BLAIR POND

Estates

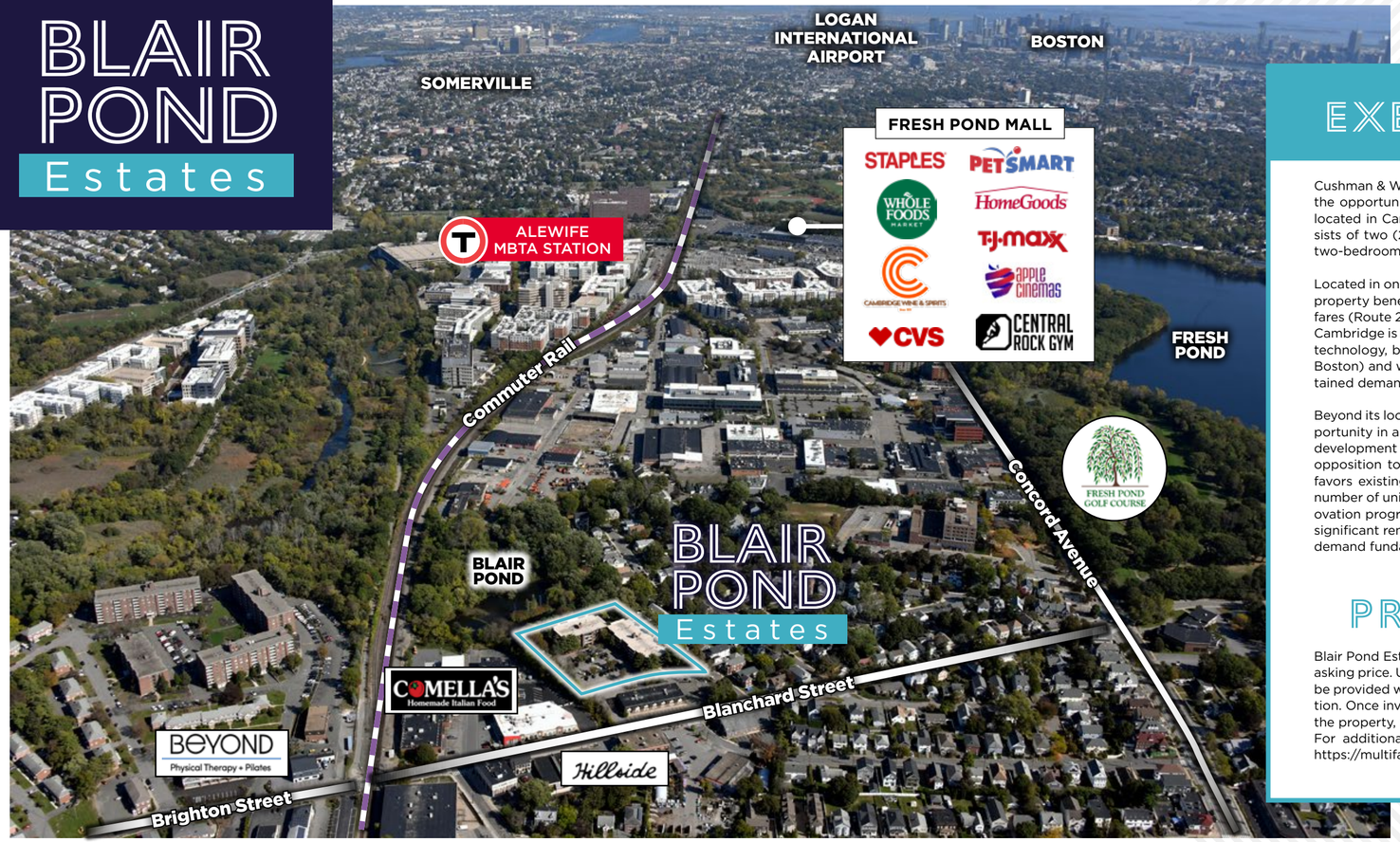
80-Unit
Apartment
Community
Located In

CAMBRIDGE
MA



CUSHMAN &
WAKEFIELD

BLAIR POND Estates



EXECUTIVE SUMMARY

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire **Blair Pond Estates**, an 80-unit apartment community located in Cambridge, Massachusetts. Situated on a 3.26-acre site, the property consists of two (2) four-story, garden-style buildings with a mix of studio, one-bedroom, two-bedroom, and three-bedroom units.

