, and Worcester about 49 minutes west.

Property Improvements

Ownership has reinvested across the asset, modernizing homes and hardscape alike. These recent capital improvements are already in place — reducing near-term deferred maintenance for a buyer while reinforcing the mark-to-market rent thesis.

Newly Renovated Units

Renovated homes feature updated kitchens, baths, and finishes, delivering a turnkey product that commands premium rents and helps validate the **$3,000 pro forma** mark against the $2,645 in-place average.

New Trex Decks

New low-maintenance **Trex composite decks** replace aging wood, adding durable, weather-resistant private outdoor space that lifts curb appeal and tenant retention with minimal ongoing upkeep.

Brand-New Paved Parking Lot

The roughly **20,000-square-foot** lot has been freshly paved, eliminating a major deferred-maintenance item and delivering a clean, professionally managed first impression across the 1.26-acre site.

SECTION 01

The Property

Property Overview

SITE SUMMARY

Address	42 Rogers Street, Tewksbury, MA
Property Type	Multifamily
Building Size	27,500 SF
Lot Size	1.26 Acres
Year Built	2005
Stories	2
Zoning	R40

UTILITIES

Heat	Forced air, gas · Tenant-paid
Electric	Tenant-paid · Separately metered
Water & Sewer	Tenant-paid
Trash	Landlord-paid
Common Electric	Landlord-paid

CONSTRUCTION & SYSTEMS

Parking	Finished garages; ~20,000 SF asphalt-paved lot

UNIT MIX & RENTS

2 Bed 1.5 Bath	20 units · $2,200–$2,950
In-Place Rent	$52,900 / mo · $634,800 / yr
Pro Forma Rent	$60,000 / mo · $720,000 / yr

INVESTMENT PROFILE

Sale Price	Subject to Offers
Current NOI	$478,457
Pro Forma NOI	$555,350

Aerial Views

Unit Interiors

Unit Interiors




Garages, Basement & Systems



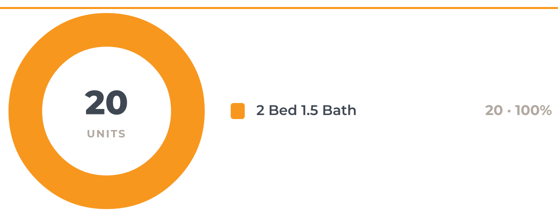

SECTION 02

Financial Analysis

Rent Roll

UNIT	TYPE	SF	IN-PLACE	PRO FORMA
1	2 Bed 1.5 Bath	1,375	$2,800	$3,000
2	2 Bed 1.5 Bath	1,375	$2,900	$3,000
3	2 Bed 1.5 Bath	1,375	$2,600	$3,000
4	2 Bed 1.5 Bath	1,375	$2,600	$3,000
5	2 Bed 1.5 Bath	1,375	$2,600	$3,000
6	2 Bed 1.5 Bath	1,375	$2,950	$3,000
7	2 Bed 1.5 Bath	1,375	$2,800	$3,000
8	2 Bed 1.5 Bath	1,375	$2,700	$3,000
9	2 Bed 1.5 Bath	1,375	$2,600	$3,000
10	2 Bed 1.5 Bath	1,375	$2,700	$3,000
11	2 Bed 1.5 Bath	1,375	$2,700	$3,000
12	2 Bed 1.5 Bath	1,375	$2,200	$3,000
13	2 Bed 1.5 Bath	1,375	$2,500	$3,000
14	2 Bed 1.5 Bath	1,375	$2,500	$3,000
15	2 Bed 1.5 Bath	1,375	$2,450	$3,000
16	2 Bed 1.5 Bath	1,375	$2,600	$3,000
17	2 Bed 1.5 Bath	1,375	$2,800	$3,000
18	2 Bed 1.5 Bath	1,375	$2,600	$3,000
19	2 Bed 1.5 Bath	1,375	$2,600	$3,000
20	2 Bed 1.5 Bath	1,375	$2,700	$3,000
20 Units		**27,500**	**$52,900**	**$60,000**

