ARLINGTON & CORTES

BAY VILLAGE | BOSTON MA



58- Room Portfolio | Four (4) Individual Brownstone Properties

CUSHMAN & WAKEFIELD



EXECUTIVE SUMMARY

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present for sale Arlington & Cortes, a 58-room portfolio consisting of four (4) individual brownstone properties in Boston's Bay Village neighborhood. The portfolio is designated with full Lodging Licenses for 84 occupants. The buildings are equipped with recently renovated systems, including new roofs and life safety systems, and beautifully re-pointed brick facades. Interior units present value-add potential or benefit from strong cash flow based on the existing tenants.

The properties are positioned in one of Boston's most convenient and supply-constrained neighborhoods, Bay Village, which offers superb transit options and easy access to major highways. The properties are centrally located to Boston's top employment districts, including Downtown Boston, the Longwood Medical Area, and Back Bay. Arlington & Cortes are also proximate to many of Boston's top institutions and amenities in South End, Back Bay, and Downtown Boston.

PRICING & PROCESS

Arlington & Cortes is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with access to the offering memorandum and due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".

For more information and to sign the confidentiality agreement, please visit: https://multifamily.cushwake.com/Listings/XXX

ARLINGTON & CORTES

BAY VILLAGE

BOSTON

1, 3, & 5 CORTES STREET



PORTFOLIO SNAPSHOT

4
Total Properties

58
Total Rooms

84
Total Occupancy

15,108
Total SF

Lodging License

5 Minute Walk to
MBTA Green Line

INVESTMENT HIGHLIGHTS

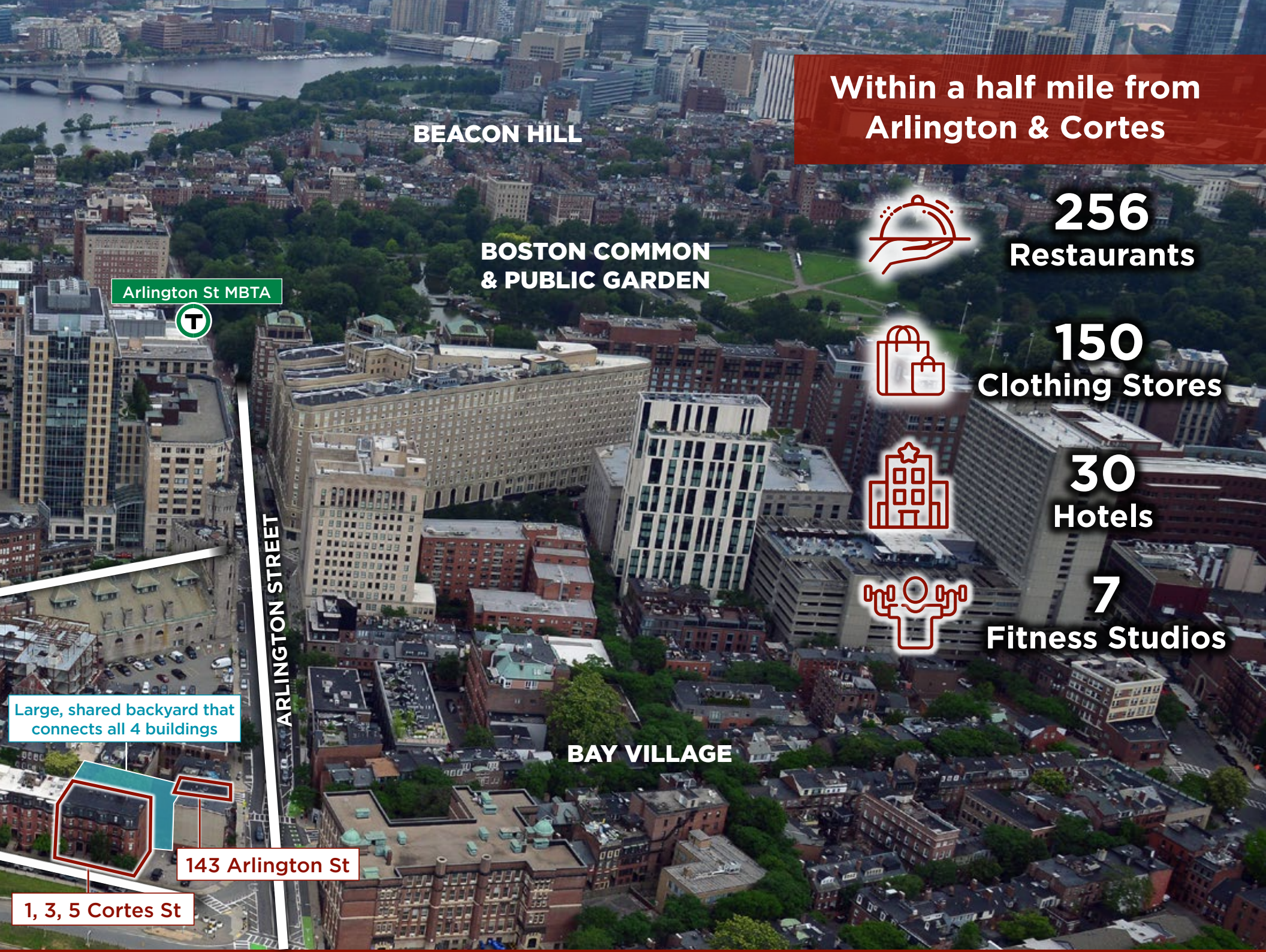


LOCATION

Located just southwest of Downtown Boston, Bay Village is a historic neighborhood with gas light lined streets, historic facades, and brick sidewalks. Residents of the neighborhood enjoy easy walking access to the surrounding parks, shops, restaurants, and theaters of Downtown Boston, Back Bay, and the South End.

STRONG DEMAND

Despite the influx of luxury and super-luxe apartments that have come to market from developments such as Avalon at Exeter and 1 Dalton, Arlington & Cortes remain positively positioned to absorb the demand for middle market housing product. Boston's increasing population, combined with extremely low vacancy rates in both the Back Bay & South End, leaves the moderately priced marketplace extremely under-supplied.