Located in one of Greater Boston's most dynamic and rapidly evolving submarkets, the property benefits from proximity to Alewife Station (MBTA Red Line), major thoroughfares (Route 2, I-95/128), and an array of commercial, academic, and life sciences hubs. Cambridge is home to some of the region's most prominent employers, including major technology, biotech, and pharmaceutical companies, as well as 11 hospitals (including Boston) and world-renowned research and educational institutions, underpinning sustained demand for both housing and institutional space in the immediate area.

Beyond its locational strengths, Blair Pond Estates presents a compelling value-add opportunity in a market defined by significant barriers to entry. Cambridge's constrained development pipeline, driven by limited developable land and sustained community opposition to new construction, has created a supply-constrained environment that favors existing assets. While the property has been partially updated, a meaningful number of units remain in classic condition and are well-positioned for a value-add renovation program. The property offers the incoming owner the opportunity to capture significant rental upside through unit-level upgrades while benefiting from the durable demand fundamentals of an irreplaceable Cambridge location.

PROCESS & PRICING

Blair Pond Estates is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".
For additional information and to sign the confidentiality agreement, please visit: https://multifamily.cushwake.com/Listings/BlairPond









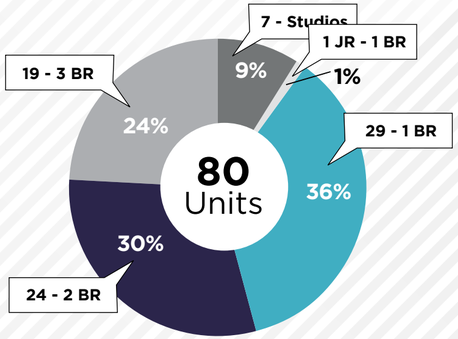
PROPERTY SNAPSHOT

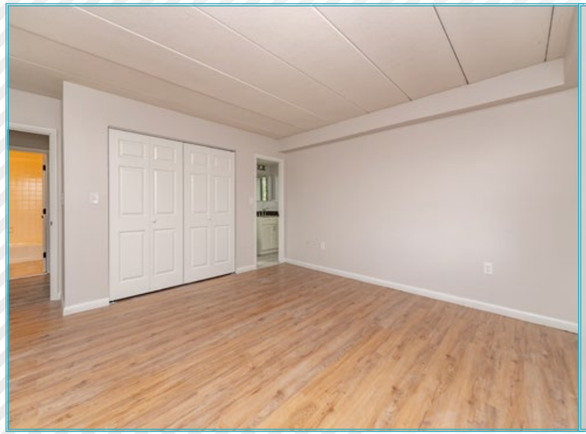
30-32 Normandy Avenue, Cambridge, MA 02138

3.26 acres Land Area	**1974 / 2020-2026** Year Built / Renovated	**80** Units	**2** Buildings
4 Stories	**75,420 SF** Gross Building Area	**64,508 SF** Net Rentable Area	**80** Parking Spaces

UNIT MIX SUMMARY

Unit Beds	Unit Mix	# of Units	Unit SF
Studio - Unrenovated	1%	1	401
Studio - Renovated	8%	6	418
Jr 1BR - Renovated	1%	1	500
1BR - Unrenovated	24%	19	723
1BR - Renovated	13%	10	723
2BR - Unrenovated	9%	7	950
2BR - Renovated	15%	12	962
2BR - Renovated	6%	5	723
3BR - Renovated	24%	19	965
Residential Total	**100%**	**80**	**807**
Unrenovated	33.8%	27	
Renovated	66.2%	53	







INVESTMENT HIGHLIGHTS

Value Add Opportunity

Starting in 2020, the current ownership undertook a renovation program on 53 total units that included a mix of unit upgrades such as new kitchens and baths as well as additional bedrooms in select units. With 27 units still to be renovated, Blair Pond Estates offered tremendous upside through continuing to upgrade these vintage units.

Favorable Zoning

As of February 2025, The Cambridge City Council voted to adopt two zoning petitions to allow multifamily housing city wide. The goals of the zoning code changes include; increasing housing production, promoting more income restricted affordable housing, removing some requirements that make it more difficult to build multifamily housing and continuing to encourage the creation of permanently affordable housing. Due to these zoning changes, Blair Pond Estates has the opportunity to add additional units to the property as the land can support a higher density.