UNITS BY TYPE



GROSS SCHEDULED RENT — IN-PLACE VS PRO FORMA

+$85,200 · +13% rental upside

Income & Expense Analysis

$478,457
NOI — CURRENT (IN-PLACE)

$555,350
NOI — PRO FORMA

OPERATING INCOME

Income	In-Place	%	Pro Forma	%
Gross Potential Rent	$720,000		$720,000	
Loss to Lease (below market)	-$85,200	11.8%	$0	0.0%
Gross Scheduled Rent	**$634,800**		**$720,000**	
Vacancy & Collections Loss	-$31,740	5.0%	-$36,000	5.0%
Effective Rental Income	**$603,060**		**$684,000**	
Effective Gross Income	**$603,060**		**$684,000**	

OPERATING EXPENSES

Expense	In-Place	$/Unit	Pro Forma	$/Unit
Real Estate Tax	$55,760	$2,788	$55,760	$2,788
Property Management (5%)	$30,153	$1,508	$34,200	$1,710
Property Insurance	$12,060	$603	$12,060	$603
Electric	$730	$37	$730	$37
Trash Removal	$8,400	$420	$8,400	$420
Repairs and Maintenance	$10,000	$500	$10,000	$500
Landscaping/Snow Removal	$7,500	$375	$7,500	$375
Total Expenses	**$124,603**	**$6,230**	**$128,650**	**$6,433**
Net Operating Income	**$478,457**	**$23,923**	**$555,350**	**$27,768**

SECTION 03

Location & Market

Tewksbury Overview

A Merrimack Valley town where I-495 meets I-93, minutes from Lowell.

Tewksbury is a suburban town in Middlesex County, Massachusetts, set in the Merrimack Valley north of Boston and just east of downtown Lowell. It sits at the crossroads of Interstate 495 and Interstate 93, with Route 38 (Main Street) as its commercial spine — a stable, commuter-oriented residential market at the northern edge of Greater Boston.

The town's economy is anchored by names known across the region: the Demoulas Market Basket supermarket chain is headquartered here, defense-technology employer Raytheon operates a major campus, and Tewksbury Hospital has served as a state public-health institution for more than a century. Everyday retail, dining, and recreation cluster along Route 38, while the surrounding Greater Lowell area adds universities, hospitals, and a deep employment base.