Within a half mile from Arlington & Cortes

256 Restaurants

150 Clothing Stores

30 Hotels

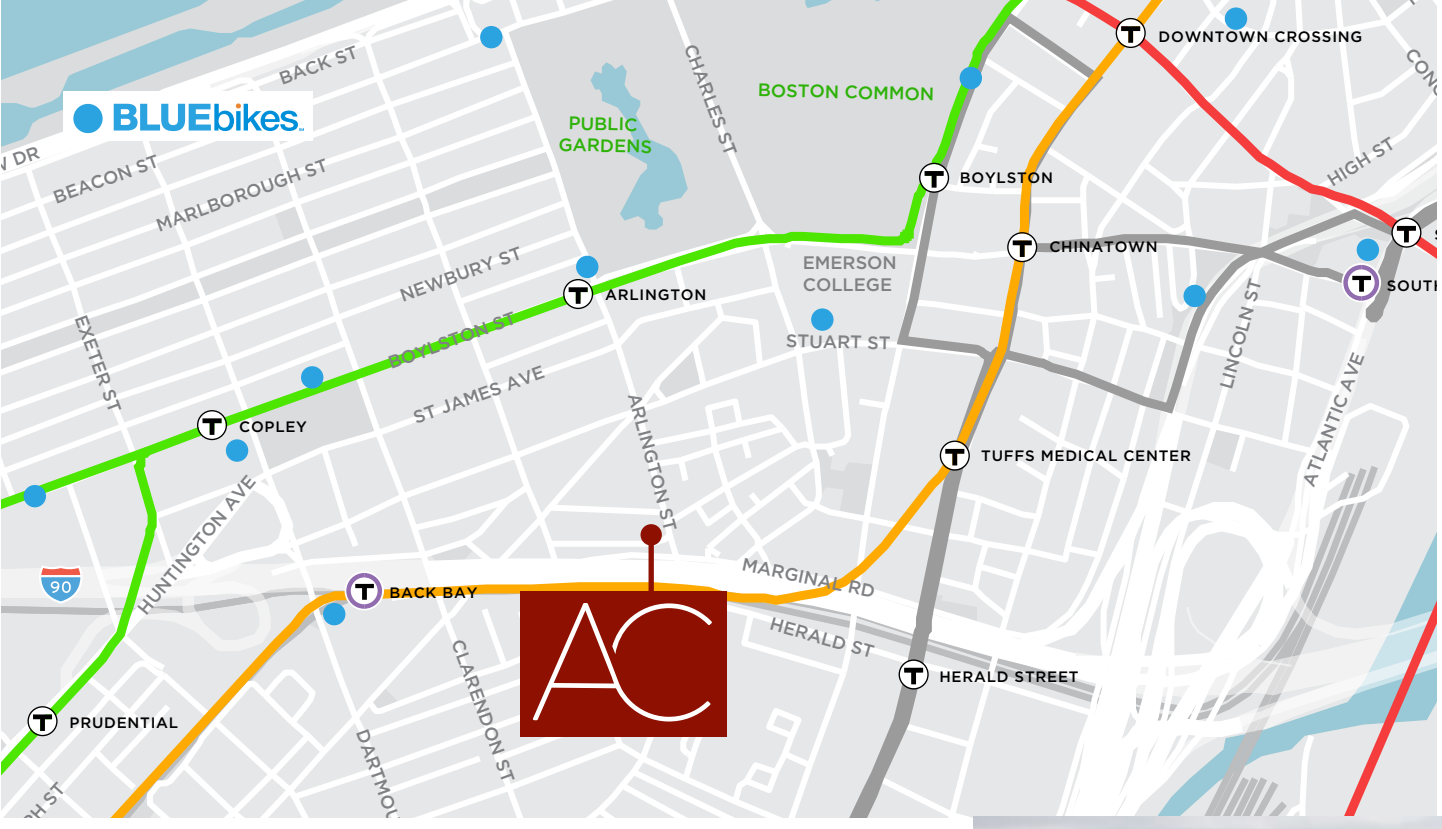
7 Fitness Studios

INVESTMENT HIGHLIGHTS



CLASSIC BOSTON ARCHITECTURE

Complete with unique architectural features, this four (4) building portfolio epitomizes the classic bow-front brick brownstone aesthetic.



ACCESS TO TRANSPORTATION & EMPLOYMENT CENTERS

Arlington & Cortes boast convenient access to multiple MBTA stations on the Green and Orange Lines as well as the Commuter Rail, multiple bus lines and Interstate-90/Mass Pike. The property is also located minutes from the headquarters of major employers including Liberty Mutual, Natixis Global, Wayfair, and John Hancock. These rapidly growing global institutions employ thousands who live, work and play in the Back Bay, South End, and Bay Village neighborhoods.

SIGNIFICANT VALUE-ADD POTENTIAL

Arlington & Cortes presents the opportunity to update the existing apartments and increase rents, perform complete gut renovations, or implement a full-scale condo conversion.



