

RESIDENCES AT
**READVILLE
STATION**

HYDE PARK, BOSTON, MA

Approved
273-Unit
Transit-Oriented
Development Opportunity



EXECUTIVE SUMMARY

Cushman & Wakefield's Multifamily Advisory Group has been retained to arrange the sale or joint venture development of the **RESIDENCES AT READVILLE STATION**, a fully permitted and approved 273-unit transit-oriented development opportunity located minutes from downtown Boston. Situated on 2.75 acres, the project has been approved for 122 luxury apartments and 151 condominium homes in two buildings comprised of five wood-frame residential floors over a 2 level above ground podium. The Residences at Readville Station will include 195 parking spaces (expandable to 300 spaces) as well as public retail/restaurant space, outdoor courtyards with extensive landscaping and seating areas, patios, decks and community amenities.

The property is strategically located at the Readville MBTA Commuter Rail station, allowing for an easy commute into Boston's Back Bay and South Station, and is just 3 miles from I-93 and I-95/Rt-128 providing convenient access to the suburban employment hubs. With excellent proximity to jobs in Boston and the surrounding suburbs, plus a host of shopping, dining, and entertainment amenities nearby, the property offers an exceptional opportunity to build transit-oriented housing in one of Boston's best residential neighborhoods.



DEVELOPMENT OVERVIEW

2.75 acres

122 luxury apartments

151 condominium homes

2 buildings
(5 story wood framed buildings over a 2 level podium)

195 parking spaces



Downtown Boston

Roslindale

Stony Brook Reservation

Cleary Square

Logan Square

shaw's

Boston Renaissance Charter Public School

Martini Playground

STOP & SHOP
Walgreens

Mill Pond Reserve



Iacono Playground & Fields

T Readville Station

RESIDENCES AT
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INVESTMENT HIGHLIGHTS



Approved Multifamily Development

Residences at Readville Station is fully approved for 273 units, allowing the incoming developer to finalize plans and quickly begin construction to capitalize on today's strong market conditions.

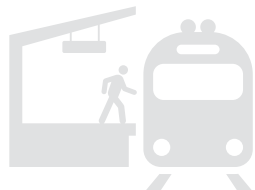


Transit-Oriented Location

Situated adjacent to Readville Station, with a platform entrance abutting the site, the property is the epitome of transit oriented. With stops in the Back Bay and South Station in minutes, future residents will have ideal commuter rail access to all the top-tier employment and cultural activities throughout Boston. As rents and values in downtown Boston continue to reach unprecedented levels, the property offers a unique opportunity for a developer to deliver high-quality, transit-oriented housing in an excellent in-fill location.



Unbeatable Accessibility



Readville Commuter Rail

(direct access to platform from property), with service to Boston:

Back Bay Station 14 mins
South Station 20 mins



I-95/Rt-128 8 mins
Legacy Place 10 mins
University Ave 20 mins
Neponset River & Blue Hills Reservations
- Less than 2 miles from the Property



Desirable Residential Community & Location

While less than a 20-minute train ride to South Station, Hyde Park provides residents with more living space, fresh air and open space than other city neighborhood. Historically an industrial area, Hyde Park has become popular with young professionals and families seeking easy access to downtown and surrounding amenities, while having outdoor space and a suburban lifestyle. Nearby recreational green spaces such as the Blue Hills and Stony Brook Reservations are a big draw to the area.



Shopping & Amenities Abound Nearby

In addition to the convenient retail shopping options in Hyde Park, such as Stop & Shop, Walgreens and Shaw's, the neighboring towns of Dedham and Westwood host two of suburban Boston's largest and best retail destinations - Legacy Place in Dedham and University Station in Westwood. Legacy Place features a variety of fashion, food and entertainment offerings including Shake Shack, Muse Paint Bar, Lululemon, LL Bean and a Showcase Cinema. At University Station, future residents can find Target, HomeGoods, Nordstrom Rack, Michael's and Marshalls and many food options, including Starbucks, Chipotle, Smashburger, among others.



