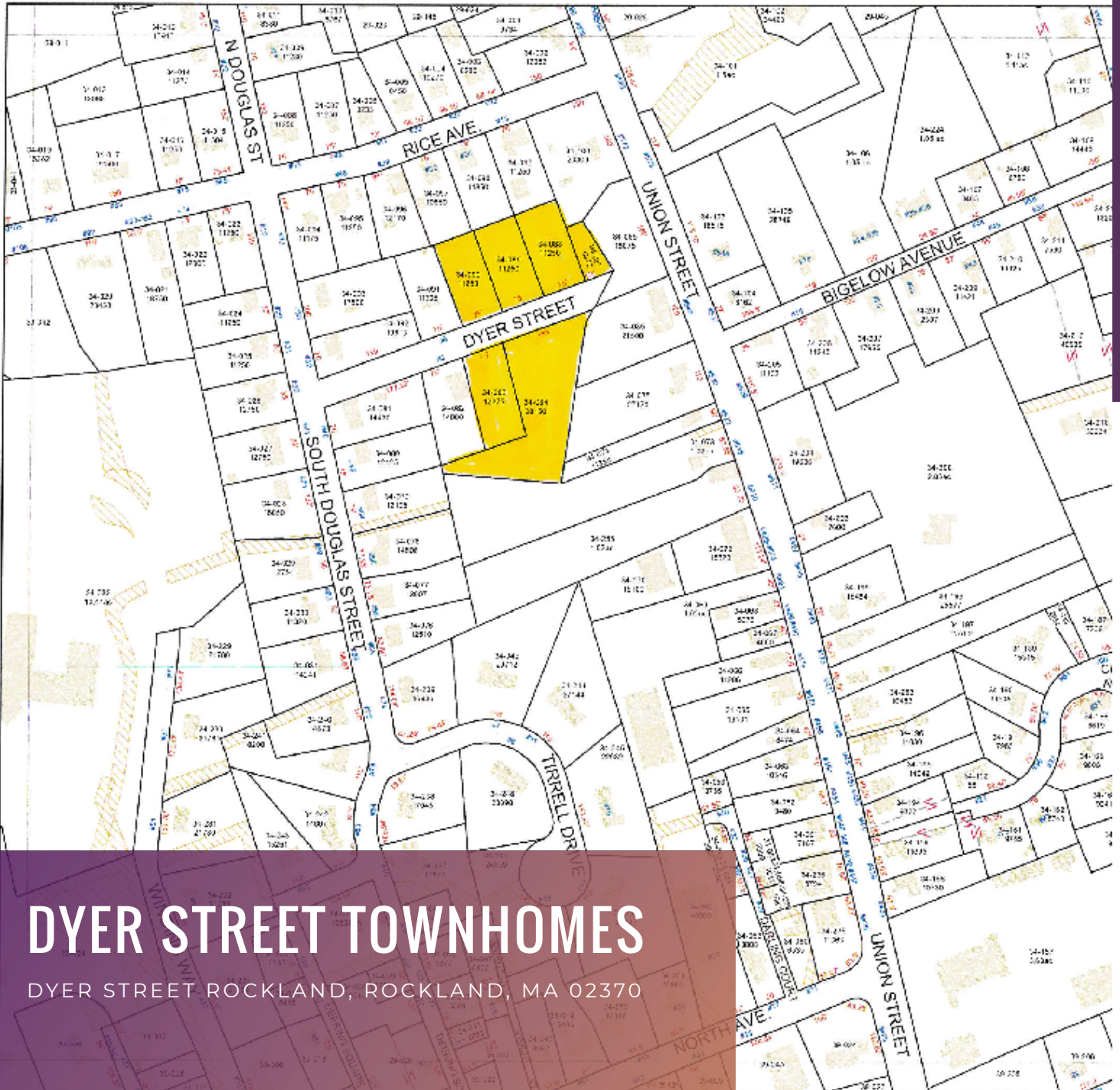


FOR SALE

MULTIFAMILY PROPERTY



DYER STREET TOWNHOMES

DYER STREET ROCKLAND, ROCKLAND, MA 02370

Presented By

COLIN MOYNIHAN

781.919.0800 x705

colin@ellisrealtyadvisors.com



80 WASHINGTON STREET | NORWELL, MA 02061 | 781.919.0800 | ELLISREALTYADVISORS.COM

DYER STREET TOWNHOMES

PROPERTY INFORMATION 3

All materials and information received or derived from Ellis Realty Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Ellis Realty Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Ellis Realty Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

