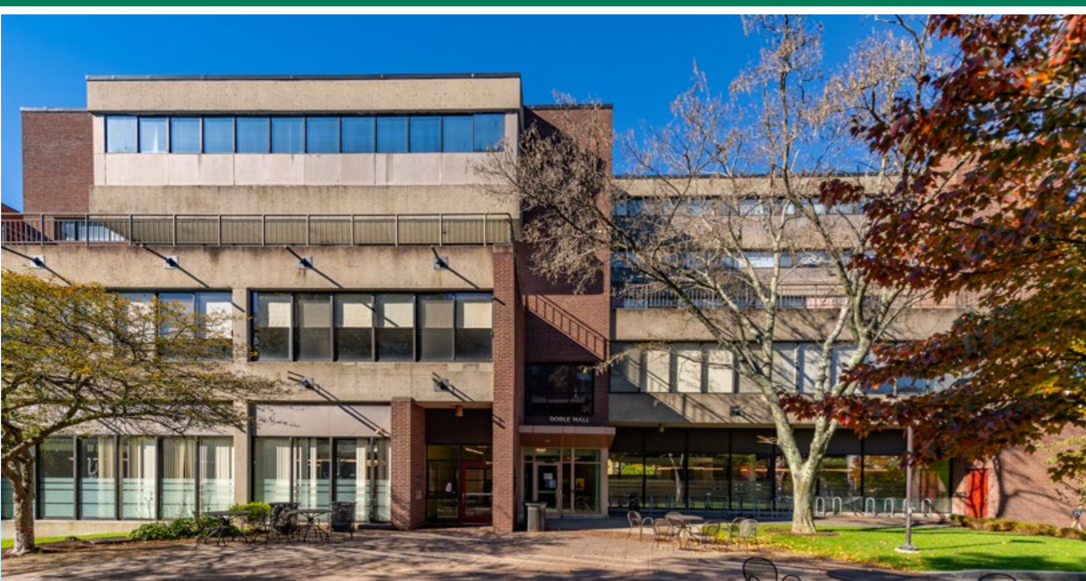
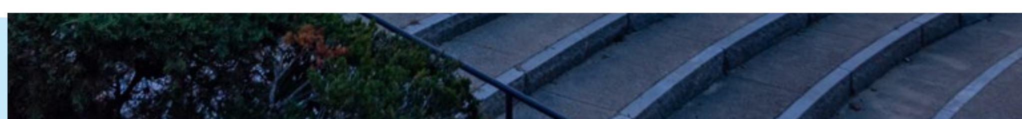
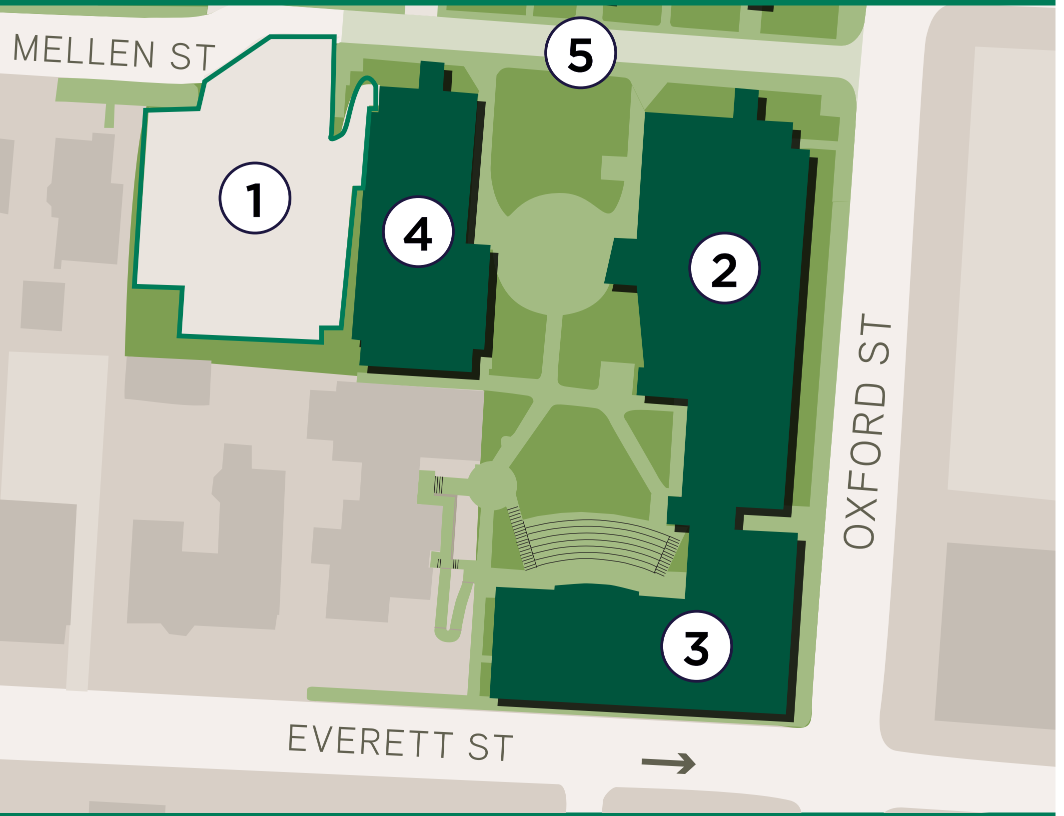
THE QUAD AT DOBLE



