

Brighton Village

68 Unit Generational Asset - Boston, Massachusetts



Cambridge



Downtown Boston



Longwood Medical Area

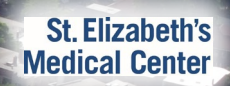
BOSTON UNIVERSITY

Brookline

Allston

Premier Location

Washington Street MBTA



All located within 1 mile of the asset

Executive Summary

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire Brighton Village, a 68-unit apartment building located in Brighton, Massachusetts. The property, built in 1920, is situated on a quiet side street just steps (less than 0.1 mile) from the MBTA Green Line (Sutherland Road). The building features a mix of studio, one- and two-bedroom units as well as 20 surface parking spaces in the rear of the property.

The property is strategically located near many neighborhood amenities including Whole Foods, Star Market, and TJ Maxx and its proximity to the MBTA Green Line and multiple bus routes provides tenants access to the Fenway area and Downtown Boston in a matter of minutes. The Brighton tenant population is highly educated due in part to the abundance of higher education institutions in the area which also employ a large percentage of that population. Opportunities in academia and the medical field draw young professionals to Brighton and creates demand for housing in the market. Brighton Village offers the opportunity for investors to acquire a rarely available, transit oriented asset in a core plus location.

Brighton Village 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/Listings/BrightonVillage

Brighton Village



Commonwealth Avenue



Sutherland Road MBTA

Investment Highlights

Generational Acquisition Opportunity

Brighton Village, built in 1920, features 68 residential units, across 4 stories and an 20-space striped surface parking lot - presenting a rarely available acquisition opportunity in the revered Allston/Brighton submarket. Driven by a highly educated, millennial tenant base, this transit-oriented asset has experienced virtually zero vacancy and tremendous rent growth throughout the decades. Furthermore, turn of the century masonry assets of this vintage and scale rarely come available in this high barrier to entry submarket.



100% Market-Rate With Below Market Rents

The asset currently 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 and capital investment strategies.

Tenancy Driven By Academic & Medical Fields

The Brighton market 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. Furthermore, the property offers tenants immediate access to some of the Nation's top institutions - including Boston College, Boston University, Harvard University, St. Elizabeth's Medical Center, and the Longwood Medical Area.



Exceptional Transit Oriented Location

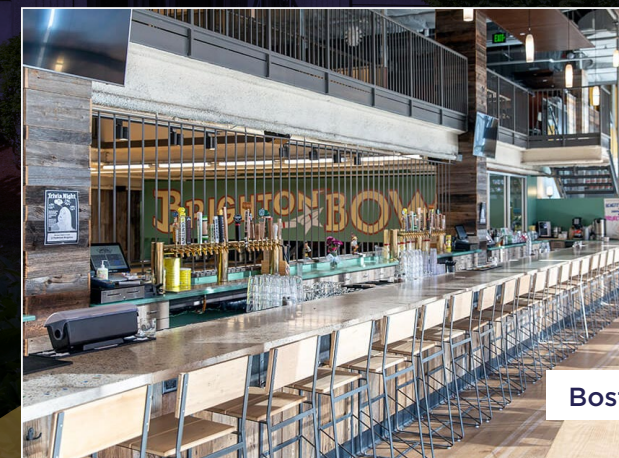
The building is located less than 0.1 miles (2-minute walk) from the MBTA Green Line (Sunderland Road) and a plethora of MBTA bus routes. These public transit options provide residents with rapid access to major white-collar employers and universities/colleges in downtown Boston, Longwood Medical Area (LMA), the Fenway area, and the Back Bay. The location offers exceptional accessibility and convenience.