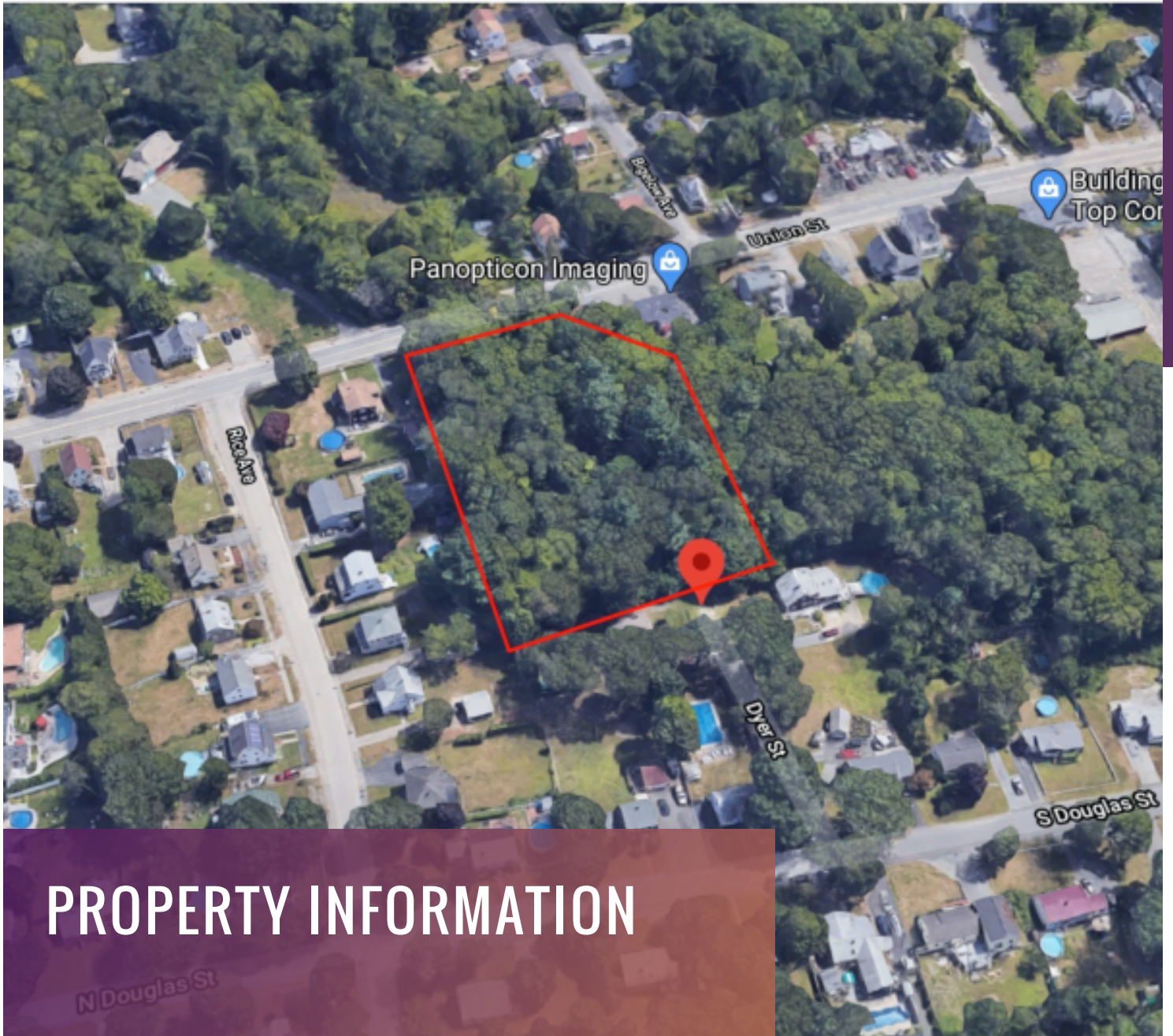
Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Ellis Realty Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Ellis Realty Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Ellis Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Colin Moynihan