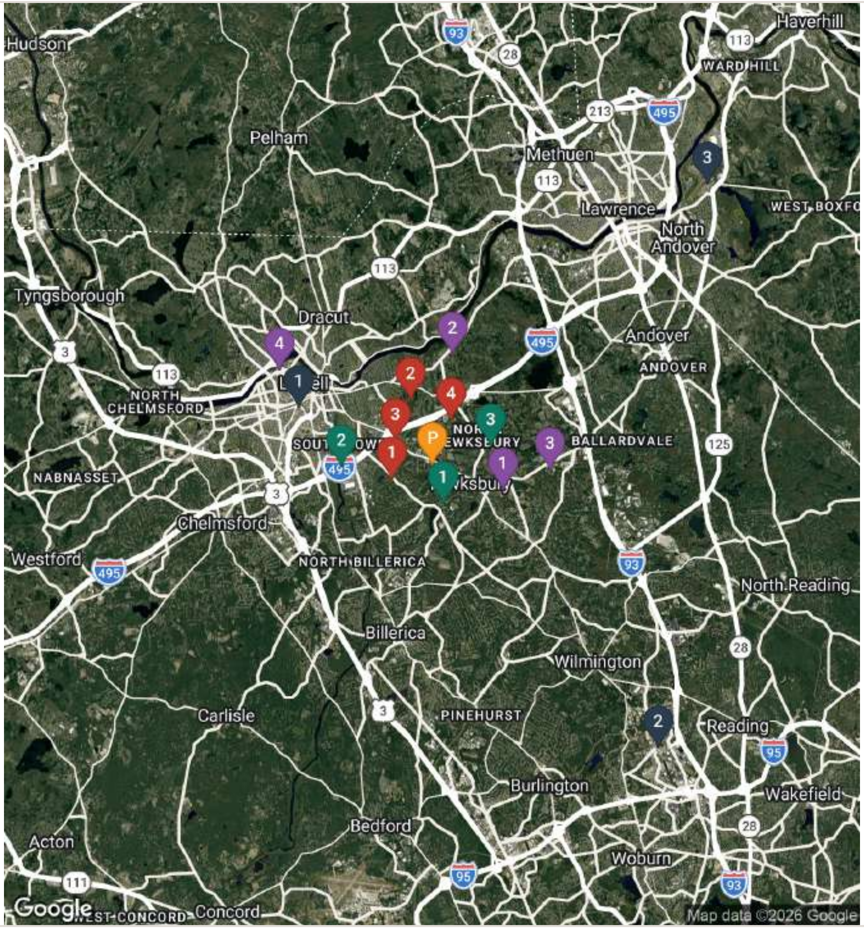
With a population of roughly 31,000, Tewksbury pairs suburban housing and highway access with proximity to two of the state's largest job centers — Greater Lowell to the west and metropolitan Boston to the south.

ABOUT TEWKSBURY

- Middlesex County town in the Merrimack Valley, north of Boston
- Population of roughly 31,000 residents
- At the crossroads of Interstate 495 and Interstate 93
- Home to Demoulas Market Basket's corporate headquarters
- Raytheon defense-technology campus and Tewksbury Hospital
- Downtown Lowell a routed four miles away

Location & Amenities

Rogers Commons sits just off Route 38 in Tewksbury, minutes from the everyday retail, dining, and recreation clustered along Main Street. Major employers are close at hand — Tewksbury Hospital, Raytheon's defense-technology campus, and the Demoulas Market Basket headquarters all lie within town, while downtown Lowell's universities and hospitals sit just to the west. The property is well connected: the MBTA Lowell Line carries commuters to Boston's North Station, and the meeting of Interstate 495 and Interstate 93 puts the region's highway network at the doorstep.



Map locations are approximate; nearby pins may be offset slightly to prevent overlap.

Subject Property — 42 Rogers Street

EVERYDAY RETAIL & DINING

1. **Wamesit Lanes**
   Bowling & arcade entertainment
2. **Vic's Waffle House**
   Local breakfast staple
3. **IHOP**
   Family dining · Main Street
4. **Mexica Burrito Grill**
   Casual Mexican

EMPLOYMENT ANCHORS

1. **Tewksbury Hospital**
   State public-health hospital
2. **Raytheon (RTX) Tewksbury**
   Defense-technology campus
3. **Market Basket Headquarters**
   Supermarket chain HQ
4. **UMass Lowell**
   Public research university · Lowell ~4 mi

- **Lowell General Hospital**
  Regional medical center · Lowell

CIVIC & LIFESTYLE

1. **Tewksbury Town Common**
   Town green
2. **Melvin Rogers Park**
   Neighborhood park
3. **Tewksbury Public Library**
   Municipal library