A rare offering of three institutionally owned academic buildings just outside of Harvard Square in Cambridge, Massachusetts



EXECUTIVE SUMMARY



1. 26 MELLEN ST (PARKING LOT)
2. 47 OXFORD ST & 34-38 MELLEN ST
3. 33 EVERETT ST
4. 47 OXFORD ST & 30 MELLEN ST
5. 0 MELLEN ST (PATHWAY)

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire the Quad at Doble, a rare offering of three institutionally owned academic buildings, one parking lot and a walking path located on Mellen Street, Oxford Street and Everett Street in Cambridge, Massachusetts. Situated in the heart of the Baldwin neighborhood, between Harvard Square and Porter Square, the portfolio offers a compelling value-add opportunity for both developers and education end users.

Currently configured as dormitories and academic buildings, the Quad at Doble consists of 33 Everett Street, 30 Mellen Street, 34, 36 & 38 Mellen Street as well as 26 Mellen Street (surface parking lot) and 0 Mellen Street (walking path). The buildings feature a mix of dormitory bedrooms, a fitness center, cafeterias, classrooms and office space.

The Quad at Doble portfolio sits within a "Walker's Paradise" (93 Walk Score), a 10-minute walk from the MBTA Red Line, and minutes from Harvard Square and Porter Square's dense retail, dining, and cultural amenities. 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.

PROCESS & PRICING

The Quad at Doble 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 portfolio, Cushman & Wakefield will schedule a "Call for Offers".

Investors are invited to submit bids on the full portfolio, sub-portfolios and individual properties.

For more information on the portfolio and to sign the confidentiality agreement, please visit:
multifamily.cushwake.com/TMS/Listings/Doble

