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## **Kelleher and Pentore of Horvath & Tremblay sell 11-unit portfolio for \$6.1 million**

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Dennis Kelleher

John Pentore

Somerville, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of an 11-unit multi-family portfolio for \$6.1 million, trading for \$554,545 per unit.

The portfolio consisted of four buildings located at 10 Greenville St., 16 Crescent St. and 34 & 40 Crescent St. with two two-bedroom units, four three-bedroom units, four four-bedroom units and one five-bedroom unit.

Greenville as well as the Crescent assets are turn-key properties featuring condo quality finishes including new luxury vinyl plank flooring, renovated kitchens with new cabinets, granite countertops and stainless steel appliances as well as new bathrooms with modern amenities. The majority of units featured in-unit laundry and there is off-street parking included with 34 & 40 Crescent St. The properties offer the rare opportunity to acquire well-located, renovated assets in one of the strongest real estate markets in a region that is poised for future growth.

The city consistently rates as one of the best rental markets in the Boston metropolitan area due to its high-density housing, proximity to the commercial centers of Kendall Sq. and Boston, proximity to the educational institutions of Harvard, Tufts and MIT, and the many, walkable, quality-of-life amenities. The Harvard University and MIT graduate schools alone demand housing for over 11,000 graduate students each year, with significant growth projected into the future.