

ENGEL & VÖLKERS | Dean of Results

High-Yield Somerville Investment Opportunity

Price: \$499,999 • **2 Bed / 1 Bath** • Off-Street Parking • Storage

Turnkey, rent-ready asset in one of Greater Boston's most competitive rental corridors. Surrounded by universities, biotech, tech, and hospital job centers, this unit benefits from a deep, year-round tenant pool and extremely low vacancy risk.

Investor Edge:

- Fully renovated — zero downtime before leasing.
- Somerville 2BR rents rising faster than Boston YoY.
- Elite access to Kendall Sq, Cambridge Crossing, MGH, and downtown Boston.
- Historically investor-friendly HOA allows seamless leasing.

HOA (\$439/mo): Heat, hot water, water/sewer, master insurance, snow removal, building upkeep.

Market Power & Rental Demand

Somerville remains one of Massachusetts' tightest rental markets with ultra-low vacancy and premium demand driven by Harvard, MIT, Tufts, MGH, biotech, engineering, and finance sectors. Young professionals and graduate students dominate the demographic, pushing rents higher and fueling low turnover.

Avg 2BR Rents: \$3,000 – \$3,400 (well-maintained units)

Demand Level: Extremely high — ideal for long-term hold and cash-flow appreciation.

Commute Performance

Boston: 15–20 min • **Kendall Sq:** 10–15 min • **Cambridge Crossing:** 12–15 min

MGH: 15–18 min • **Waltham:** 20–25 min • **Burlington:** 22–28 min • **Lexington:** 18–25 min

Projected Financial Performance

Monthly Rent	\$2,800 – \$3,000
Annual Gross Income	\$33,600 – \$36,000
Operating Expenses (HOA + Tax)	\$9,930
Net Operating Income (NOI)	\$23,600 – \$26,000
Projected Cap Rate	4.7% – 5.2%
Vacancy Risk	Extremely Low (<3%)

Full Listing Access

Scan for photos, disclosures, rent models, and virtual tour.



John J. Dean Jr. | Real Estate Advisor

ENGEL & VÖLKERS Boston–Cambridge • www.DeanOfResults.com