

# 100 PARK PLACE

PAWTUCKET | RHODE ISLAND



42-UNIT VALUE-ADD APARTMENT COMMUNITY  
LOCATED IN PAWTUCKET, RHODE ISLAND



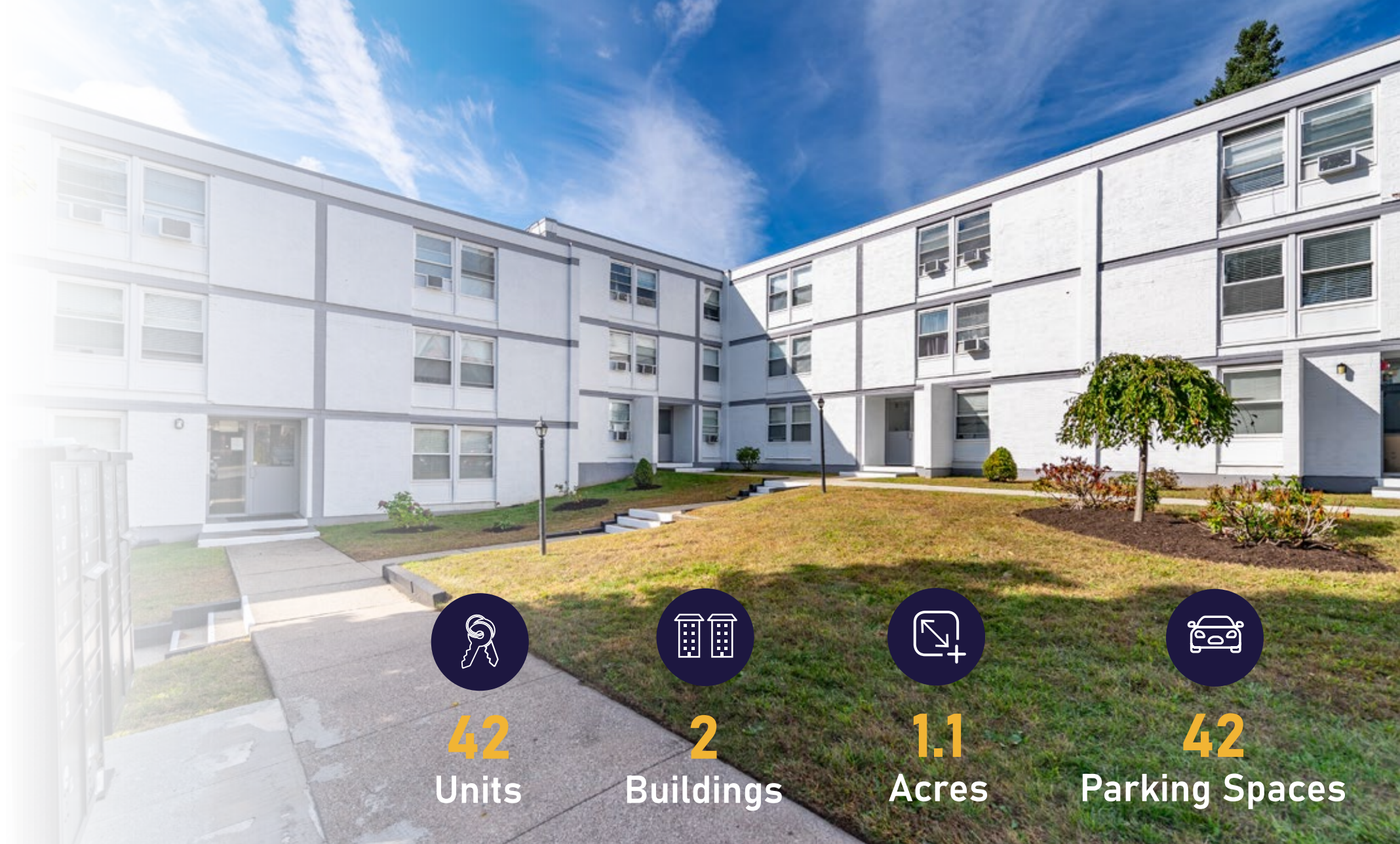
# THE OFFERING

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire **100 Park Place**, a 42-unit value-add apartment community located in Pawtucket, Rhode Island. The property is comprised of two (2) three-story buildings on 1.1 acres of land and boasts an attractive unit mix of seven (7) one-bedroom units and thirty-five (35) two-bedroom units.