- **Tewksbury Town Hall**
  Municipal center

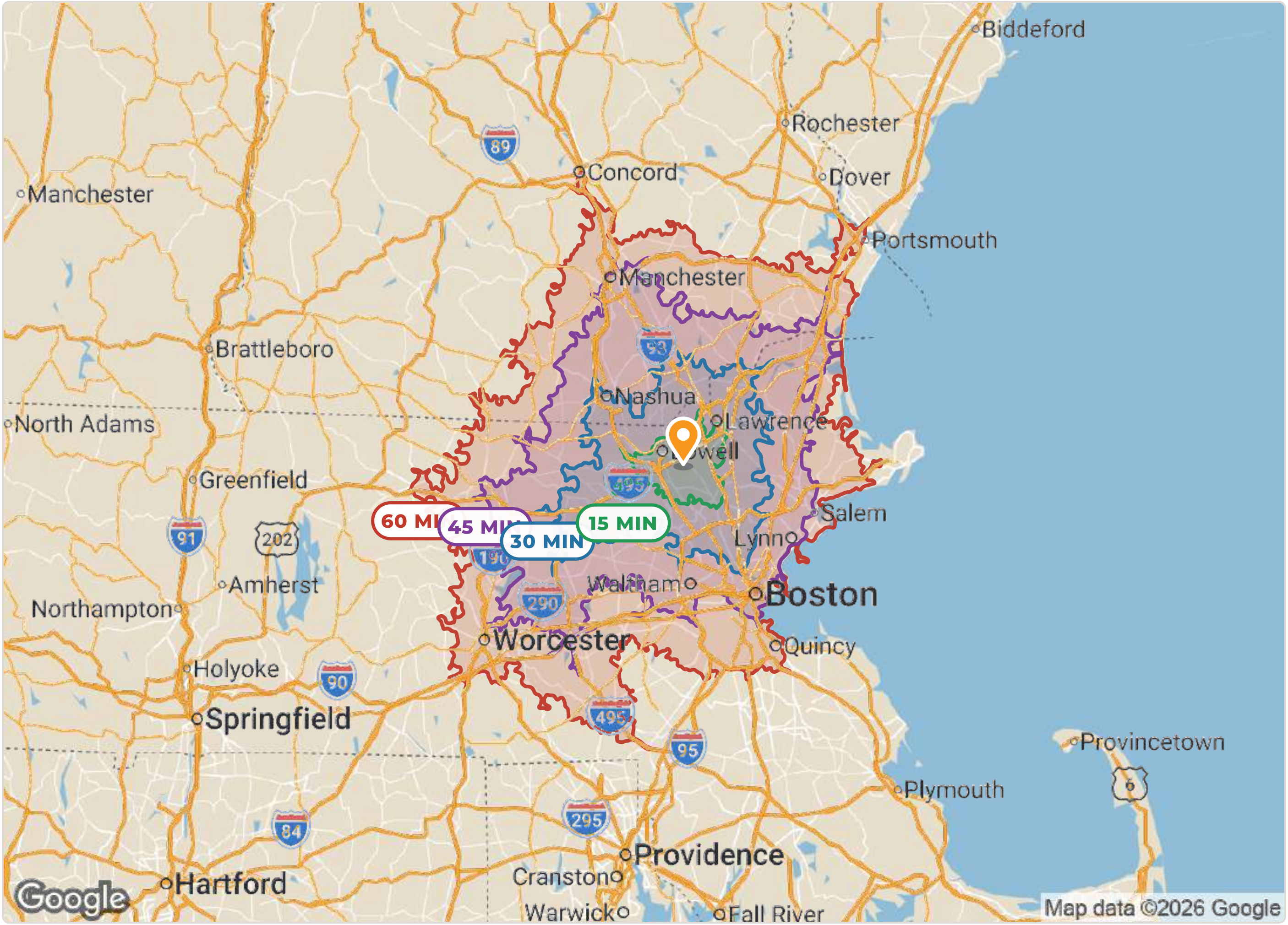
TRANSIT & ACCESS

1. **Lowell Station (MBTA Lowell Line)**
   Commuter rail to Boston · Lowell ~4 mi
2. **Anderson/Woburn Regional Transportation Center**
   Lowell Line · park-and-ride
3. **Lawrence Municipal Airport (LWM)**
   Regional airport · ~9.5 mi

- **Boston Logan International Airport**
  Boston's international gateway

Drive Times

Road-network reach from the property. Drive-time bands at 15, 30, 45, and 60 minutes; city times are routed on the same engine as the bands.



