

10-12 GREENWAY COURT



EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire **10-12 Greenway Court**, a boutique 14-unit 100% market rate apartment building located in the heart of Brookline, Massachusetts. The property is situated on a quiet side street in the coveted Coolidge Corner neighborhood of Brookline, an affluent highly sought-after town bordering Boston to the west that boasts one of the best school systems in the country. The property is located 1 block from the MBTA Green Line Station and the location offers residents immediate access to the area's major employers, academic institutions, shops, dining and entertainment destinations.

The 1920's-built building features charming common area spaces, attractively landscaped grounds, 14+ on-site parking spaces, eleven (11) 4-bedroom units, three (3) 3-bedroom units and one (1) unit that is operated as a short-term rental via Airbnb. All the apartment units offer large floor plans with oversized bedrooms, high ceilings, hardwood floors, large closets, and abundant natural light. Two of the 3-bedroom units were added (newly constructed) to the garden level in 2015. These units offer 1 ½ baths, plentiful closet space (including walk-in closets in each bedroom), built-in cabinetry, full height windows, quartz counter-tops and a GE stainless steel appliance package. There is a distinct opportunity to upgrade the 4-bedroom unit interiors, including kitchens, bathrooms, flooring, lighting and appliances, as well as replacing the current kitchen pantry with a second bathroom. With these upgrades, the buyer would elevate the competitive profile of the asset in the market and these renovated luxury units would command significantly higher rents.

10-12 Greenway Court 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/TMS/Listings/GreenwayCourt



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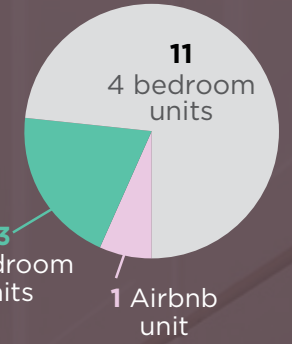
BUILDINGS

20,347 net rentable area

14

APARTMENT UNITS

plus 1 Airbnb unit



14+

PARKING SPACES



ON-SITE LAUNDRY
& INDOOR BIKE RACK

100%

MARKET RATE



TRANSIT ORIENTED - 1
BLOCK TO GREEN LINE "T"

INVESTMENT HIGHLIGHTS



IDEAL COOLIDGE CORNER (BROOKLINE) LOCATION

10-12 Greenway Court is a rare opportunity to acquire a boutique 14-unit residential apartment building in the heart of Brookline, in the Coolidge Corner neighborhood. The property is located steps from public transit and innumerable amenities, including local shops, cafes and a vibrant array of upscale and casual restaurants located in this sought-after Brookline neighborhood.

100% MARKET-RATE WITH BELOW MARKET RENTS

The 100% leased building has in-place rents that are significantly below market. As a 100% market-rate building, the new owner will have the opportunity to increase rents and cash flow through a variety of value-add operational and capital investment strategies.

EXCEPTIONAL TRANSIT ORIENTED LOCATION

The building is located a short walk from the MBTA Green Line (Coolidge Corner station) and a variety of bus routes (66, 65, 57, 57A). These public transit options provide residents with easy commuter access to major white-collar employers and universities/colleges in downtown Boston, Longwood Medical Area (LMA), the Fenway area, and the Back Bay. The location offers exceptional accessibility and convenience -



Walk Score:

97 out of 100
"Walker's Paradise"



Bike Score:

97 out of 100
"Biker's Paradise"



Transit Score:

72 out of 100
"Excellent Transit"

TREMENDOUS VALUE-ADD POTENTIAL

While the property has been well kept and has maintained 100% occupancy historically (with a waiting list for units), there is tremendous value-add potential through unit upgrades, reconfigurations and common area updates that will position the property to command higher rents.

DYNAMIC MULTIFAMILY FUNDAMENTALS

With limited supply, virtually no vacancy and pent-up demand, the Coolidge Corner housing market is projected to experience continued rent growth.

TENANCY DRIVEN BY MEDICAL & EDUCATION FIELDS

Coolidge Corner is a haven for young professionals, especially those in the education and medical fields. Jobs in these industries are some of the most resilient and best paying in the region. The tenancy at the Property is driven by these thriving industries and the exceptionally strong underlying demographics ensures that residents, current and future, will be able to absorb future rent increases.

