



EB²

CHELSEA - LIVERPOOL
EAST BOSTON, MA

63 UNIT | NEW CONSTRUCTION | APARTMENT PORTFOLIO



CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire the EB2 Portfolio, a collection of two newly constructed, luxury apartment buildings completed in Q1 2022, located in East Boston, Massachusetts. The two assets, 319 & Park (319-327 Chelsea Street) and ONE52 (152 Liverpool Street) consist of sixty-one (61) residential apartments, two (2) ground floor commercial suites, and 51 garage parking spaces. The assets offer unique one, two, and three-bedroom apartment homes, featuring oversized open floor plans, in-unit laundry, 9'+ ceilings, condominium quality finishes, private garage parking and ample private outdoor space.

The portfolio offering provides investors the rare opportunity to infiltrate a high barrier to entry residential market with immediate critical mass. Located just minutes from the heart of downtown Boston, these class "A" assets provide residents transit-oriented, amenity-rich neighborhood living with immediate access to employment hubs in downtown Boston, Cambridge, and the surrounding communities.

The East Boston residential market has emerged from the COVID-19 pandemic stronger than ever. As a result, average market rents have already surpassed all-time highs set during the first half of 2020 and vacancy rates are hovering at record lows. With tens of millions of square feet of commercial development in various stages of planning within Boston City limits, East Boston is poised to continue to attract highly educated and well-paid residents, in search quality rental housing in an extremely supply constrained market.

PRICING & PROCESS

The EB2 Portfolio is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. 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: <https://multifamily.cushwake.com/Listings/EB2>



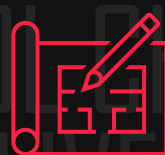
97/100
WALK SCORE



63
UNITS



51
PARKING
SPACES



NEW
construction



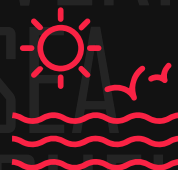
Steps to Boston Logan
International Airport



Plethora of Transit Options



Rapid access to Downtown
Boston in under 5 minute



Ideal live, work,
play location

SEAPORT

amazon.com Reebok Lilly GE
ALEXION ptc pwc VERTEX

DOWNTOWN BOSTON

STATE STREET **Fidelity** wayfair
Putnam Liberty Mutual Mass General Brigham
Dana-Farber John Hancock

KENDALL SQ / CAMBRIDGE

MIT HARVARD UNIVERSITY Biogen f
Akamai SANOFI HubSpot moderna



HYM Investment Group has won approvals from the BPDA (Boston Planning & Development Agency) to transform Suffolk Downs, a former 109-acre horse racing track, to a dynamic, urban mixed-use district. When complete, Suffolk Downs will reshape the landscape of East Boston and Revere with a vibrant mix of residential, retail, civic, hotel, office, and laboratory space. In March 2022, HYM broke ground on their first development, a 280,000 SF life science and biomanufacturing facility and construction is scheduled to begin in Q2 2022 on their second project, a 470-unit apartment building.

16MM+ GSF of Total Development

5.2M GSF
of Life Science
& Office Space



10,000+
Apartments &
Condominiums

500K GSF
of Retail



400K GSF
of Hotel/
Hospitality space

40 ACRES



of Parks & Open Space



All less than 7 minutes from each
MBTA station highlighted above

INVESTMENT HIGHLIGHTS

319 | & PARK

Luxury New Construction Product

The portfolio offers luxurious living with modern designs and market leading amenities that are rarely found within boutique sized buildings. The assets offer unique one, two, and three-bedroom homes with oversized open floor plans, condominium quality finishes, in-unit laundry, 9'+ ceilings, and garage parking.

Exceptional Lease Up

Since delivering in Q1 2022, the assets have received tremendous interest from the market, validated by an overwhelmingly strong and rapid lease-up. After welcoming initial tenants in March 2022, 319 & Park is currently 84% leased and 75% occupied and ONE52 is currently 90% pre-leased with an anticipated occupancy of June 1st, 2022.

Unparalleled Transit Access

The EB2 portfolio provides residents unmatched transit accessibility (bus, train, car, and bike), walkability and convenience. Rapid transit (MBTA – Blue Line) is available less than 0.3 mile from each property via both Maverick and Airport Station. Each of these Stations provide immediate access to downtown Boston's technology, life science, and financial service hubs, in less 5 minutes. Furthermore, the properties boast a 97/100 walk score as well as immediate access to Boston Logan International Airport.

Amenities Abound

East Boston features a unique mix of quality restaurants, arts and cultural amenities, outdoor activities, convenient transportation access and breathtaking water and skyline views of Boston – all this at a steep discount to other core Boston neighborhoods. These factors make East Boston one of the most desired, “live, work, play” neighborhoods in the Greater Boston area.