- Subject property
- 15-min drive
- 30-min drive
- 45-min drive
- 60-min drive

Boston
~24 mi · 37 min

Lowell
~4 mi · 12 min

Andover
~10 mi · 14 min

Nashua
~21 mi · 30 min

Worcester
~43 mi · 49 min

Drive-time bands reflect typical road-network travel times and are approximate; actual times vary with traffic and time of day.

Greater Boston Overview

Greater Boston is one of the largest and most productive metropolitan economies in the United States, home to roughly 4.9 million people across eastern Massachusetts and southern New Hampshire. Its economy runs on a dense concentration of universities, teaching hospitals, biotechnology, finance, and defense technology — sectors that draw a highly educated workforce and sustain deep, durable housing demand. Tewksbury sits at the metro's northern edge, tied to both Greater Lowell and the urban core by the Interstate 495 and Interstate 93 corridors.

TEWKSBURY VS. GREATER BOSTON

METRIC	TEWKSBURY	GREATER BOSTON
Population	~31,000	~4.9 million
Median household income	~$120,000	~$105,000
Median age	~44	~39

Sources: U.S. Census Bureau, American Community Survey (2023). Figures rounded.

MAJOR REGIONAL EMPLOYERS

Education & Research

Harvard University, MIT, Boston University, and UMass Lowell headline a university system that supplies the metro's research output and its pipeline of skilled labor.

Healthcare & Life Sciences

Mass General Brigham, Beth Israel Lahey Health, and the Kendall Square biotechnology cluster make health care and life sciences the region's largest and fastest-growing employment base.