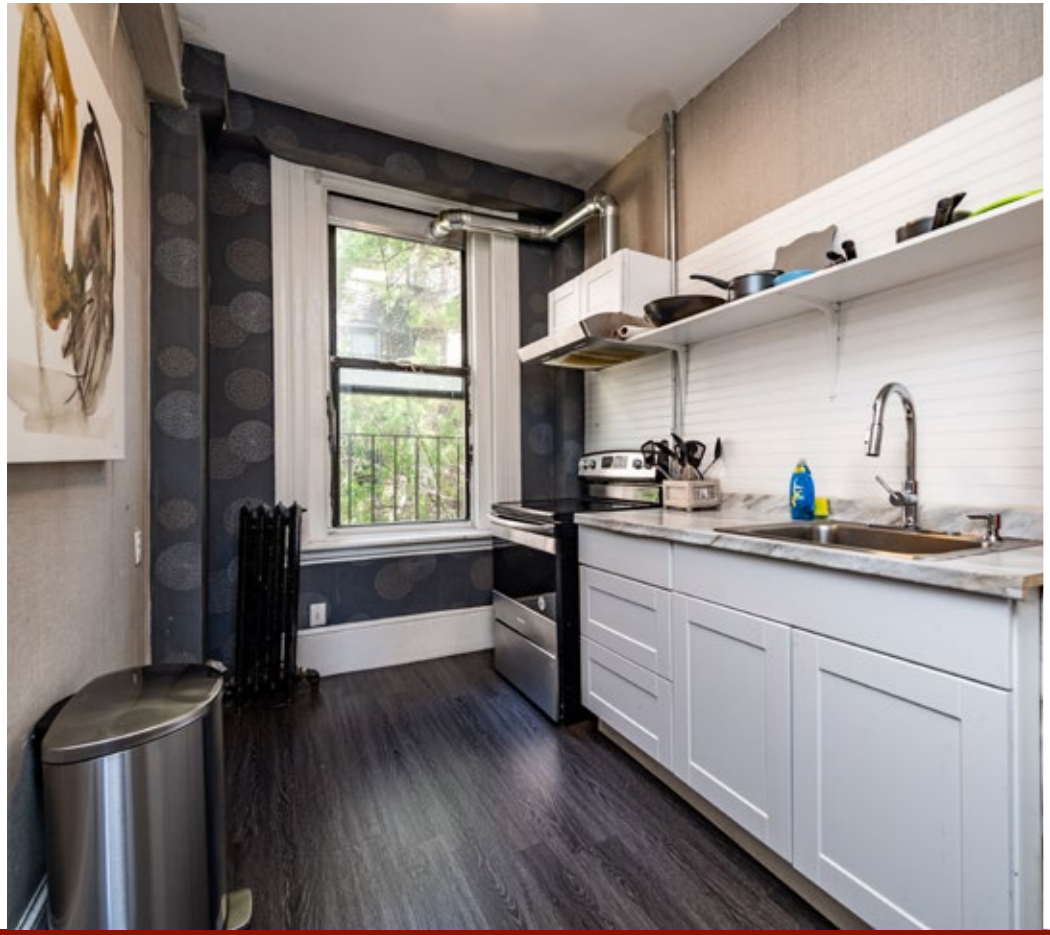