RESIDENCES AT **READVILLE STATION**

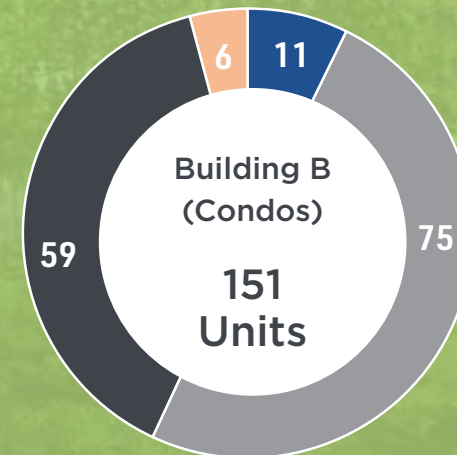
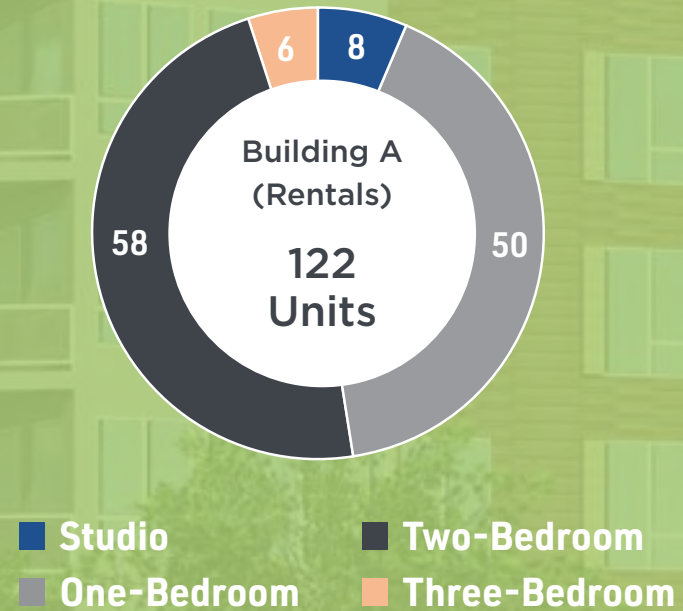


PROJECT SNAPSHOT

Address	1717-1725 Hyde Park Ave, Hyde Park, Boston, MA
Site Size	2.75 acres
Units	273
Stories	7 - 6 residential floors over podium parking garage
Number of Buildings	2
Affordability	15% (41 units)
Net Rentable/Sellable	252,145 SF
Gross Bldg Area (FAR)	331,692 SF
Garage Area	78,266 SF
Gross incl. Garage	409,918 SF
Average Unit Size	924 SF
Parking	175 garage spaces* 20 surface spaces
Total Parking	195 spaces
Retail SF	3,617
Building Amenities	Fitness center, pool, bike storage, garage parking, media room, community room, dog spa, ground floor restaurant/retail

* Parking can be expanded to +/- 300 spaces by utilizing stackers.

UNIT MIX SUMMARY

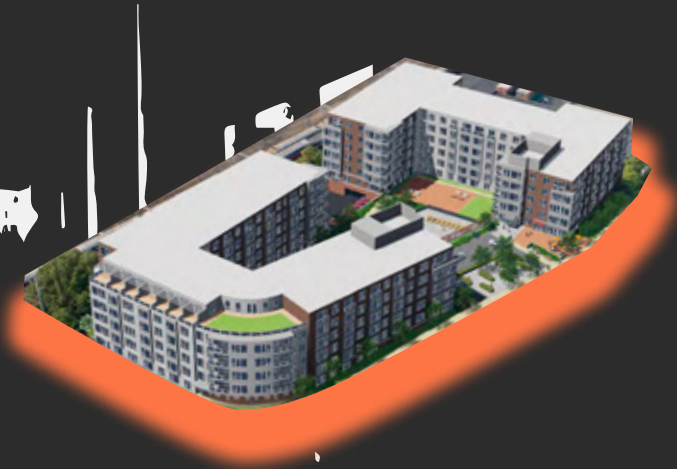




PRICING AND PROCESS

The Residences at Readville Station is offered for sale or joint venture on an “as-is” basis and without a formal asking price. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers” date with advanced notice.

For more information and to execute the confidentiality agreement, please visit: multifamily.cushwake.com/listings/ResidencesatReadville



RESIDENCES AT READVILLE STATION

HYDE PARK, BOSTON, MA



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