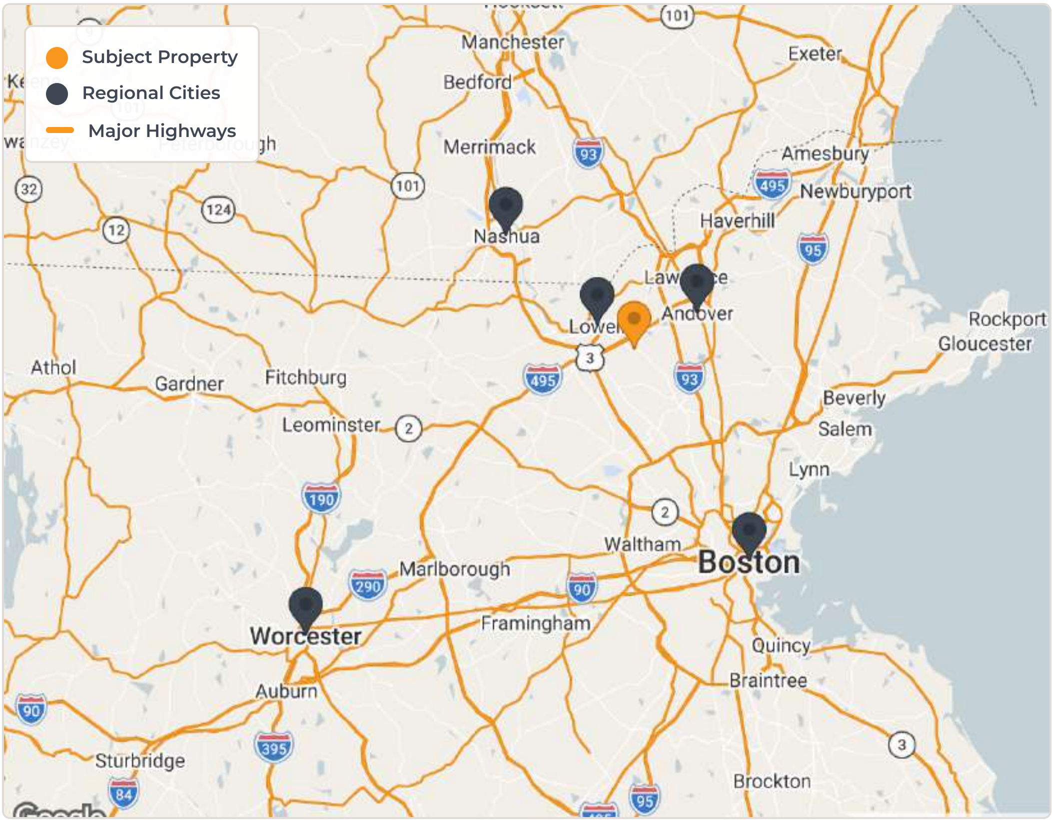
Defense & Technology

Along the Interstate 495 belt, defense and technology employers — including Raytheon's Tewksbury and Andover operations — anchor a high-wage advanced-manufacturing corridor north of the city.

Regional **Positioning**

Rogers Commons anchors the Merrimack Valley, on the Interstate 495 and Interstate 93 corridors at the northern gateway to Greater Boston. The location links three economies — Greater Lowell, metropolitan Boston, and southern New Hampshire — within New England's Boston-anchored knowledge economy. Boston, the northern terminus of the Northeast Corridor, places the region within rail and interstate reach of Providence, Hartford, New York, and Washington to the south.

~12 min	~37 min	~49 min	Lowell Line
TO DOWNTOWN LOWELL	TO BOSTON	TO WORCESTER	MBTA COMMUTER RAIL



DRIVE & COMMUTE TIMES

Boston	~24 mi · 37 min
Lowell	~4 mi · 12 min
Andover	~10 mi · 14 min
Nashua	~21 mi · 30 min
Worcester	~43 mi · 49 min

HIGHWAY ACCESS

The property sits near the interchange of **Interstate 495** and **Interstate 93**, the two highways that frame eastern Massachusetts. **Route 38 (Main Street)** carries local traffic toward Lowell and Wilmington, while **Route 3** connects north to Nashua and southern New Hampshire — a routed 30 minutes away.

ECONOMIC ANCHORS

Greater Boston's economy runs on education, healthcare, biotechnology, finance, and defense technology. The Interstate 495 belt around Tewksbury concentrates advanced manufacturing and defense employers — Raytheon operates nearby in Tewksbury and Andover — while Greater Lowell adds UMass Lowell and a growing health-care base. Boston, the corridor's northern anchor, ties the region to the university and life-science economies stretching south toward New York.

SECTION 04

The Team

Our Team

LEADERSHIP TEAM

Edward Jordan
CEO & FOUNDER
857.990.6801
ejordan@northeastpcg.com

Robert Paterno
VICE PRESIDENT, BROKERAGE
203.307.1582
rpaterno@northeastpcg.com

Brad Balletto
MANAGING DIRECTOR, INVESTMENTS
203.307.1574
bballetto@northeastpcg.com

Taylor Perun
SENIOR VICE PRESIDENT, INVESTMENTS
203.307.1576
tperun@northeastpcg.com

Jake Jordan
VICE PRESIDENT, OPERATIONS
203.307.1578
jjordan@northeastpcg.com

SENIOR INVESTMENT SALES

Francis Saenz
VICE PRESIDENT, INVESTMENTS
857.990.6803
fsaenz@northeastpcg.com

Rich Edwards Jr.
VICE PRESIDENT, INVESTMENTS
203.307.1577
redwards@northeastpcg.com

Jeff Wright
VICE PRESIDENT, INVESTMENTS
203.307.1581
jwright@northeastpcg.com

Drew Kirkland
VICE PRESIDENT, INVESTMENTS
857.990.6802
dkirkland@northeastpcg.com