Excellent Area Amenities

The Alewife neighborhood is teeming with amenities. Less than a mile and a half from Blair Pond Estates is the Alewife Brook Parkway Shopping Center, which is home to Trader Joe's, TD Bank, Dunkin', Bon Me, CVS, Chipotle, and Genki Ya. Adjacent to the Alewife Brook Parkway Shopping Center is the Fresh Pond Mall whose retailers include TJ Maxx, HomeGoods, Whole Foods, Cambridge Wine & Spirits, PetSmart, and McDonalds.


Classic (Unrenovated) Unit





MBTA Alewife Station - 2 mi. drive

COMMUTER RAIL
Belmont Station - 5 min. drive





Transit Oriented Location

Blair Pond Estates is ideally situated near several regional roadways and is two miles by car from the Alewife MBTA Station. The Fitchburg Cutoff Bike path located 0.2 miles from the property cuts the walking distance to Alewife to one mile. The Alewife Station is the northwest terminal of the Red Line as well as a hub for several MBTA bus routes. The property is also a five-minute drive to the MBTA Commuter Rail's Belmont Station, providing access to the northeastern suburbs and North Station.

Unmatched Employment Opportunities

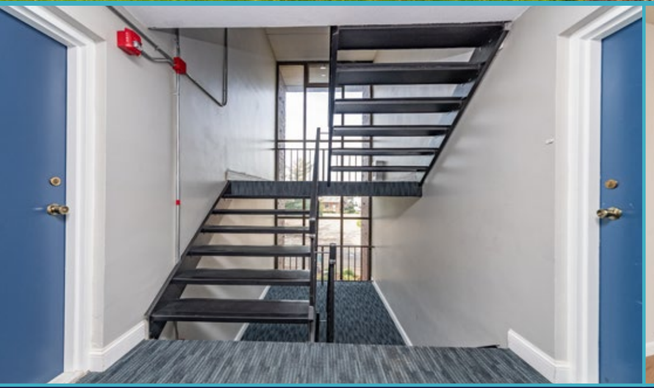
Several major area employers are neighbors of Blair Pond Estates including HP, Celgene, Raytheon, Forrester, Research, Boston Micromachines and STC Biologics. Cambridge as a whole is home to some of the Commonwealth's most prominent employers including Takeda Pharmaceuticals, Google, Biogen and Hubspot. There are 11 hospitals and numerous universities and world-renowned research institutions employing thousands of individuals in the area. Many of these employment opportunities are only a short train, bus, bike, or car ride away. With its convenient access to public transportation, residents of Cambridge can also take advantage of the variety of companies located in Boston and other suburbs.



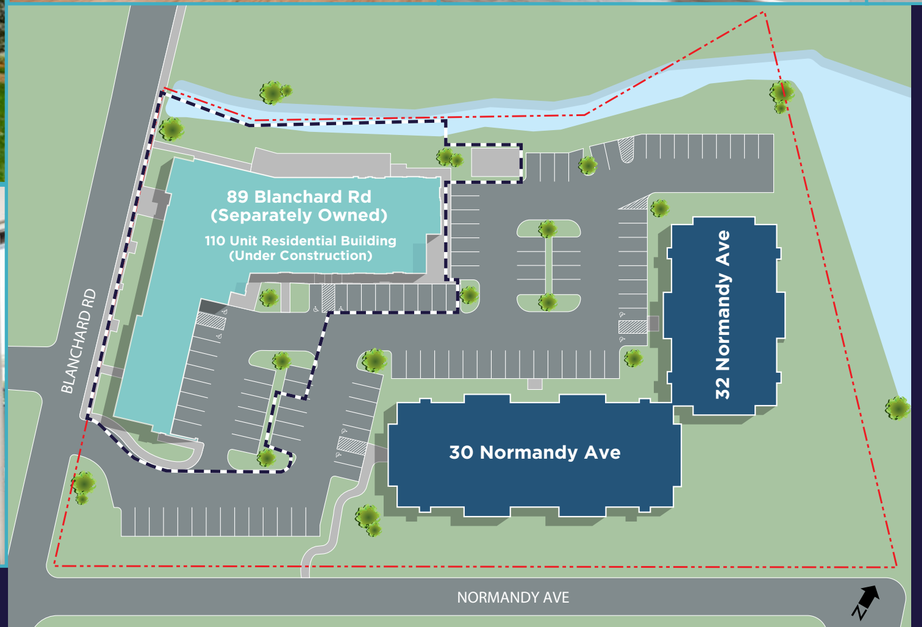












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