EB2

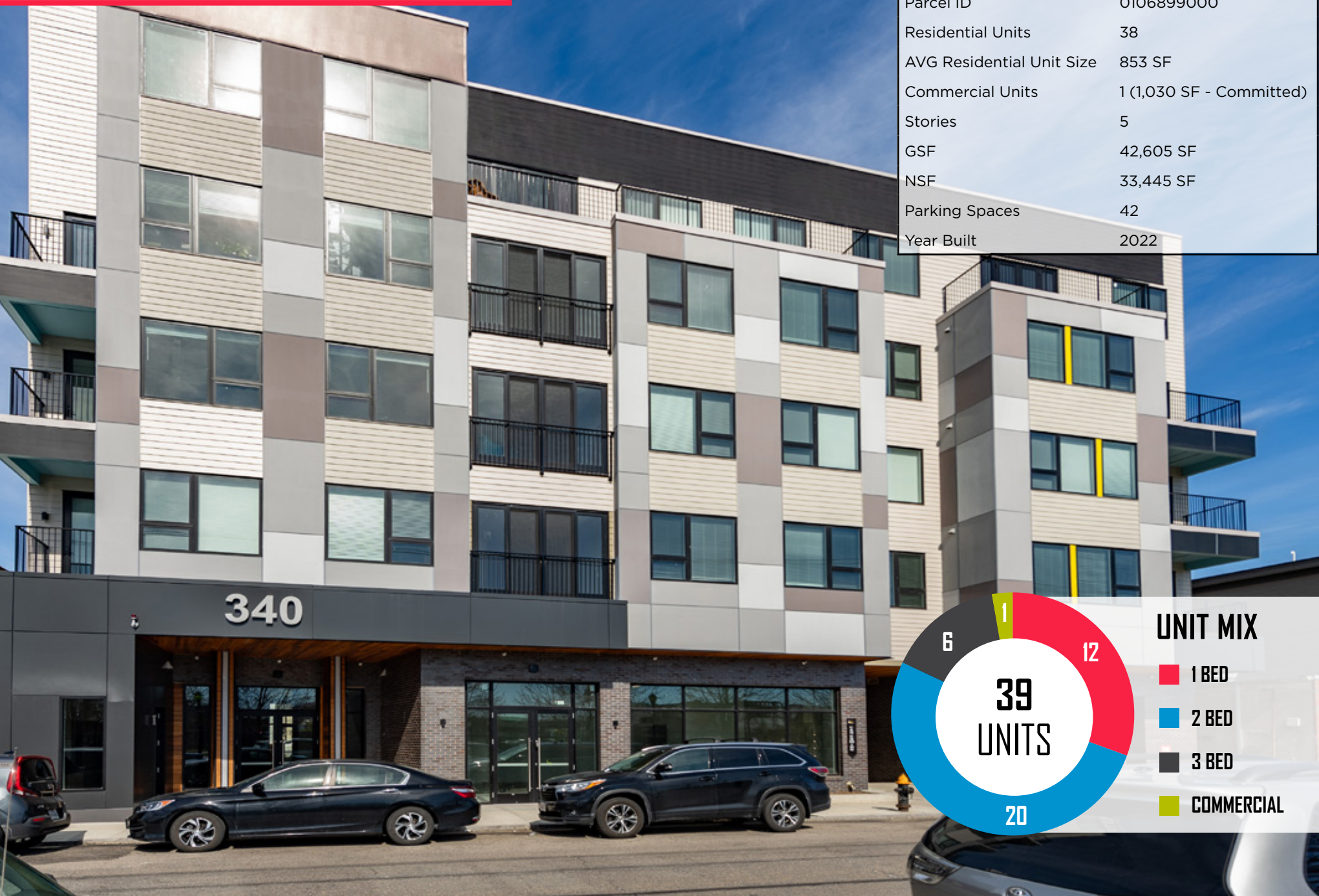
CHELSEA - LIVERPOOL

Significant Neighborhood Development

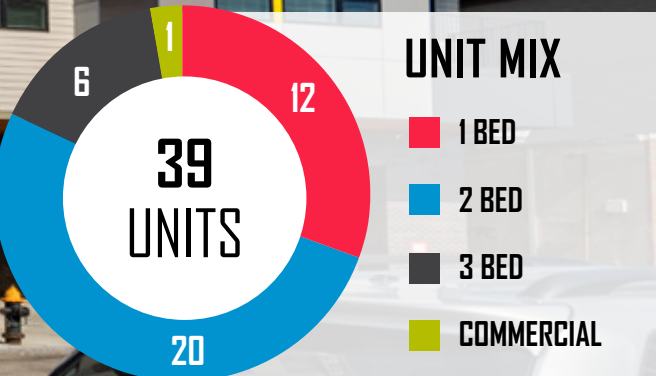
Strategically located in one of the most rapidly evolving neighborhoods in the Greater Boston area, the properties are surrounded by multiple on-going and upcoming transformative developments. Most notably, the master planned redevelopment of Suffolk Downs, which will bring over 10,000,000 square feet of retail, residential, office, lab, and hotel space to the already burgeoning neighborhood.



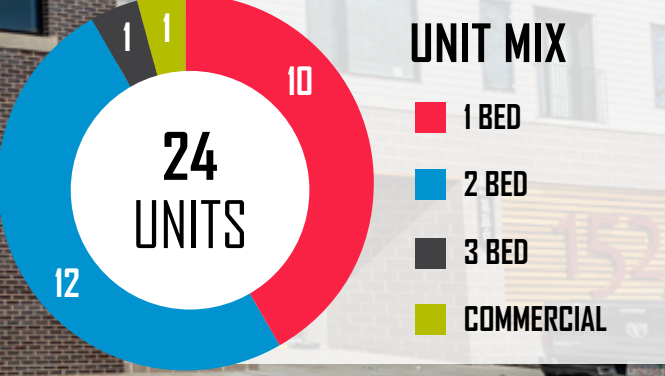
PROPERTY OVERVIEW



319 & PARK	
Address	319-327 Chelsea Street East Boston, MA 02128
Parcel ID	0106899000
Residential Units	38
AVG Residential Unit Size	853 SF
Commercial Units	1 (1,030 SF - Committed)
Stories	5
GSF	42,605 SF
NSF	33,445 SF
Parking Spaces	42
Year Built	2022



ONE52	
Address	152 Liverpool Street East Boston, MA 02128
Parcel ID	0105421000
Residential Units	23
AVG Residential Unit Size	770 SF
Commercial Units	1 (1,185 SF - Available)
Stories	5
GSF	23,010 SF
NSF	18,905 SF
Parking Spaces	9
Year Built	2022



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