Jim Casey
SENIOR ASSOCIATE
857.990.6821
jcasey@northeastpcg.com

INVESTMENT SALES

Patrick Wheeler
INVESTMENT ASSOCIATE
857.990.6819
pwheeler@northeastpcg.com

Karl Hasselrot
INVESTMENT ASSOCIATE
203.677.0340
khasselrot@northeastpcg.com

Derek Mahabir
INVESTMENT ASSOCIATE
203.751.1187
dmahabir@northeastpcg.com

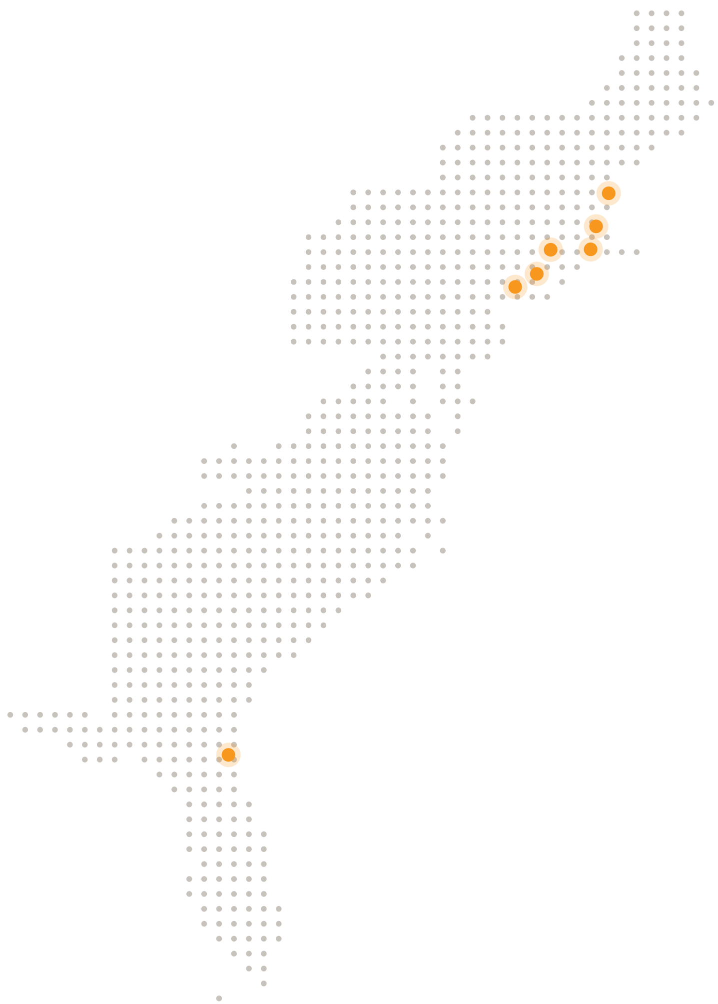
Tom Egbers
ASSOCIATE
857.990.2022
tegbers@northeastpcg.com

Anthony Rakauskas
ASSOCIATE
857.990.6807
arakauskas@northeastpcg.com

Collin Murphy
ASSOCIATE
203.307.1580
cmurphy@northeastpcg.com

Joe Ferrandino
ASSOCIATE
914.440.0908
jferrandino@northeastpcg.com

Our Locations



Hartford / Springfield
360 Bloomfield Avenue, Suite 301
Windsor, CT 06095
(860) 414-3750

CT / Metro North
2 Trap Falls Road, Suite 312
Shelton, CT 06484
(203) 692-2420

Greater Boston
300 Washington Street, Suite 351
Newton, MA 02458
(857) 990-6800

Southeastern US
Southeast Private Client Group
50 N. Laura Street, Suite 2500 · Jacksonville, FL 32202
(904) 544-9200

Rhode Island
10 Dorrance Street, Suite 700
Providence, RI 02903
(401) 285-4080

New Hampshire
170 Commerce Way, Suite 200
Portsmouth, NH 03801
(603) 652-1440

Hudson Valley
777 Westchester Ave, Suite 101
White Plains, NY 10604
(914) 940-0500