OFFERING SUMMARY

BUILDING BREAKDOWN

<table>
<tr><th>#</th><th>Street</th><th>Building Name</th><th>Building Use</th><th>Year Built</th><th>Land Area (SF) **/†</th><th>Gross SF*</th><th>Livable SF*</th><th># of Dorm Rooms</th><th># of Occupants</th><th># of Classrooms</th><th># of Offices</th></tr>
<tr><td>0</td><td>Mellen Street</td><td>N/A</td><td>Pathway</td><td>N/A</td><td>8,833</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>26</td><td>Mellen Street</td><td>N/A</td><td>Parking Lot</td><td>N/A</td><td>12,769</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>33</td><td>Everett Street</td><td>White Hall</td><td>Dorms/Cafeteria</td><td>1957***</td><td>14,347</td><td>43,112</td><td>26,570</td><td>69</td><td>120</td><td>0</td><td>0</td></tr>
<tr><td>30</td><td>Mellen Street</td><td>Doble Hall</td><td>Dorms/Offices/Class-rooms/Fitness Center</td><td>1971</td><td rowspan="4">33,732</td><td>36,023</td><td>21,707</td><td>25</td><td>40</td><td>6</td><td>24</td></tr>
<tr><td>34</td><td>Mellen Street</td><td>Wolfard Hall</td><td>Dorms/Offices/Class-rooms/Theater/Gallery</td><td>1971</td><td rowspan="3">61,097</td><td rowspan="3">34,325</td><td rowspan="3">64</td><td rowspan="3">119</td><td>4</td><td>1</td></tr>
<tr><td>36</td><td>Mellen Street</td><td>MacKenzie Hall</td><td>Dorms/Cafeteria/ Student Center</td><td>1971</td><td>0</td><td>0</td></tr>
<tr><td>38</td><td>Mellen Street</td><td>Malloch Hall</td><td>Dorms/Offices</td><td>1971</td><td>0</td><td>8</td></tr>
<tr><td>Total</td><td></td><td></td><td></td><td></td><td>69,681</td><td>140,232</td><td>82,602</td><td>158</td><td>279</td><td>10</td><td>33</td></tr>
</table>

*Livable & Gross SF per the Cambridge Assessor's database.
**30 Mellen Street and 34-38 Mellen Street are located on a single parcel, addressed as 47 Oxford Street, totaling 33,732 SF of land.
***City of Cambridge records indicate 33 Everett St was built in 1900 but owner records indicate 1957. † Land area based on 2025 draft ALTA surveys, which are available in the C&W document center

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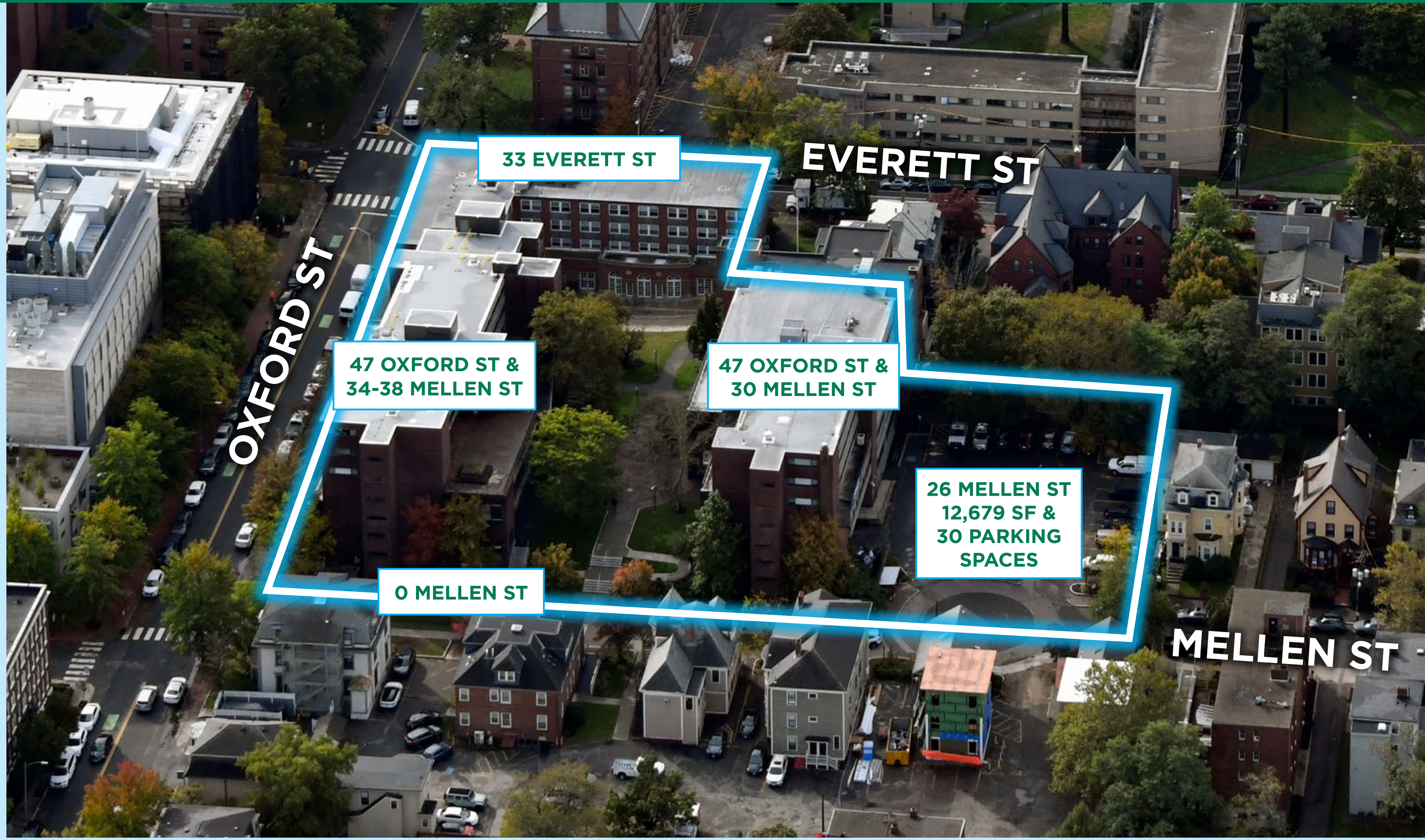


