

Nantasket Beach Lodging



12 PARK AVENUE | HULL, MA 02045

NORTHEAST
PRIVATE CLIENT GROUP*

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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 Northeast Private Client Group in compliance with all applicable fair housing and equal opportunity laws.

Executive Summary

Listing Price

\$2,150,000

Number of Units

29

PROPERTY OVERVIEW

Northeast Private Client Group is pleased to present the Nantasket Beach Lodging property located at 12 Park Avenue in Hull, Massachusetts. The 29 unit property contains a one-bedroom apartment with 28 SRO units. There are four common area bathrooms that serve the SRO units as well as a common area kitchen for tenants. The building is fully sprinklered and was gut renovated in 2015 featuring new heat and electric. The property also features one ADA compliant room.

All interested and qualified parties will be able to tour the property during scheduled showings.

PROPERTY HIGHLIGHTS

29 Unit Hospitality Property

One Apartment and 28 SRO Units

4 Common Bathrooms | Common Area Kitchen

Fully Sprinklered | Gut Renovated in 2015

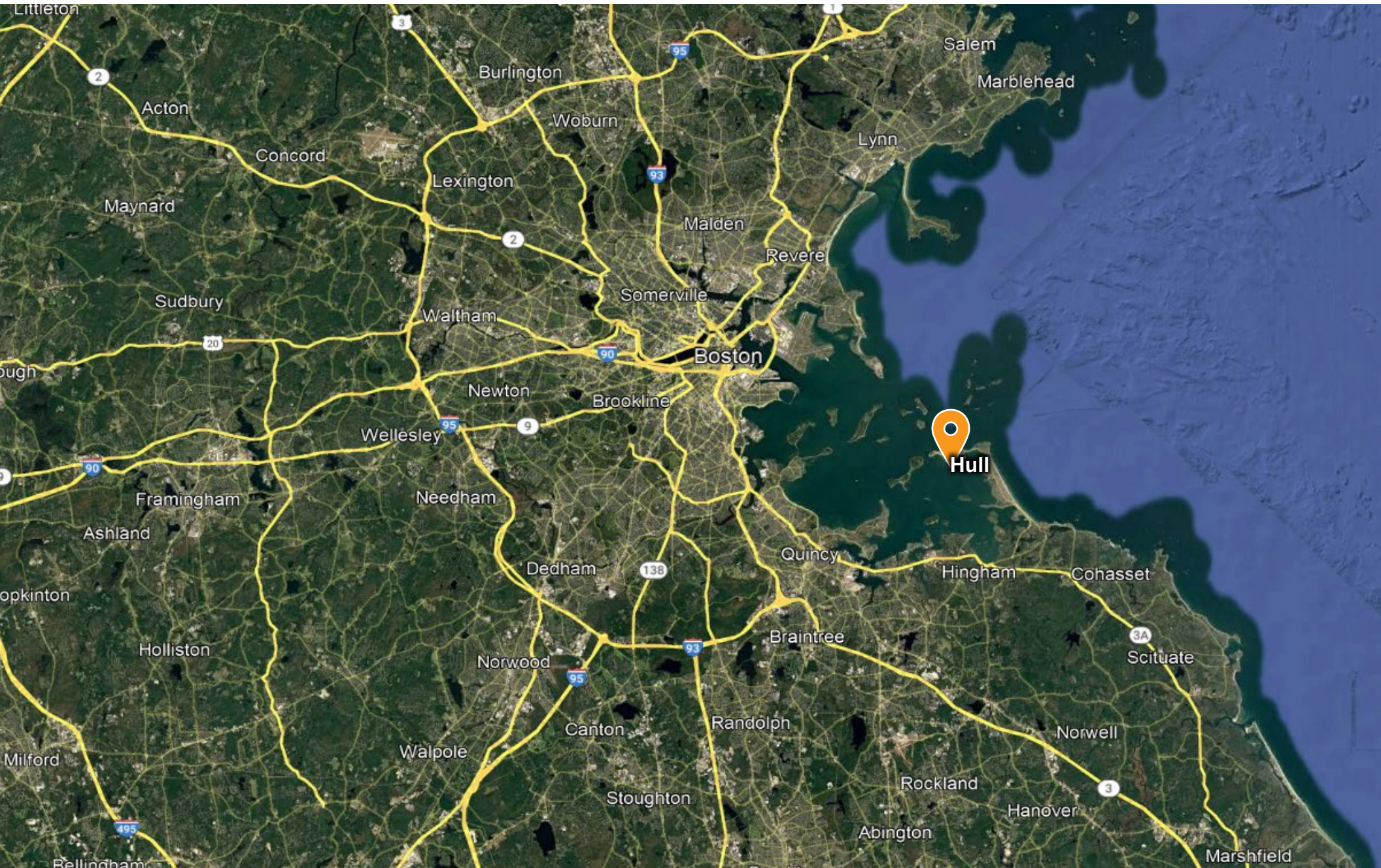
Master Key | ADA Compliant Room



OFFERING SUMMARY

Building Size	5,930 SF
Lot Size	.08 Acres
Number of Units	29
Price per Unit	\$74,138
Cap Rate	10.22%
Pro Forma Cap Rate	11.94%
Net Operating Income	\$219,761

Regional Map



Exterior Photos



Interior Photos



Mechanicals



Rent Roll

Unit	Weekly Rent	Monthly Rent	Proforma Weekly	Proforma Monthly
B1	\$200		\$250	
B2	\$200		\$250	
B3	\$200		\$250	