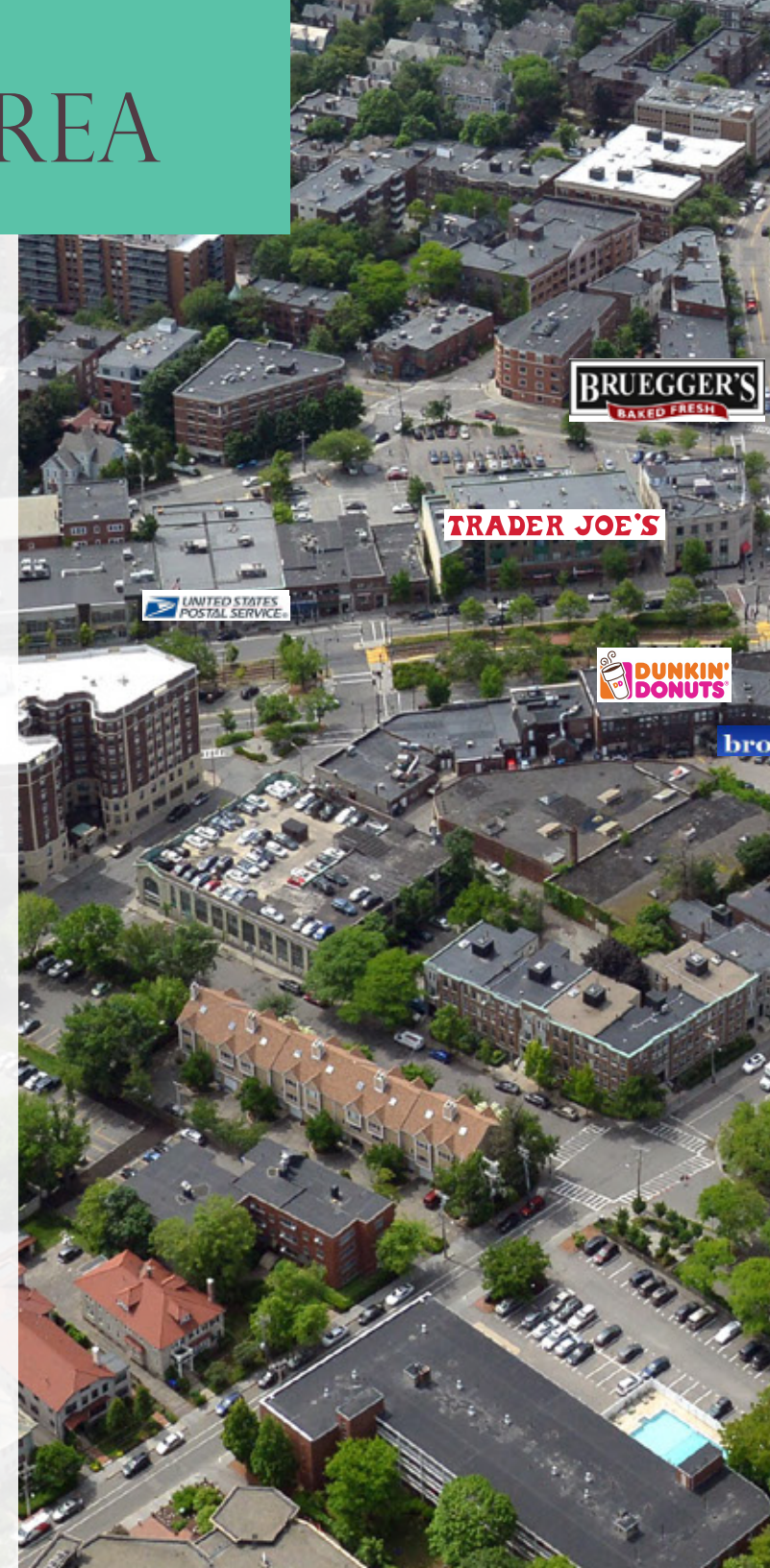
THE LONGWOOD CONNECTION

10-12 Greenway Court is located 1.0 mile, or a 20-minute walk, from the Longwood Medical Area, home to some of the nation's largest and most prestigious hospitals and institutions. The Boston Children's Hospital, Dana Farber Cancer Institute, Brigham & Women's Hospital, and The Harvard Medical School are all located in the LMA and employ more than 37,000 doctors, nurses, and researchers. Additionally, 14,000 medical students call the LMA home.



LONGWOOD MEDICAL AREA

10-12 Greenway is centrally located among some of the best medical, educational, and innovative institutions in the world. Within walking distance, the **Longwood Medical and Academic Area (LMA)** is the country's top life science cluster and home to **Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital, Dana-Farber Cancer Institute, Joslin Diabetes Center, and Children's Hospital Boston**. The 215-acre Longwood Medical Area is comprised of more than 15 million square feet of office, medical office and lab space. Notable academic and research institutions including **Boston University, Boston College, MIT, Northeastern University, and Harvard University** are all close to 10-12 Greenway Court.



COMMUTE TIMES



Boston University 5 minute walk



Longwood Medical Area 20 minute walk



Back Bay 15 minutes by Green Line "T" to Copley Station



Downtown Boston 25 minutes by Green Line "T" to Park Street Station

Coolidge Corner Station



Brookline booksmith



Citizens Bank



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**CUSHMAN &
WAKEFIELD**

MULTIFAMILY ADVISORY GROUP

LEAD/CHRISTOPHER SOWER

Executive Managing Director
(617) 816-5257
Chris.Sower@cushwake.com

BRUCE LUSA

Senior Director
(617) 448-6308
Bruce.Lusa@cushwake.com

JONATHAN BRYANT

Senior Director
(508) 505-0832
Jonathan.Bryant@cushwake.com

JOHN FLAHERTY

Director
(617) 997-1557
John.Flaherty@cushwake.com

KEVIN JONES

Financial Analyst
(508) 314-4452
Kevin.Jones1@cushwake.com



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