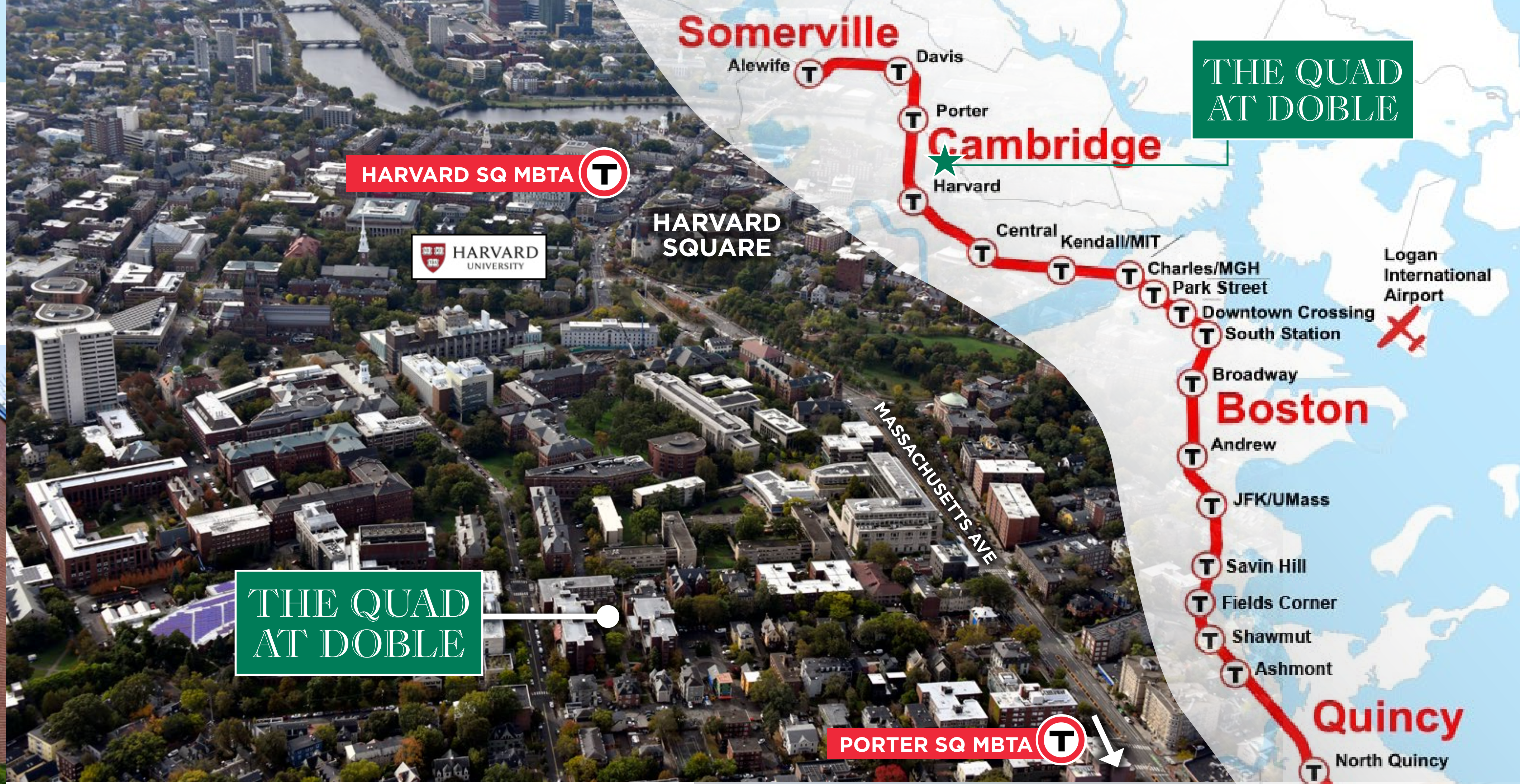
INVESTMENT HIGHLIGHTS

MULTIPLE PATHS TO VALUE

The Quad at Doble is a truly unique opportunity, with over 140,232 SF of existing structures on four generously sized parcels, the portfolio is a blank canvas for investors, developers and users. Zoned C-2A, the portfolio presents a multitude of opportunities to create value, including the reuse or repositioning of the existing assets for educational use, conversion to new use(s) or the opportunity for new ground up construction in a true world class location.

URBAN CAMPUS OPPORTUNITY

The Quad at Doble consists of three buildings, one parking lot and a walking path. 33 Everett Street is currently configured as a 69 room 120 bed dormitory with shared bathrooms. The portfolio also features a fully operational kitchen and cafeteria that seats 240. 30 Mellen Street is configured as a 25 room, 40 bed dormitory with a fitness center and classrooms. 34, 36, & 38 Mellen contains three academic halls with 64 rooms, 119 beds, a cafeteria, auditorium and classrooms. The portfolio presents an unprecedented opportunity for an educational use in an extremely high barrier to entry urban market.



TRANSIT ORIENTED

The Quad at Doble is strategically located between Harvard Square and Porter Square, providing ideal access to the MBTA Red Line at Harvard and Porter Stations, numerous MBTA bus routes, as well as the Commuter Rail on the Fitchburg Line located at Porter Station. The portfolio is approximately half a mile to Porter Station, half a mile from Harvard Station, and steps away from a MBTA bus route, giving riders easy access throughout Cambridge and the city of Boston.

INVESTMENT HIGHLIGHTS

EXCELLENT EMPLOYMENT ACCESS

Cambridge is home to some of the Commonwealth's most prominent employers including Takeda Pharmaceuticals, Google, Biogen and Hubspot. There are 11 hospitals (including Boston) and numerous universities and world-renowned research institutions employing thousands of individuals in the area. Many of these employment opportunities are within walking distance of the Quad at Doble with others 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.