Proximate to Providence, Pawtucket is an emerging market known for its rich industrial history and revitalized downtown area.

100 Park Place is ideally located near the Pawtucket MBTA train station, which opened in 2023 as part of the MBTA's effort to improve regional transportation and expand services in Rhode Island. It serves the MBTA's commuter rail service, providing easy connections to Providence and beyond, making it a key asset for those traveling for work or leisure.

100 Park Place represents a compelling investment opportunity in a growing market. With strategic renovations and management improvements, investors can capitalize on the increasing demand for quality rental housing in a highly desirable submarket.



## PROCESS & PRICING

100 Park Place 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, C&W will schedule a "Call for Offers".





# INVESTMENT HIGHLIGHTS

Pawtucket/Central Falls MBTA Station  
10 minute walk from 100 Park Place



### Value-Add Potential

100 Park Place presents significant upside through strategic renovations, including modernizing units, enhancing common areas, and implementing energy-efficient upgrades to increase rental income and property value. To date, ownership has renovated 50% (21/42 units) and is experiencing rental increases in the \$200 - \$500 / month range.



### Proximity to Major Educational & Medical Institutions

Residents of 100 Park Place benefit from easy access to several of Rhode Island's most prominent educational and medical institutions. The property is ideal for students of Brown University, Rhode Island School of Design, and Johnson & Wales University. Hasbro Children's Hospital, Rhode Island Hospital, and Miriam Hospital are all located in nearby Providence.