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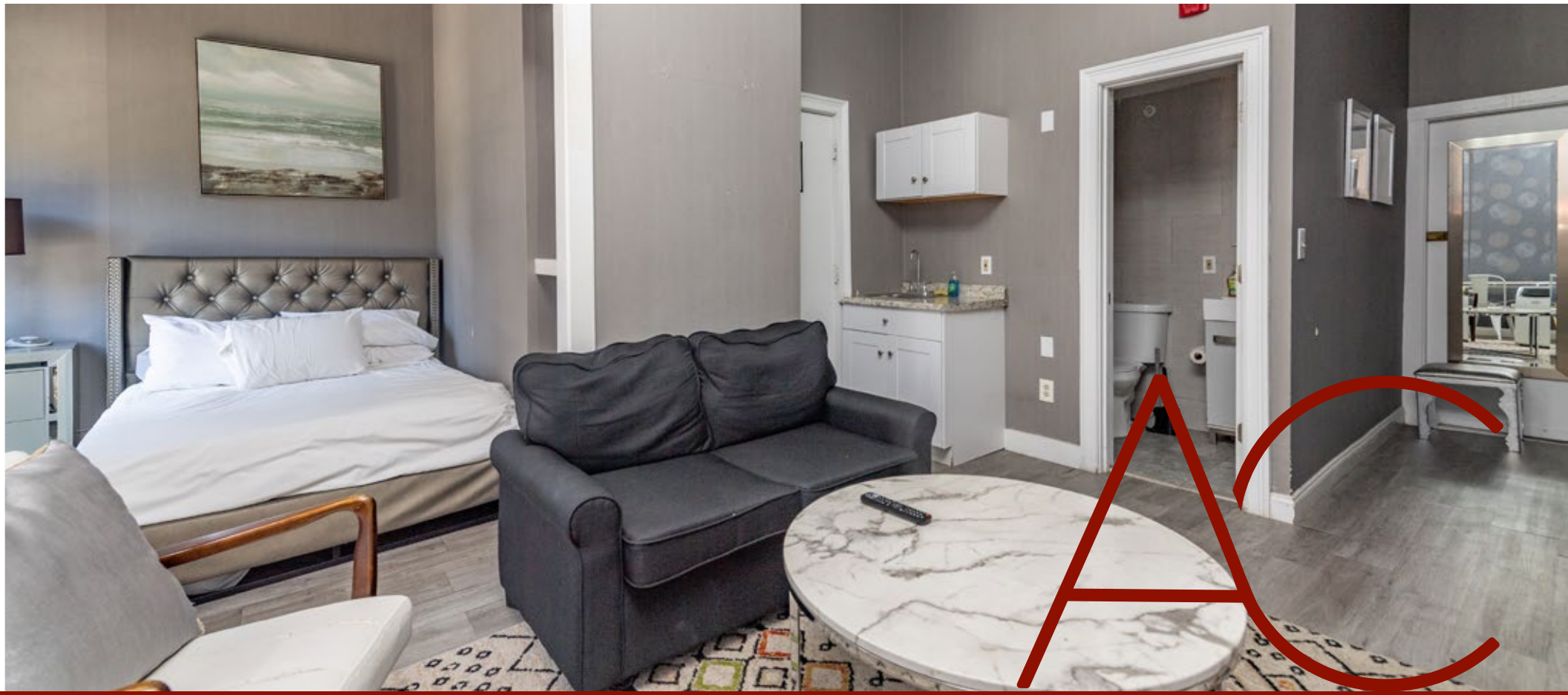