B4	\$220		\$250	
B5	\$250		\$250	
B0		\$650		\$800
101		\$2,500		\$2,500
102	\$210		\$250	
103		\$910		\$910
104	\$210		\$250	
105		\$910		\$910
106	\$210		\$250	
201	\$210		\$250	
202	\$210		\$250	
203	\$215		\$250	
204	\$200		\$250	
205	\$210		\$250	
206	\$210		\$250	
207	\$210		\$250	
208	\$200		\$200	
301	\$255		\$255	
302	\$210		\$225	
303	\$210		\$225	
304		\$910		\$910
305	\$210		\$250	
306	\$210		\$250	
307	\$210		\$250	
308	\$200		\$200	
309	\$210		\$250	
	\$5,080	\$5,880	\$5,855	\$6,030

Income & Expense

INCOME SUMMARY

	Current	Per SF	Pro Forma	Per SF
Gross Potential Rents	\$334,720		\$376,820	
Vacancy/Collections Loss	\$(16,736)	-5.00%	\$(18,841)	-5.00%
Laundry Income	\$7,000		\$7,000	
Summer A/C Rental	\$4,500		\$4,500	
Effective Gross Income	\$329,484		\$369,479	

EXPENSE SUMMARY

Property Management	\$24,711	7.50%	\$27,711	7.50%
Real Estate Tax	\$10,644	\$367	\$10,644	\$367
Insurance with Flood	\$13,042	\$450	\$13,042	\$450
Water and Sewer	\$11,163	\$385	\$11,163	\$385
Electric	\$8,428	\$291	\$8,428	\$291
Gas	\$2,910	\$100	\$2,910	\$100
Trash Removal	\$1,709	\$59	\$1,709	\$59
Cleaning	\$17,120	\$590	\$17,120	\$590
Cable, Internet, Telephone	\$9,176	\$316	\$9,176	\$316
Appliances, Furniture, Linen	\$2,190	\$76	\$2,190	\$76
Alarm	\$849	\$29	\$849	\$29
Landscaping and Snow Removal	\$531	\$18	\$531	\$18
Repairs and Maintenance	\$7,250	\$250	\$7,250	\$250
Total Expense	\$109,723	\$3,784	\$112,723	\$3,887
NOI	\$219,761	\$7,578	\$256,756	\$8,854

* Year 1 is the Current Rent Roll Annualized with Stabilized Occupancy and Expenses