94 WALKER'S PARADISE

72 EXCELLENT TRANSIT

99 BIKER'S PARADISE

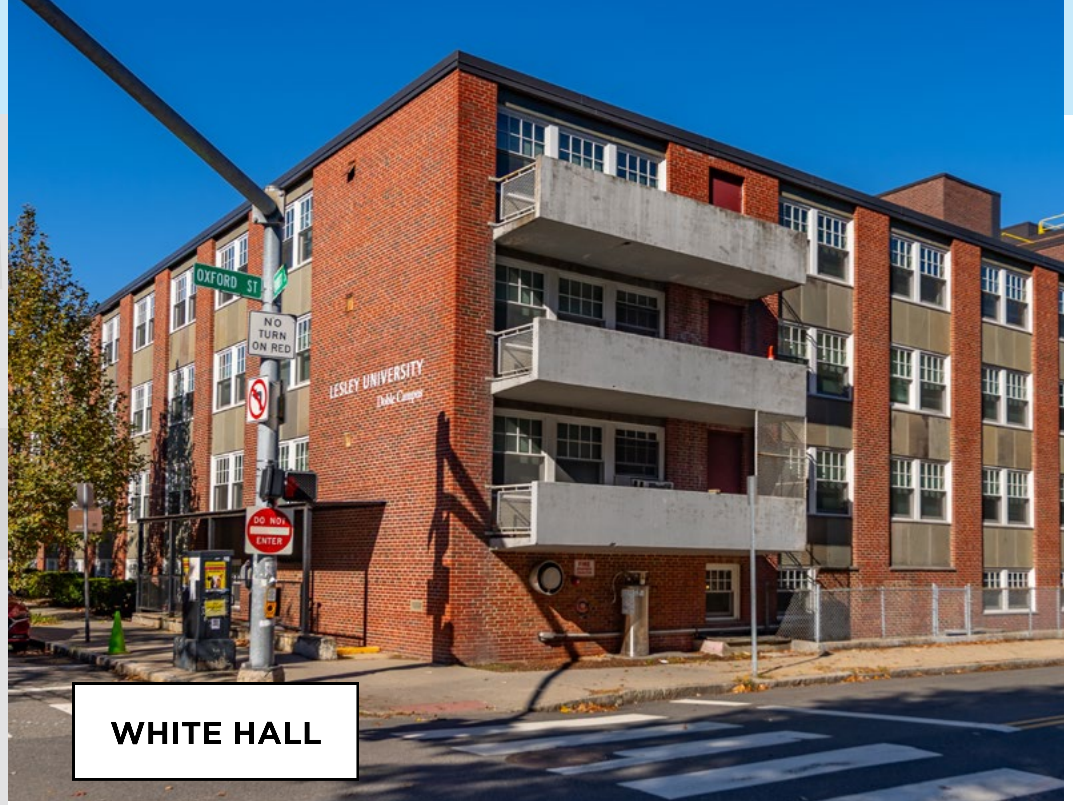
The Quad at Doble is located approximately one-half mile in either direction from the MBTA train stations in Harvard Square (Red Line) and Porter Square (Red Line & Commuter Rail).

AMENITY RICH NEIGHBORHOOD

There is no shortage of retail and dining options surrounding the Quad at Doble. Located between Harvard and Porter Squares, the portfolio has unmatched access to top culinary destinations, major national retailers and local boutiques and shops. With a "Walker's Paradise", 93 Walk Score, the portfolio provides residents with unmatched, walkable amenities.

PRIME LOCATION

Rich in history and culture, Cambridge is a vibrant city (pop. 119,000) that is a global innovation hub and center of higher education. Located across the Charles River from Boston and well-served by Logan International Airport, Cambridge is an economic engine for the Northeast region. The city attracts visitors and students from all over the world, and its residents are highly educated and diverse. The City of Cambridge's AAA bond rating and $750 million annual operating budget give it the ability to offer excellent municipal services and to invest in infrastructure improvements. The Quad at Doble presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.


WHITE HALL


DOBLE HALL


MALLOCH HALL


MACKENZIE HALL


WELCOME

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