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## **Braun of UMF handles 24 unit sale for \$6.5 million to Windsor Management**

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United Multi Family brokered the sale of a 24 unit apartment building at 2456 Mass. Ave. for \$6.5 million.

Handled by Jason Braun of the New England UMF office, the brick residences were built in 1990 and sold to Windsor Management with financing provided by Eagle Bridge Capital.

The CAP rate at the time of sale was 4.11% with the property having a gross annual income of \$267,728. Utilizing the 1031 tax deferred exchange the buyers were able to defer paying capital gains taxes on their recent sale of a multi-family in the Boston area.

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