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## Kelleher and Pentore of Horvath & Tremblay broker \$5.155 million sale

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Waltham, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of Maple & Adams, a three building multifamily portfolio totaling 24 units for \$5.155 million. The contiguous, heavy value-add properties consisted of all one-bedroom units closing at a sub 5% cap rate and just under \$215,000 per unit.

Located at 95 Adams St., 23-25 Maple St. and 29-31 Maple St., Maple & Adams consists of three multifamily buildings with a total of 24-residential units in 18,463 s/f of living area (24,382 gross s/f) on 0.63-acres with off-street parking.

95 Adams St. is a 16-unit brick building; 23-25 & 29-31 Maple St. are two, adjacent four-unit wood framed buildings.

The location offers a multitude of shopping, dining, and entertainment options within walking distance and public transportation options for commuters. There is a bus stop at the corner of Moody & Maple and Moody and Ash that offers "Express Bus" service to Back Bay and the Financial District in Boston, and local service to the Waltham Commuter Rail Station, 0.6 miles away.

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