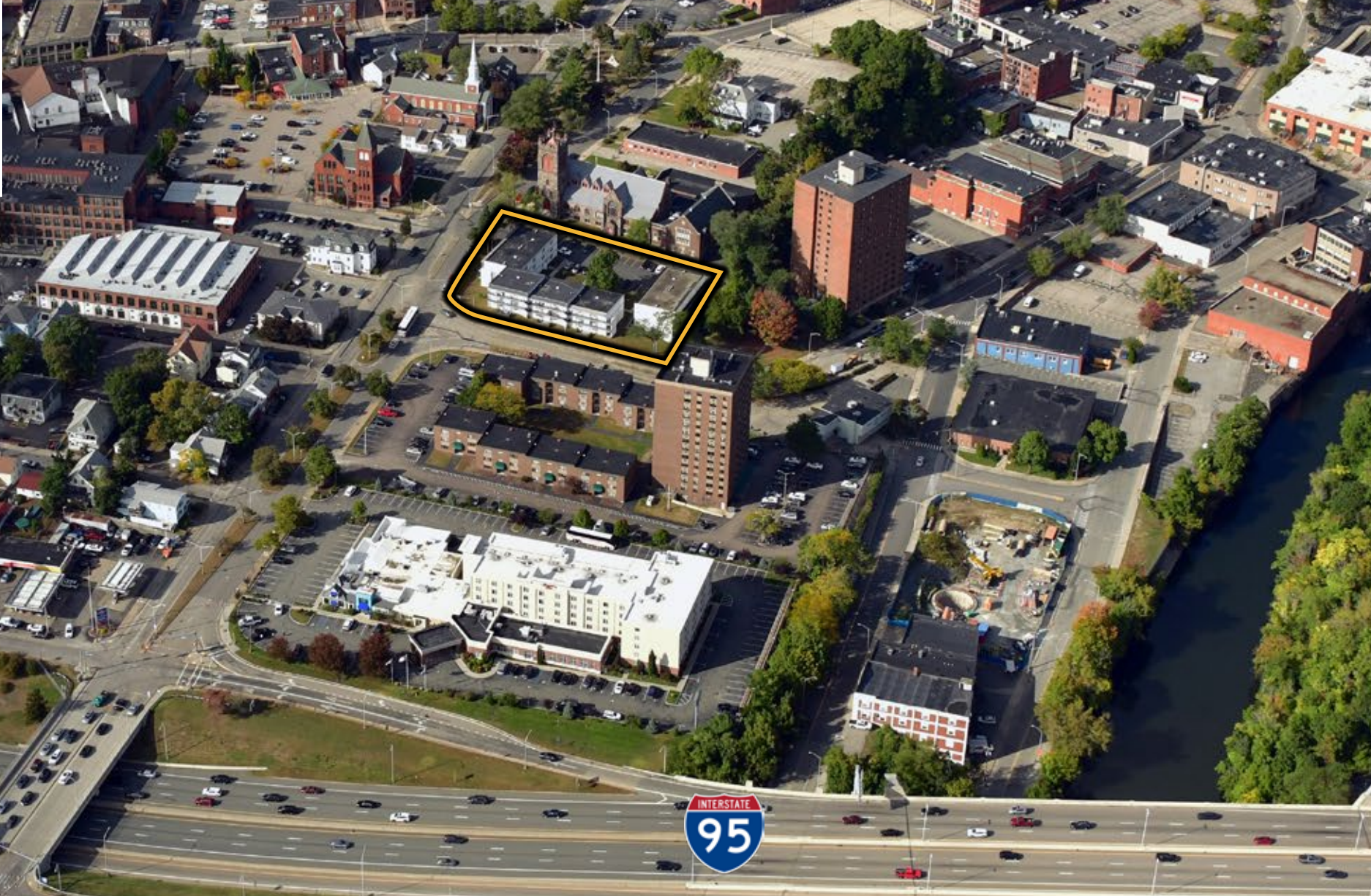


### Central Location

100 Park Place is centrally located in a vibrant, walkable area near the Blackstone River. The property is surrounded by key amenities, including restaurants, shops, and parks. It offers easy access to public transportation with bus routes and the Pawtucket-Central Falls Transit Hub less than half a mile away.



Opened in 2023, the Pawtucket/Central Falls station is a modern transit hub that enhances accessibility for residents and commuters in the area, allowing for a convenient commute to Providence or Boston. The location is ideal for those looking for affordable housing close to urban conveniences, while still enjoying a quieter, more suburban feel within the city.





# PROPERTY SUMMARY

100 Park Place, Pawtucket, RI 02860



Units: 42 Units  
Gross SF: 44,586  
Net SF: 35,525  
Year Built: 1970  
Parking: 42 Spaces  
Lot Size: 1.1 acres

| Unit Mix:    |            |            |
|--------------|------------|------------|
| Beds         | # of Units | Avg. SF    |
| 1 Bed        | 7          | 575        |
| 2 Bed        | 35         | 900        |
| <b>Total</b> | <b>42</b>  | <b>846</b> |

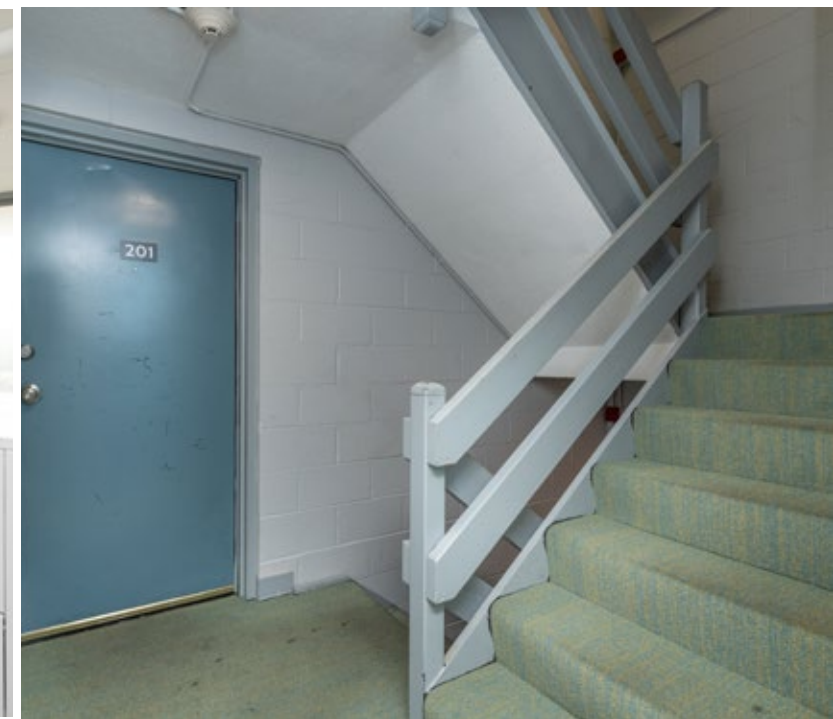






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