



# 42 NORTH PORTFOLIO

SOMERVILLE, MA | 3-BUILDING BOUTIQUE PORTFOLIO | 12 UNITS

# EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire the 42 North Portfolio, a 3-building boutique urban portfolio located in Somerville, Massachusetts. Totalling 12 units, this portfolio is strategically located in one of the area's most desirable neighborhoods, offering enviable access to major employers, retail and transportation.

The 42 North Portfolio consists of three properties that have been fully renovated, with two of the three 100% leased. The renovations ranged from updating kitchens and bathrooms to full gut renovations of several units. Ideally located along several bus lines and within walking distance of the MBTA's Orange and Green lines, these properties are perfect for residents looking for more space with access to employment opportunities in downtown Boston and Cambridge.

The properties in the 42 North Portfolio are situated in one of the most highly desirable metro areas in the world with unmatched access to many of the nation's top colleges and universities, technology and bio-tech employers and many of the region's best shopping and dining amenities.

## PROCESS & PRICING

The properties are 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 due diligence materials via the Cushman & Wakefield website. Once investors have had an opportunity to review the offering materials and tour the properties, Cushman & Wakefield will schedule a "Call for Offers".

*For additional information, please visit:*  
<https://multifamily.cushwake.com/Listings/42North>

## INVESTMENT HIGHLIGHTS

### 1 TRANSIT ORIENTED

The properties in the 42 North Portfolio are located along several bus lines in Somerville and have access to the Union Square (Green Line), East Somerville (Green Line), and Sullivan Square (Orange Line) MBTA Stops. Residents can also easily reach I-93, providing access to the outer Boston suburbs and beyond.

### 2 AMENITY RICH NEIGHBORHOODS

There is no shortage of retail and dining options surrounding the 42 North Portfolio in Somerville. In addition to the amenities found in Somerville, nearby Cambridge has endless restaurants and entertainment options. The neighborhoods offer a mix of national chains such as CVS, Whole Foods, and Star Market and smaller, local boutiques and shops.

### 3 EXCELLENT EMPLOYMENT ACCESS

Somerville is ideally located between downtown Boston and Cambridge providing access to some of the Commonwealth's most prominent employers. There are 11 hospitals and numerous universities and world-renowned research institutions employing thousands of individuals in the area.



Encore  
BOSTON HARBOR

SULLIVAN SQUARE MBTA



CHARLESTOWN

EAST BOSTON

LOGAN AIRPORT

DOWNTOWN BOSTON

ASSEMBLY ROW



UNION SQUARE MBTA



10 GREENVILLE STREET



14-16 CRESCENT STREET



SOMERVILLE

1-3 BEACON STREET



INMAN SQUARE

Beacon Street

Cambridge Street

CAMBRIDGE

# 10 GREENVILLE STREET

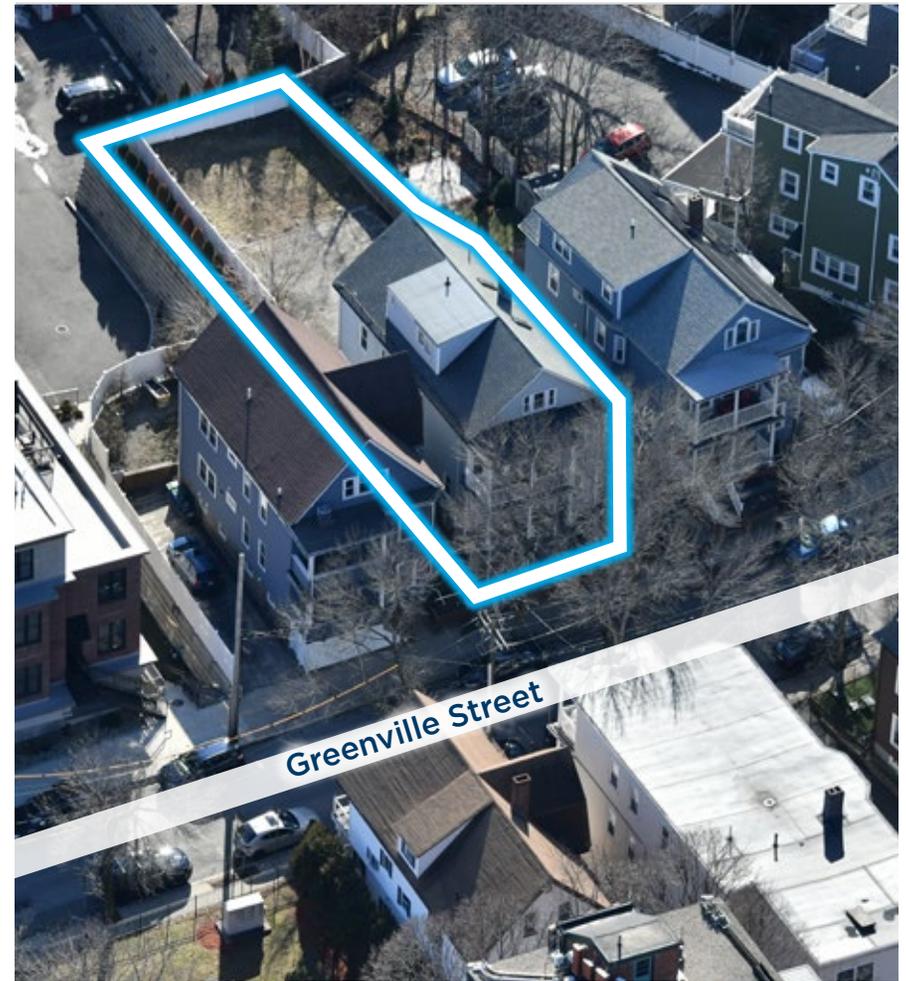
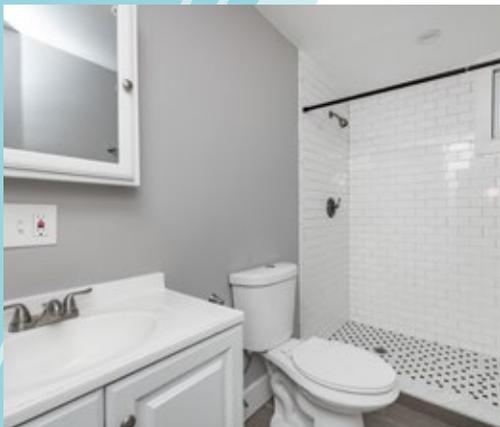
## PROPERTY SUMMARY

