

SILVERBRICK
LOFTS



SILVERBRICK
SQUARE



SilverBrick Portfolio

394 Units (380 Residential & 14 Commercial Units) **Springfield, MA**



CUSHMAN &
WAKEFIELD

Executive Summary

Cushman & Wakefield's Multifamily Advisory Group is pleased to present for sale the Silverbrick Portfolio (Silverbrick Square & Silverbrick Lofts), a unique opportunity to acquire a five-building portfolio located in Springfield, Massachusetts. The Silverbrick Portfolio features 380 recently renovated units and 14 retail units in the heart of downtown Springfield.

The portfolio is conveniently located in downtown Springfield, the economic center of Western Massachusetts. These luxury buildings feature recently renovated units with architectural details such as exposed bricks, reclaimed wood beams, arched windows, and high ceilings. Residents benefit from a substantial employment base as some of the region's largest corporate headquarters are located in Springfield, including MassMutual, one of the largest fortune 500 companies in the Commonwealth. The portfolio is short walk from dining, shopping, museums, & transportation and is adjacent to the MGM Springfield Casino, boasting the largest gaming floor in Massachusetts. Visitors from all over New England are also drawn to the area to experience Six Flags New England and The Big E (the Eastern States Exposition). These local attractions create a strong employment base and generate substantial tourism leading to the growth of Springfield and surrounding towns.

The Silverbrick Portfolio 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".

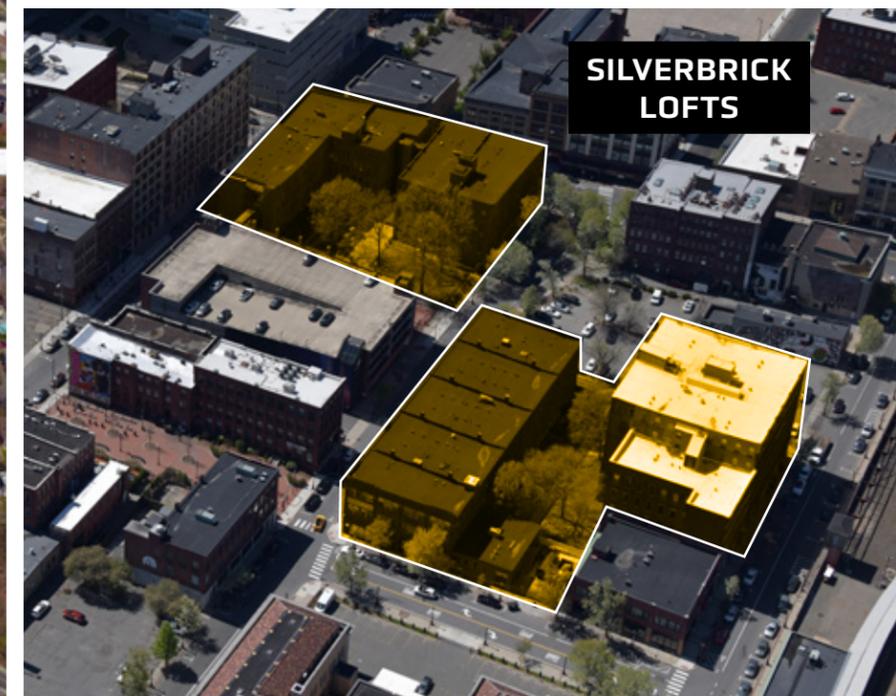
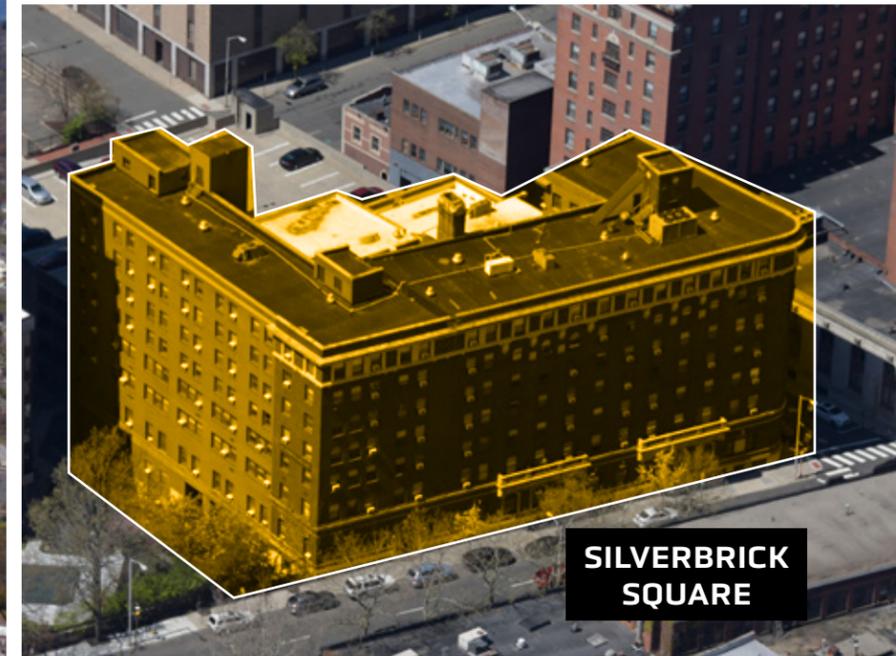
For more information on the properties and to sign the Confidentiality Agreement, please visit: multifamily.cushwake.com/listings/Springfield



