

60-Unit | 100% Market Rate | Class A Multi-Family Community | Quincy, MA

HILLSIDE  
residences





# EXECUTIVE SUMMARY

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire Hillside Residences, a 60-unit, 100% market rate, luxury apartment building located in Quincy Center. The property boasts market leading amenities in both the common areas and within the individual units, such as a state of the art fitness center, a roof deck with spectacular views of the Boston skyline, spacious community areas, under building garage parking and well-appointed unit interiors. The property includes a mix of studio, one bedroom, two bedroom, and four bedroom units with balconies featured in select units.

Hillside Residences is strategically located half a mile from the Quincy Center MBTA station, providing residents with unbeatable access to downtown Boston via the MBTA Red Line subway and Commuter Rail. The property is convenient to the area's major roadways including Interstate 93, Routes 128/I-95 and Route 3, which provides the location immediate access to all points of the Greater Boston area and beyond.

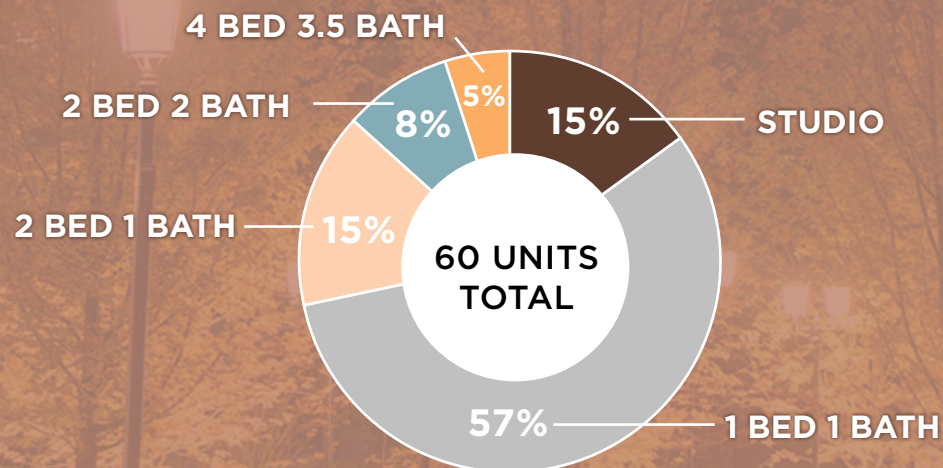
Hillside Residences is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed Confidentiality Agreement, investors will be provided with access to due diligence materials via The Multifamily System website. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".

*For more information on the property and to sign the Confidentiality Agreement, please visit:*  
[multifamily.cushwake.com/Listings/HillsideResidences](https://multifamily.cushwake.com/Listings/HillsideResidences)



## UNIT MIX

Unit Type	# of Units	Rents	Avg. SF	Unit Mix
■ Studio	9	\$1,982	571	15%
■ 1 Bed 1 Bath	34	\$2,277	736	57%
■ 2 Bed 1 Bath	9	\$2,716	973	15%
■ 2 Bed 2 Bath	5	\$2,836	998	8%
■ 4 Bed 3.5 Bath	3	\$4,700	1985	5%
Total	60	\$2,443	833	100%









# INVESTMENT HIGHLIGHTS

## Transit Oriented Location

Commuting residents greatly benefit from Hillside Residence's strategic location, situated less than a half mile from the MBTA Quincy Center station, offering exceptional proximity to public transportation via both the commuter rail and Red Line subway. This provides a seamless connection to Downtown Boston, Cambridge, and the Southern Boston suburbs. The property is also located near many major highways including Interstate 93, Route 128/I-95 and Route 3 which allows for immediate access to all points of the Greater Boston area.

## MBTA Red Line

Known as the "Brain Train" for its connections to Harvard University and MIT, the MBTA Red Line boasts the highest ridership figure within the entire MBTA system, reaching 270,000+ passengers per typical weekday pre-COVID. In a testament to its long-term viability, the MBTA Red Line's full fleet of subway cars will be modernized and replaced by 2024 as part of a \$1+ billion project to rebuild and upgrade the MBTA's Red and Orange Lines.

## Neighborhood Features

**5 Minutes**  
to Red Line



Close proximity to  
major highways

**10 Minutes**  
via bike ride to Wollaston Beach,  
which offers swimming, sailing,  
and kayaking

**85 Walk Score**  
- "Very Walkable"



## 100% Market Rate Building

One hundred percent of the units at Hillside Residences are market rate, allowing for stronger year-over-year revenue growth. This is a rarity in the Boston market, making Hillside Residences a truly unique investment opportunity.

## 2019 New Construction

Completed in 2019, Hillside Residences boasts market leading amenities such as in-unit laundry, modern fixtures and open-concept living. This new construction offers residents best-in-class living spaces and community areas.







## Market Leading Amenities

Hillside Residences boasts numerous amenities throughout the building's common areas and individual units. The common property features include a state of the art fitness center and yoga studio, a lounge with pool table, large TVs and kitchenette and a roof deck with spectacular views of the Boston City skyline and ocean views. Residents can also utilize the covered bike storage, indoor garage, and dog park. All units are designed for open concept living with contemporary kitchens that have white quartz countertops and custom cabinetry made in the United States. All appliances are Whirlpool stainless steel and energy efficient with all units having washers, dryers, and dishwashers. Select units also feature private balconies.

ROOF DECK



BUSINESS CENTER



FITNESS CENTER







## Revitalized Neighborhood

Over the past several years, Quincy has seen substantial growth particularly with the revitalization of the Quincy Center MBTA station and surrounding area. Hundreds of millions of dollars have flowed into Quincy Center bringing new shops, residences, and entertainment amenities to a downtown with enviable transportation access and proximity to Boston. In the past few years over 700 new apartments and condos have been constructed and rapidly absorbed in Quincy Center. As millennials have migrated out of downtown Boston in search of larger living space, inner suburban areas such as Quincy have grown significantly in popularity.



# PROPERTY SNAPSHOT

Address	23 Bridge Street, Quincy, MA
Stories	6 - 4 levels of residential over 2 levels of parking + roof deck
Units	60
Net Living Area	64, 239 SF
Gross Area	102,815 SF
Year Built	2019
Site Size	30,828 SF / 0.71 acres
Parking	
Garage	52
Covered/Open Air	19
Outdoor	12
<b>Total Parking</b>	<b>83 spaces (1.4 spaces/unit)</b>









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