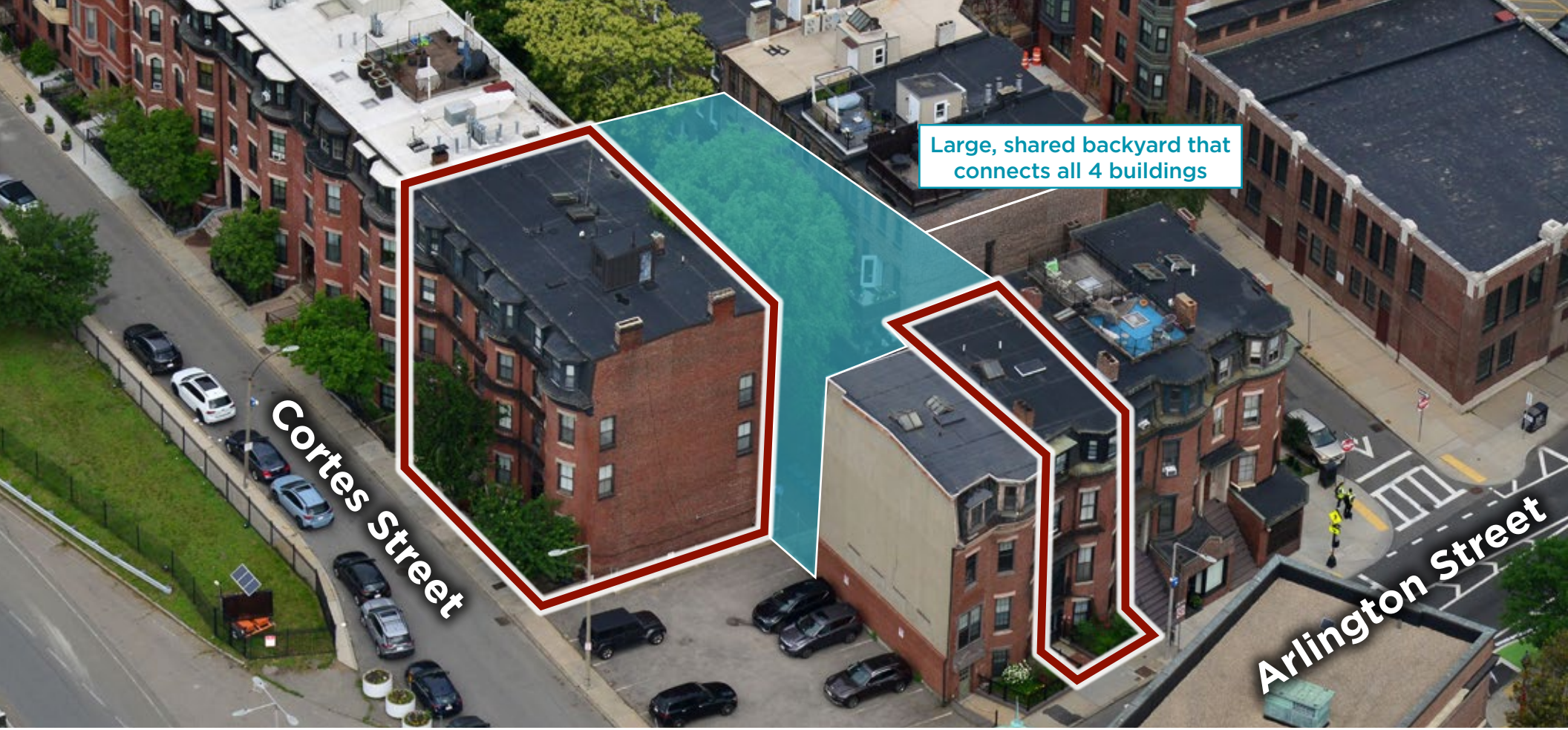












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