**SPRINGFIELD, MA
SNAPSHOTS**

 Population
155,929
(per 2020 Census)

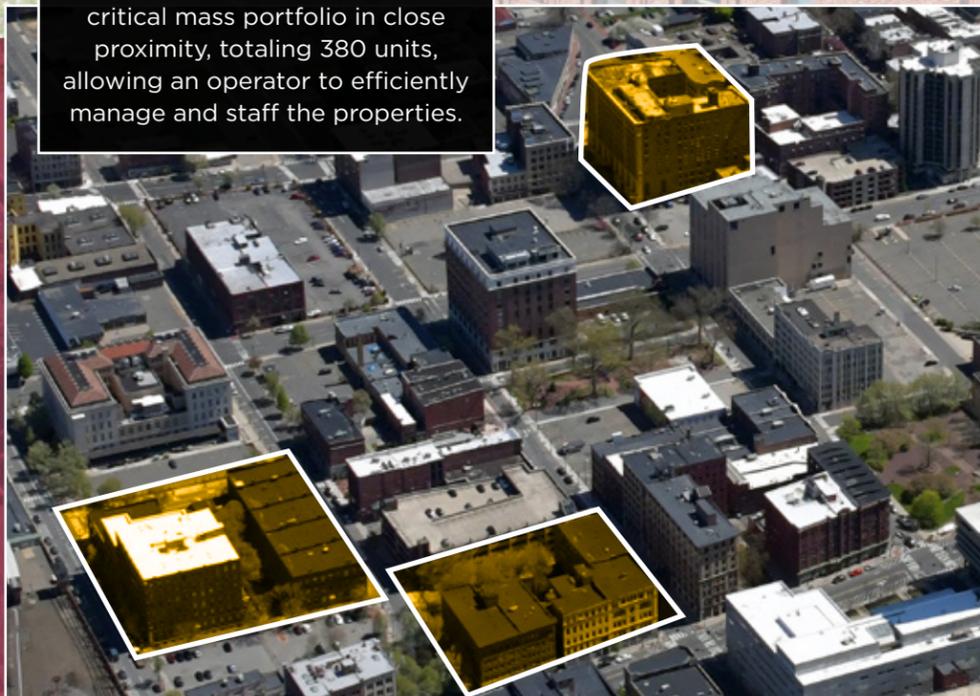
 **3rd**
Largest city in
Massachusetts



Investment Highlights

Critical Mass Portfolio

The Portfolio offers a significant critical mass portfolio in close proximity, totaling 380 units, allowing an operator to efficiently manage and staff the properties.



Employment Drivers

Pioneer Valley in Western Massachusetts is the largest concentration of retail, manufacturing, entertainment, banking, legal and medical groups in the area. Springfield and surrounding towns are home to some of the largest employers in the state including MassMutual, Smith & Weston, Merriam Webster, the American Hockey League, Baystate Health, Big Y, Breck Shampoo, Hampden Bank, and Health New England. Residents of Springfield greatly benefit from the jobs created by these local employers.