PROPERTY INFORMATION

Presented By

COLIN MOYNIHAN

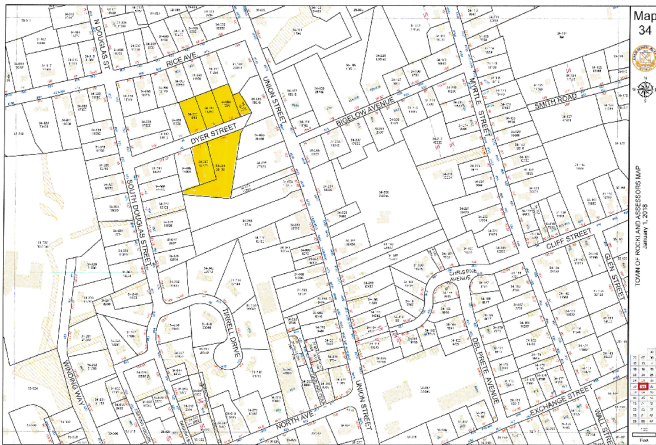
781.919.0800 x705
colin@ellisrealtyadvisors.com



DYER STREET TOWNHOMES

PROPERTY DESCRIPTION

Ellis Realty Advisors has been exclusively retained to sell the 16 potential townhome/multifamily units on Dyer Street in Rockland MA. Total SF of all 6 lots combined is 80,647SF. Dyer street is paved to the existing houses on lots 91 & 82. Lots 90 and 83 are zoned R-2 and allow by right single and two family residences these lots because of their prior recorded lot status have no minimum front yard or rear yard requirement. The side yard requirement is 11 feet. The remaining lots (89, 88, 87 & 84) are zoned B-1 which allows by right Multi Family residences and we believe 12 units can be constructed to go with the 4 on lots 90 & 83. Current owner is planning 16 townhouses with garages. Wetlands line was flagged where the stream abuts lots 87 and 84. All the lots were surveyed and plan's to reconfigure lots 89, 88, 87, and 84 because there is no minimum lot size in the B-1 zone.

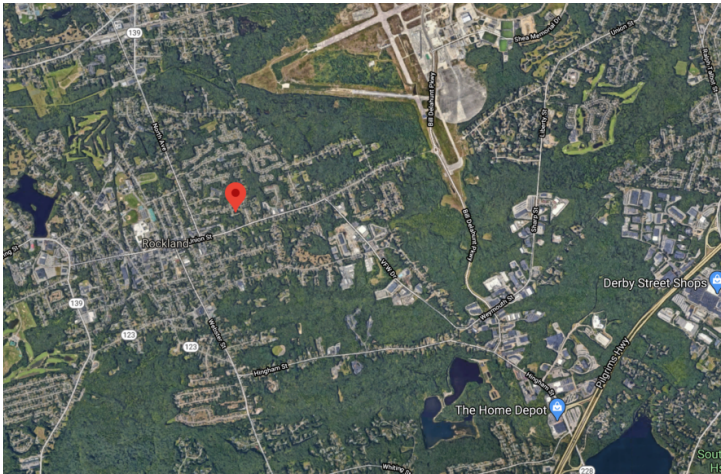


Paved roadway will be continued (Dyer Street is a town way) and extending the sewer and water mains to service these lots; the sewer main is operational to the existing houses; a new water main would need to be run very short distance from South Douglas street

ANR approval
Roadway and utility layout
ANRAD approval of wetlands
Survey & topo will be completed

All that is left would be to take potential buyers particular townhome design and obtain site plan approval, multi family residences and duplex's are a use by right. Title exam which will show that owner can abandon the portion of Dyer Street opposite lots 89, 88 & 87 and add this land area to the lots for additional density. Asking \$799,000

