342-344

BOWDOIN STREET · DORCHESTER, MA

6-UNIT MULTIFAMILY VALUE-ADD OPPURTUNITY FOR SALE

Property Summary

Boston Realty Advisors is pleased to present 342–344 Bowdoin Street, a six-unit multifamily investment opportunity in the Meeting House Hill neighborhood of Dorchester. Comprising two adjacent three-family buildings totaling 11,800 gross square feet, the property pairs immediate flexibility with in-place income: the seller will deliver four of the six units vacant at closing, allowing a new owner to renovate, reposition, or re-lease at market rents from day one, while the remaining two units are occupied by long-term Section 8 tenants, providing a stable, subsidized income base. The buildings have been exceptionally maintained and upgraded, featuring 2 full bathrooms per unit, central air and mini-split systems, keyless entry, and income-producing common laundry. Rents on the vacant units have been driven by a furnished, extended-stay rental strategy, generating income above a traditional stabilized lease structure — upside a new owner can capture immediately or normalize toward conventional leasing over time. Situated directly on an MBTA bus route just minutes from Fields Corner Station on the Red Line and with quick access to I-93, the property sits within one of Dorchester's most actively traded rental submarkets, walkable to Dorchester Food Co-op, Ronan Park, and a growing retail and dining corridor. With vacant units at closing, an established income stream, and full configuration flexibility, 342–344 Bowdoin Street offers a compelling entry point into Greater Boston's largest and most dynamic neighborhood. The buildings are being offered as a package or on an individual basis.

Investment Highlights

- **Dorchester's Meeting House Hill Submarket**
- **Four Units Delivered Vacant at Closing, Providing Optionality to Buyer**
- **Immediate Value-Add Upside**
- **Two Attached Buildings, Two Separate Deeds**
- **Large Buildings / High Bedroom Count**
- **Street Parking Available**
- **Keyless Entry Throughout**
- **Common Coin-Op Laundry**

Large & Dynamic Submarket

Dorchester is Boston's largest and most dynamic neighborhood, offering investors a rare combination of scale, accessibility, and long-term upside within the city's borders. The neighborhood is served by three Red Line stations – Savin Hill, Fields Corner, and Ashmont – along with the Fairmount Commuter Rail Line, giving residents a direct connection to Downtown Boston and South Station in under 20 minutes. This transit infrastructure, paired with tree-lined streets, an expanding restaurant and retail corridor, and a diverse, deep housing stock ranging from classic triple-deckers to modern mixed-use development, has made Dorchester one of the most actively traded submarkets in Greater Boston. Investors are drawn to the neighborhood's combination of durable rental demand, favorable basis relative to Boston's core, and cap rates that remain wider than comparable transit-oriented markets in the city, offering a clear path to income growth as rents continue to normalize toward the broader metro average. With its scale, connectivity, and continued reinvestment, Dorchester represents one of Boston's most compelling opportunities for both stabilized income and value-add multifamily strategies.

Location Amenities

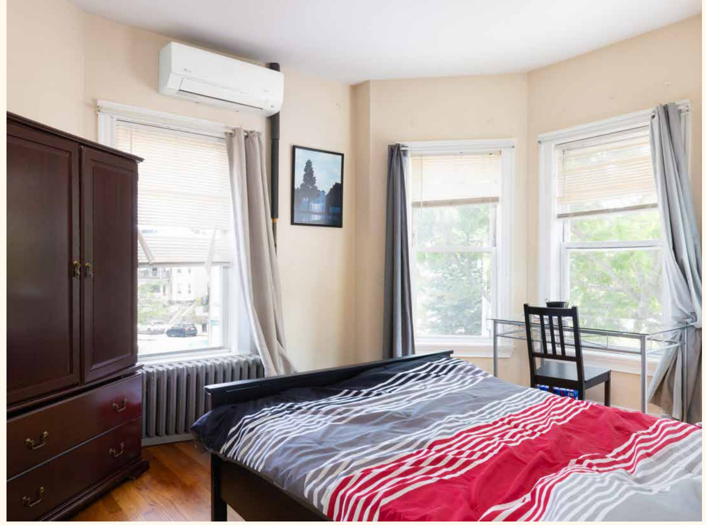
I-93 Access – quick on/off ramps nearby provide direct connectivity to Downtown Boston, the South Shore, and the broader regional highway network

Fields Corner Station (Red Line) – direct MBTA access to Downtown Boston, supporting steady renter demand

Boston Medical Center – major regional employer nearby, anchoring a reliable base of healthcare and hospital-affiliated renters