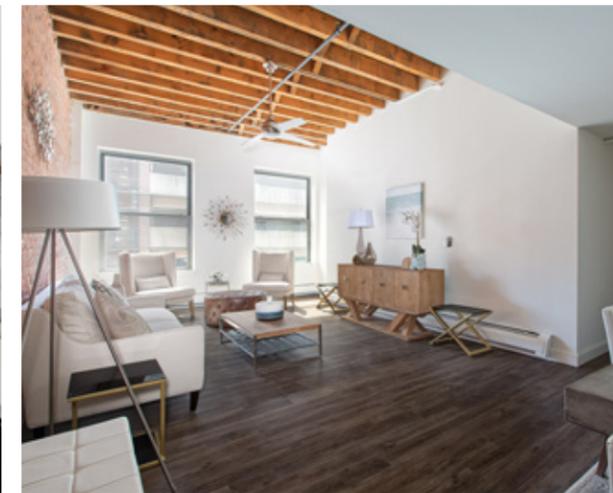


Metro Center Springfield



Average Commute Time – 23.3 min.

Recently Renovated Buildings



Current ownership has invested significant capital into the properties and have greatly improved the interiors and exteriors of the buildings as well as the mechanical systems. Silverbrick Square has a variety of new amenities including a private courtyard, resident's lounge, and fitness center. At Silverbrick Lofts, there is a clubhouse with free Wi-Fi, a 24 hour fitness center and outdoor space with BBQs. The units feature architectural details such as exposed brick, reclaimed wood beams, arched windows, and high ceilings.

Local Amenities & Proximity to New MGM Casino

The properties are in walking distance to the new MGM Casino (0.2 miles). The \$960 million casino and entertainment venue totaling 759,157 square-feet includes a 151,861 square-foot 25-story 250-room hotel to go along with a 126,262 square-foot gaming floor with 2,550 slot machines, 120 gaming tables.

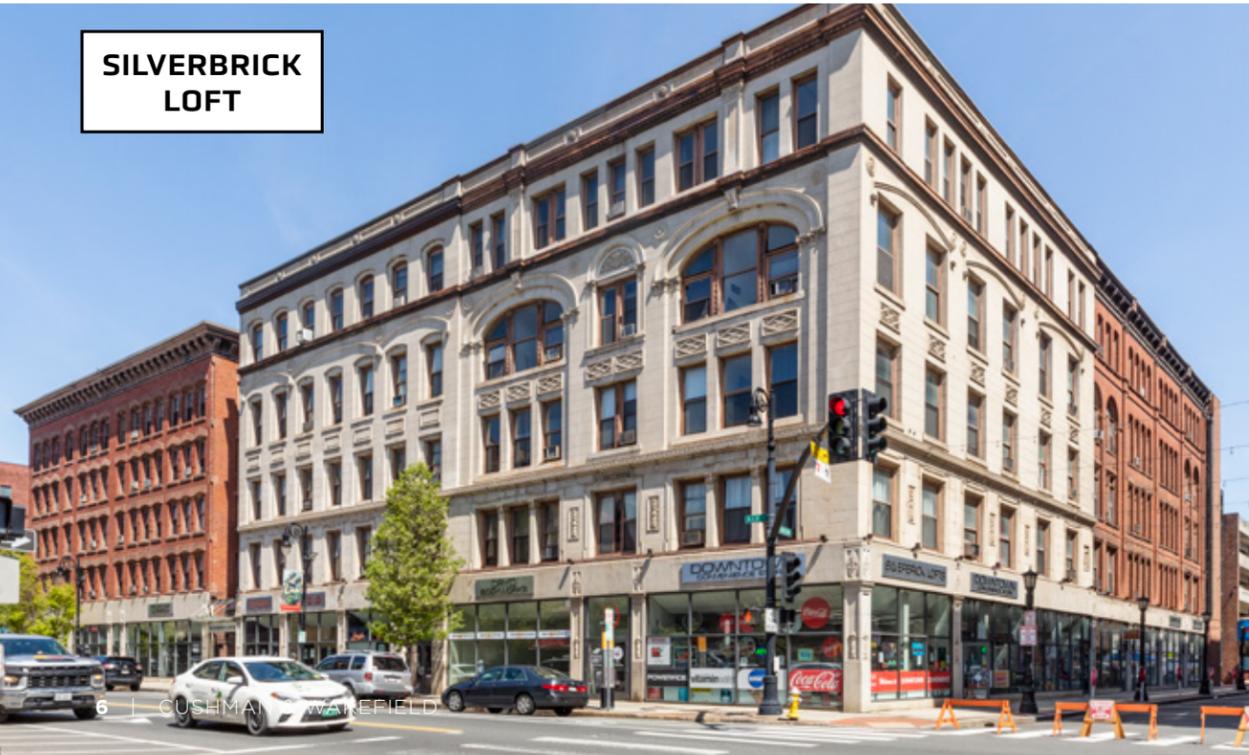
Other nearby attractions include - Mount Tom State Reservation, Springfield Museums, Naismith Memorial Basketball Hall of Fame, Dr. Suess National Memorial Sculpture Garden