DYER STREET TOWNHOMES



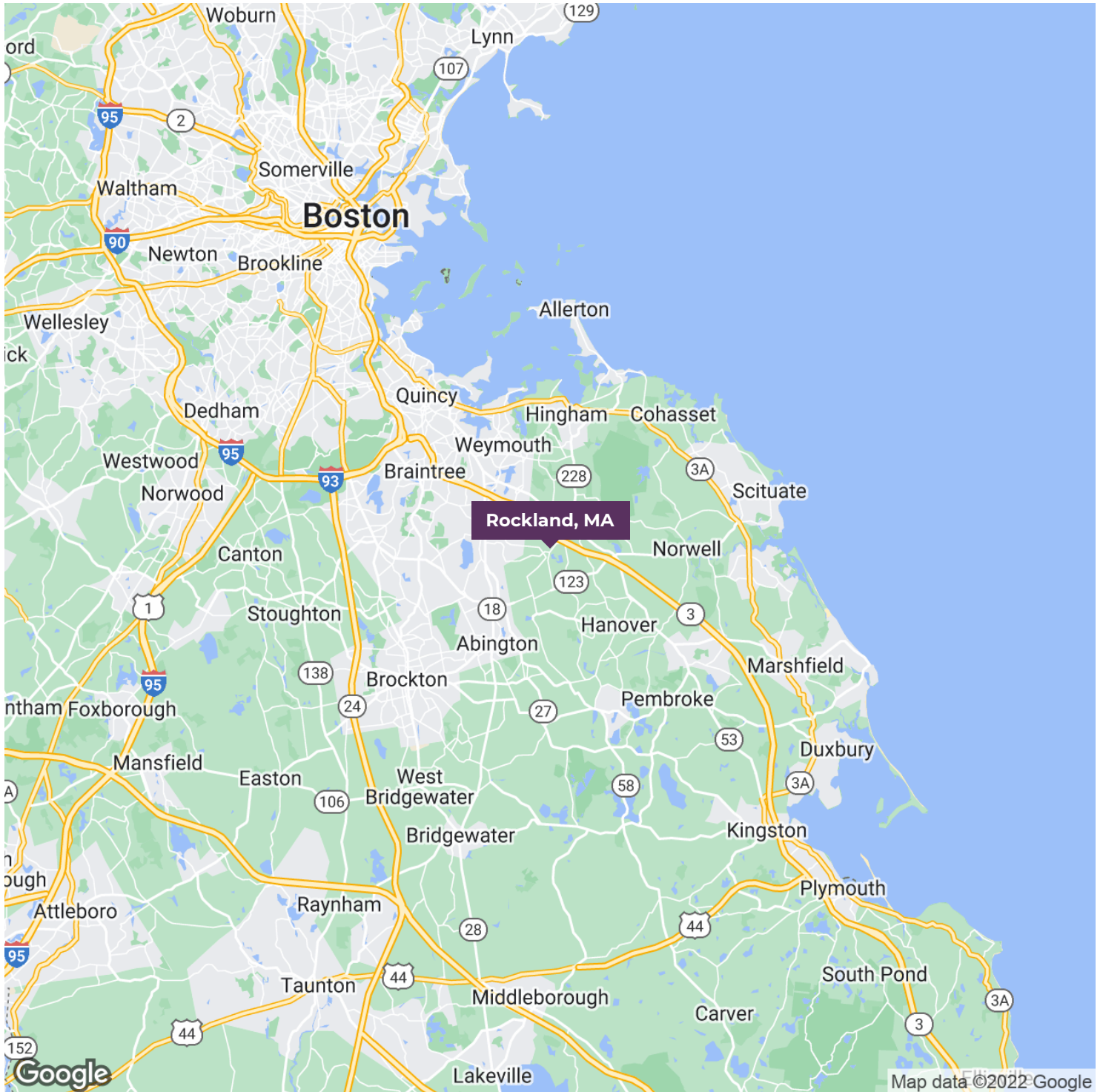
LOCATION INFORMATION

Building Name	Dyer Street Townhomes
Street Address	0 Dyer Street Rockland
City, State, Zip	Rockland, MA 02370
County	Plymouth
Sub-market	Boston
Signal Intersection	Yes