Dorchester Food Co-Op – walkable, full-service grocery right on Bowdoin Street

Ronan Park – 28-acre green space with recreational amenities, a half-mile away

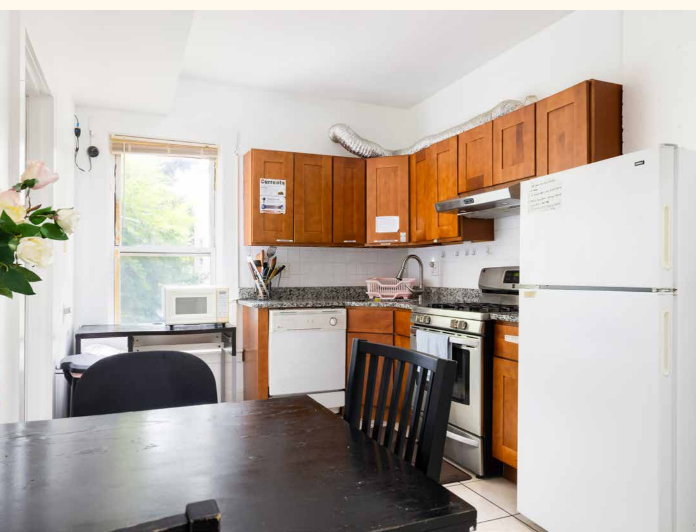
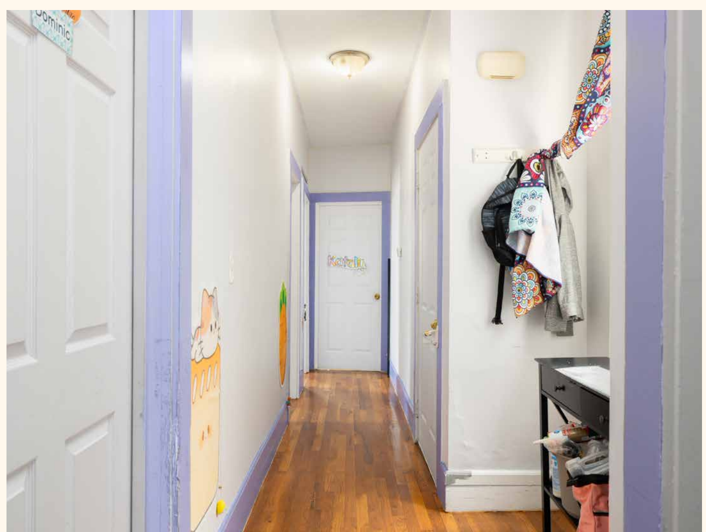
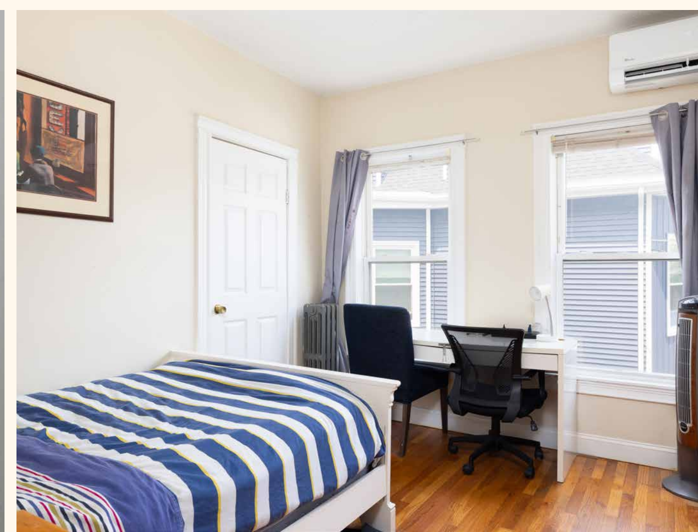

TOTAL UNITS
6

GSF (GROSS)
11,800 SF

NSF (NET)
8,634 SF

5 / 6 UNITS AIR CONDITIONED · LAUNDRY FACILITIES IN BASEMENT · TWO BATHROOMS PER UNIT

UNIT MIX
(2) 4-Bed/2-Bath, (4) 5-Bed/2-Bath

Rent Roll

Rental Revenue		Historical Rents		Stabilized Proforma		NOTES
UNITS	BED	MONTHLY	ANNUAL	MONTHLY	ANNUAL	
342 Bowdoin - Unit 1	4BED/2bath	$5,600	$67,200	$3,744	$44,928	-
342 Bowdoin - Unit 2	5BED/2bath	$6,750	$81,000	$4,305	$51,660	-
342 Bowdoin - Unit 3	5BED/2bath	$3,200	$38,400	$4,305	$51,660	Sec 8
344 Bowdoin - Unit 1	4BED/2bath	$5,600	$67,200	$3,744	$44,928	-
344 Bowdoin - Unit 2	5BED/2bath	$6,750	$81,000	$4,305	$51,660	-
344 Bowdoin - Unit 3	5BED/2bath	$3,200	$38,400	$4,305	$51,660	Sec 8
TOTALS		**$31,100**	**$373,200**	**$24,708**	**$296,496**	

Notes/Disclaimers:

- Proforma rents are based on BHA payment standards.
- Unit 342 #3 and Unit 344 #3 are currently leased to section 8 tenants for $3,200.
- The remaining units are rented as monthly/extended-stay rentals, and will be delivered vacant at closing.
- Both buildings configured as 4 bed and 5 bed layouts, but public records has it at 3 bed and 2 bed layouts.
- The in-place rents reflect income from furnished monthly and extended stay rentals. These reflect potential cash flow under this business plan.

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Capital Markets

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