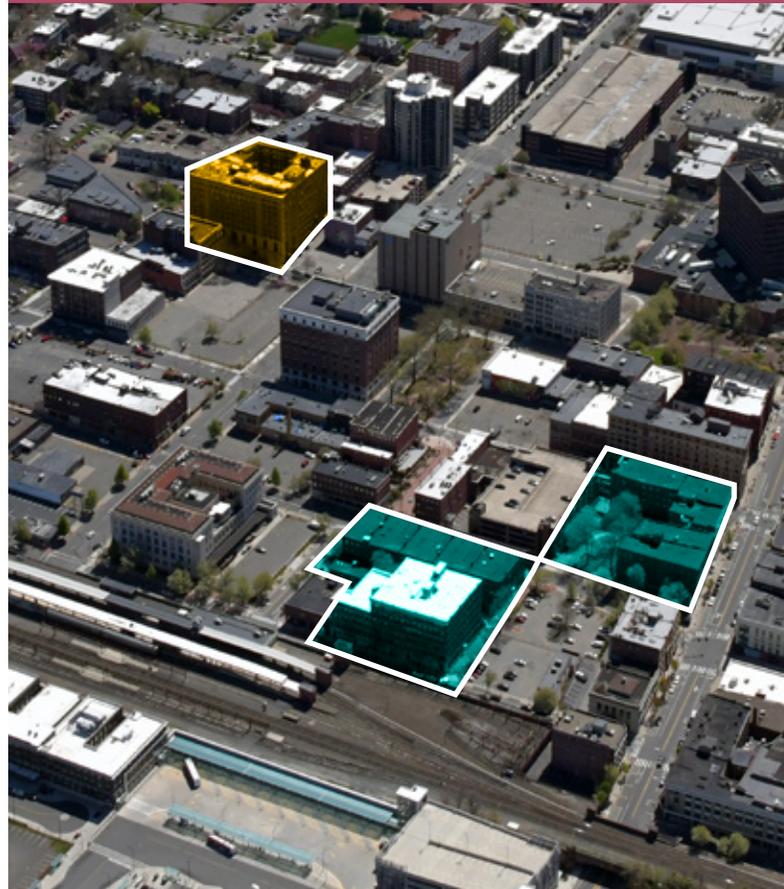
SILVERBRICK SQUARE



SILVERBRICK LOFT



SilverBrick Portfolio



SilverBrick Lofts	15 Taylor Street, Springfield MA 01103
Buildings:	4
Units:	266
Avg Unit Size:	775 SF
Commercial:	15,756 SF
Built / Renovated:	1890 / 2015-2019
Parking:	200 parking spaces (Through an agreement with Springfield Parking Authority)
Amenities:	Package Service, Elevator, Fitness Center, Security System, Laundry Facilities, Lounge / Club Room

SilverBrick Square	122 Chestnut St, Springfield MA 01103
Buildings:	1
Units:	114
Avg Unit Size:	829 SF
Built / Renovated:	1915/ 2018-2020
Parking:	102 Covered Parking Spaces
Amenities:	Package Service, Elevator, Fitness Center, Security System, Laundry Facilities, Lounge / Club Room

Silverbrick Lofts – Residential

Unit Type	# of Units	Avg SF
Studio	13	476
1 Bed / 1 Bath	181	754
1 Bed / 1.5 Bath	32	874
2 Bed / 1 Bath	37	875
2 Bed / 1.5 Bath	2	1,005
3 Bed 1 Bath	1	1,150
Total/Average	266	775

Silverbrick Lofts – Commercial

Unit Type	# of Units	Avg SF
Commercial	14	15,756

Silverbrick Square – Residential

Unit Type	# of Units	Avg SF
Studio	18	457
1 Bed / 1 Bath	40	722
2 Bed / 1 Bath	51	1,004
2 Bed / 1.5 Bath	2	1,345
2 Bed / 2 Bath	2	1,040
3 Bed / 1.5 Bath	1	1,400
Total/Average	114	829

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