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Ligotti, Redeker and McGranaghan of Boston City Group, Inc. broker \$3.55 million sale of 1013 Beacon St.

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Brookline, MA 1013 Beacon St., a 10 unit multifamily building, was sold by Boston City Group, Inc.'s Caroline Ligotti, Linda Redeker and Emily McGranaghan who marketed the property and exclusively represented the seller. The sale price was \$3.55 million.

Boston City Group ran a comprehensive and cooperative marketing process for the property involving well over 100 groups from multiple regions, and over 45 offers received. The property closed at \$1M+ over the original asking price.

As a building primed for a full renovation, 1013 Beacon represented a rare opportunity for both

developers and investors. With its blond brick façade, and oversized bay windows, the building holds tremendous street presence and character.

Comprised of three studios and seven one-bedrooms. Situated on the Green Line in the Audubon Circle area of the city, with a dense concentration of Eds & Meds and located close to Fenway Park. It is within walking distance of 8+ major colleges and 7+ hospitals in the Longwood area, BioMed, BioPharm & research centers.

Brookline assessors' records suggest that 1013 Beacon was likely constructed in the 1880's by local builder and contractor Silas Merrill and his family. The building was once owned by prominent painter and woodcarver Alexander Pope, Jr., who lived there with his wife Alice in the late 1890's.

Boston City Group, Inc. specializes in sourcing and brokering commercial and multi-family investments, and urban development opportunities throughout Greater Boston and the New England, New York and Washington D.C. metro areas. Prior to the sale of 1013 Beacon, their most recent transaction was the sale of Millwood Place in Rowley, a 99-unit community located on Boston's North Shore.

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