**Address** 10 Greenville Street, Somerville

**GSF** 5,751

**Units** 3

**Unit Types** Beds - 10



# 1-3 BEACON STREET

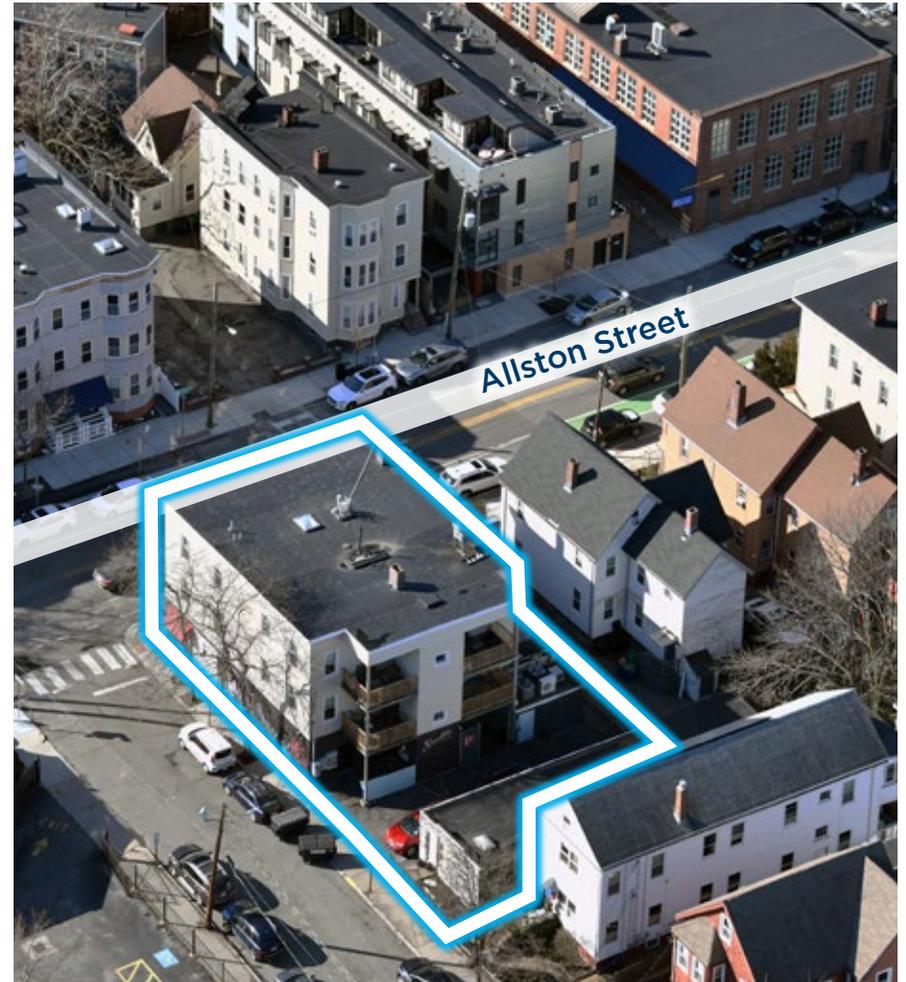
## PROPERTY SUMMARY

**Address** 1-3 Beacon Street, Somerville

**GSF** 10,166

**Units** 6

**Unit Types** Beds - 16



# 14-16 CRESCENT STREET

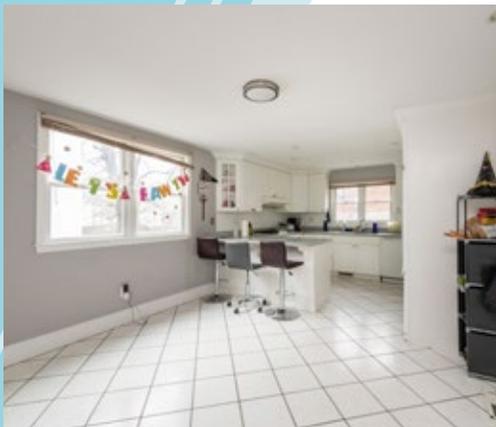
## PROPERTY SUMMARY

**Address** 14-16 Crescent Street, Somerville

**GSF** 5,230

**Units** 3

**Unit Types** Beds - 6



Crescent Street





**10 GREENVILLE STREET**

**14-16 CRESCENT STREET**

**1-3 BEACON STREET**



## CONTACT US

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