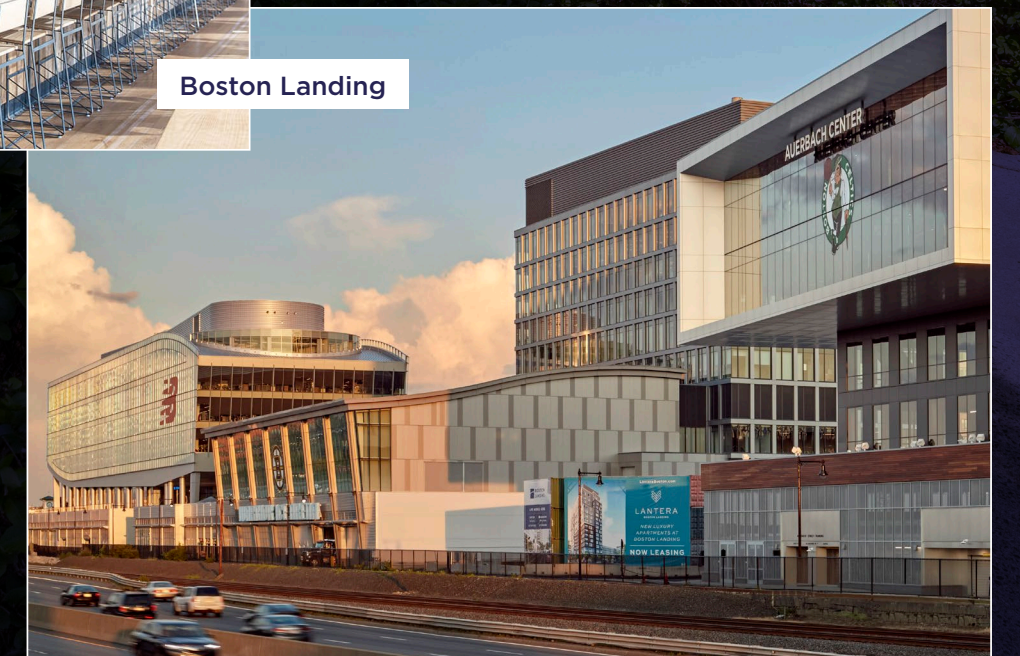
The Rise Of Allston/Brighton

Over the next five years, the immediate submarket will continue to flourish with the rise of multiple upcoming transformative mixed-use developments along Boston's western gateway. The neighborhood has an influx of new developments already under construction, most notably Allston Yards (1.9M SF) and Boston Landing (2.7M SF). This area is already home to a rich amenity base that will continue to improve with the arrival of new developments in this prime location, just steps from the region's most prolific institutions.

Allston Yards



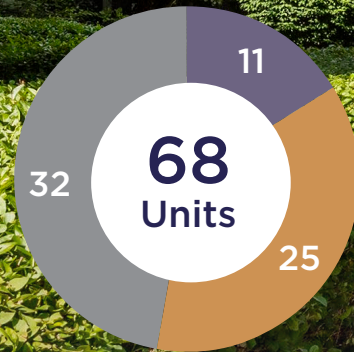
Boston Landing



Property Overview

Unit Mix

Unit Type	No. of Units	%
Studio	11	16%
1 Bed, 1 Bath	25	37%
2 Bed, 1 Bath	32	47%
Total	68	100%



68
Units



4
Stories



1920
Built



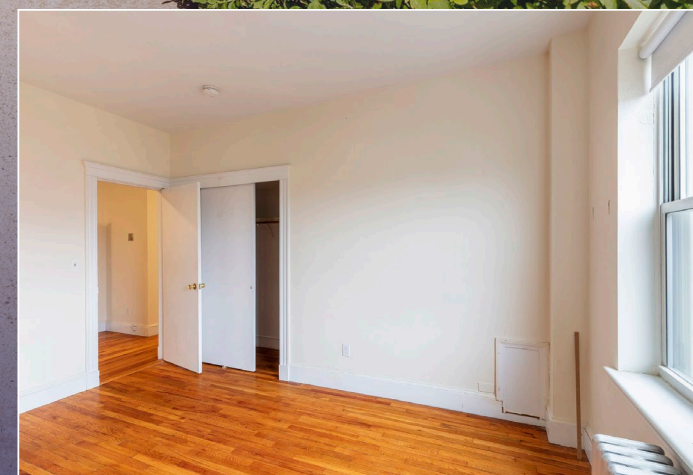
67,350 SF
Gross Building Area



37,267 SF
Lot Size



20
Parking Spaces





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