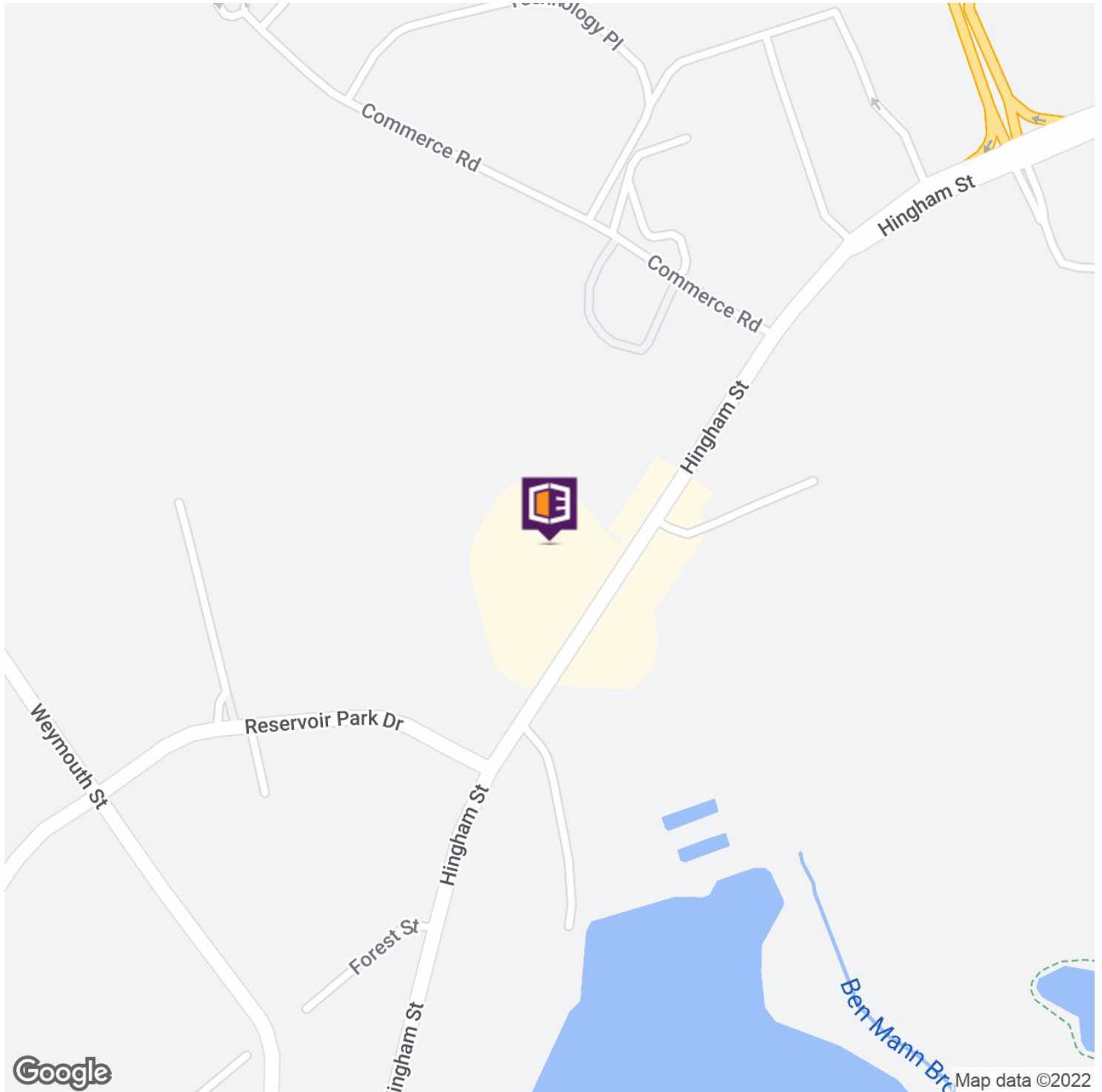
BUILDING INFORMATION

Year Built	2020
Free Standing	Yes

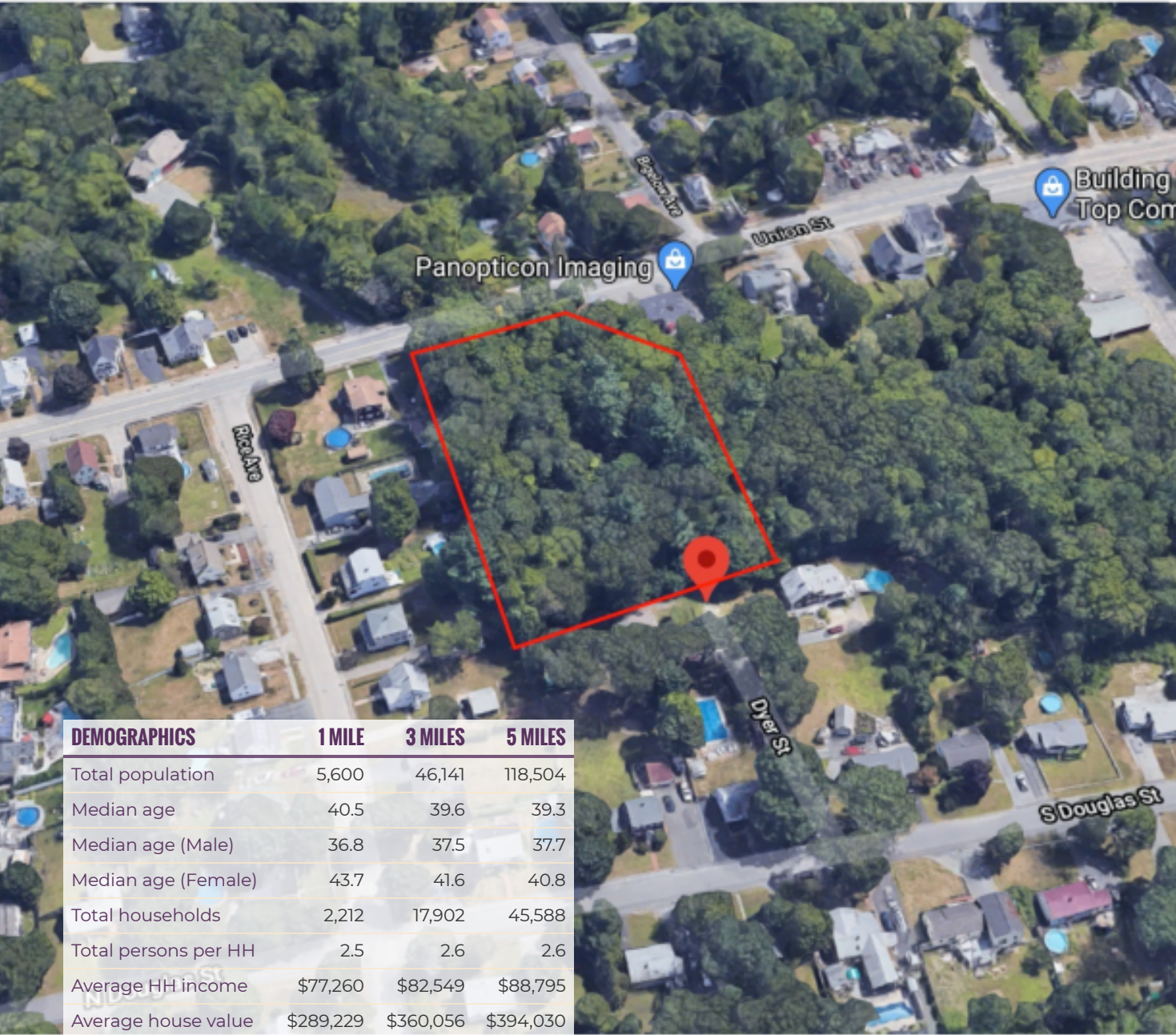
DYER STREET TOWNHOMES



DYER STREET TOWNHOMES



DYER STREET TOWNHOMES



DYER STREET TOWNHOMES



COLIN MOYNIHAN

Senior Partner Capital Markets

colin@ellisrealtyadvisors.com

Direct: 781.919.0800 x705 | **Cell:** 781.234.5000

Ellis Realty Advisors

80 Washington Street Bldg. K-#45
Norwell, MA 02061
781.919.0800