Hull Overview

LOCATION OVERVIEW

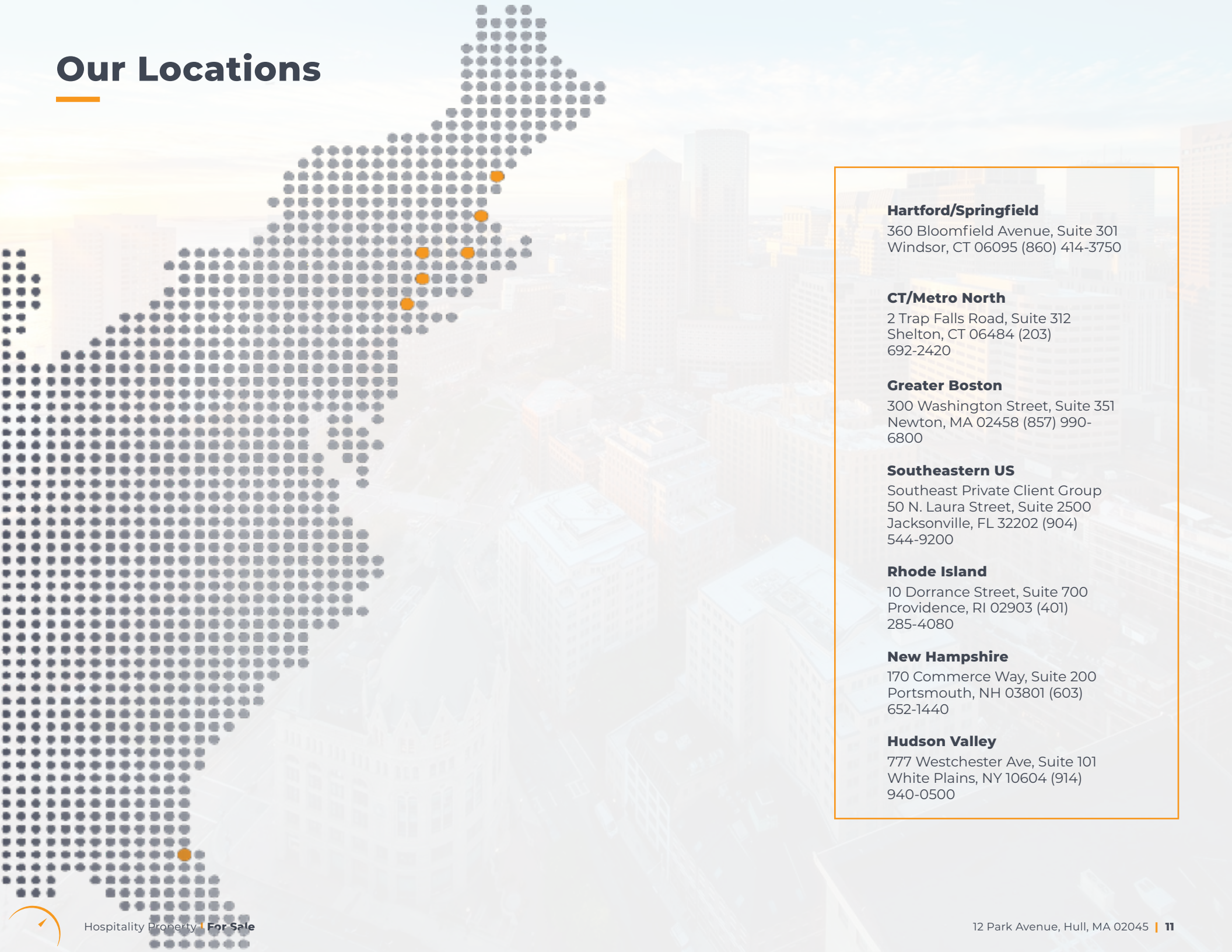
Hull, Massachusetts is a coastal town located on a narrow peninsula in Plymouth County, just southeast of Boston. Bordered by the Atlantic Ocean and Boston Harbor, Hull is known for its scenic beauty, sandy beaches, and historic charm. The town offers a unique seaside lifestyle with easy access to Boston via ferry or commuter rail, making it a popular choice for both year-round residents and seasonal visitors. Nantasket Beach, one of the most well-known public beaches in the region, is a central attraction and a hub for summer activity.

In addition to its natural appeal, Hull maintains a close-knit, community-oriented atmosphere. The town features local shops, seafood restaurants, public parks, and walking trails, creating a laid-back yet lively environment. Schools, recreational facilities, and town-wide events contribute to a strong sense of civic pride. Hull also has a rich maritime history that is reflected in its lighthouses, historic districts, and waterfront landmarks.

The town's geography provides sweeping ocean views and opportunities for boating, fishing, and beachside recreation. Its blend of coastal living, historical character, and proximity to Boston makes Hull an appealing destination for those seeking a relaxed, picturesque setting with the conveniences of a larger metropolitan area nearby. Whether enjoying the summer surf or participating in community traditions, residents find Hull to be a distinctive and welcoming place to live.



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)
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New Hampshire

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Portsmouth, NH 03801 (603)
652-1440

Hudson Valley

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