

THE CAMPUS OF GORDON-CONWELL HAMILTON, MA



- FEATURING -

The Residences
AT HAMILTON

EXECUTIVE SUMMARY

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire both the **The Campus of Gordon-Conwell**, a generational development or user opportunity spanning 102 acres and 202,952 SF of existing educational campus facilities and/or **The Residences at Hamilton**, a 209-unit, 1980's vintage, garden style apartment complex, spanning 6 buildings, located in Hamilton, Massachusetts.

The property has been the home of Gordon-Conwell Theological Seminary for nearly half a century. The full offering spans 102 acres in one of Massachusetts most prominent towns.

The Campus of Gordon-Conwell, offers developers, investors, and institutions, countless opportunities to enter what has historically been considered an impenetrable submarket. The site presents a multitude of redevelopment options ranging from commercial, to ultra-high-end residential development, to continued and enhanced educational and institutional use, among many others.

The Residences at Hamilton features six (6), 3-story garden-style apartment buildings totaling 209 units and approximately 194,391 rentable square feet. The buildings, built between 1976 and 1988, sit on approximately 102 acres in an idyllic residential New England setting and offer residents ample parking. Institutionally owned and operated since their original development, the buildings have historically been rented as quasi dormitories by students of the institution, but maintain traditional apartment floor plans, consisting of spacious studio, one (1), two (2) and three (3) bed layouts. The offering presents the opportunity for a new ownership group to operate the buildings as traditional apartments in one of Massachusetts' highest barriers to entry towns, where virtually no competitive apartment properties exist today.

PRICING & PROCESS

The Campus of Gordon-Conwell and **The Residences at Hamilton** are offered 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".

Investors are invited to submit bids for the **The Campus of Gordon-Conwell** and **The Residences at Hamilton** as a single portfolio or as individual properties. For more information and to sign the confidentiality agreement, please visit: multifamily.cushwake.com/TMS/Listings/Gordon-Conwell

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The Residences
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INVESTMENT HIGHLIGHTS

UNPRECEDENTED OPPORTUNITY

The Campus of Gordon-Conwell and The Residences at Hamilton provide an exceptional opportunity for investors, developers, or users to secure some or all of a 102-acre campus in one of the most revered communities in Massachusetts.

EXISTING APARTMENTS IN ULTRA HIGH-END RESIDENTIAL MARKET

The town of Hamilton is regarded as one of the most revered residential markets in Massachusetts. The Residences at Hamilton present the opportunity for an owner/operator to infiltrate an extremely high barrier to entry residential market with virtually no existing apartment supply or competition.

TURNKEY INSTITUTIONAL USE

The Campus of Gordon-Conwell consists of eight existing buildings totaling approximately 202,952 SF. The buildings vary in use including spaces catered to academic, assembly, cafeteria, administrative, and other uses associated with a traditional academic institution. This offering provides an opportunity for an academic or institutional users to enhance the existing buildings for continued use.

POTENTIAL COMMERCIAL USE

Alternatively, the existing buildings totaling approximately 202,952 SF. may be re-purposed for commercial use, including life sciences, and other light-industrial applications.



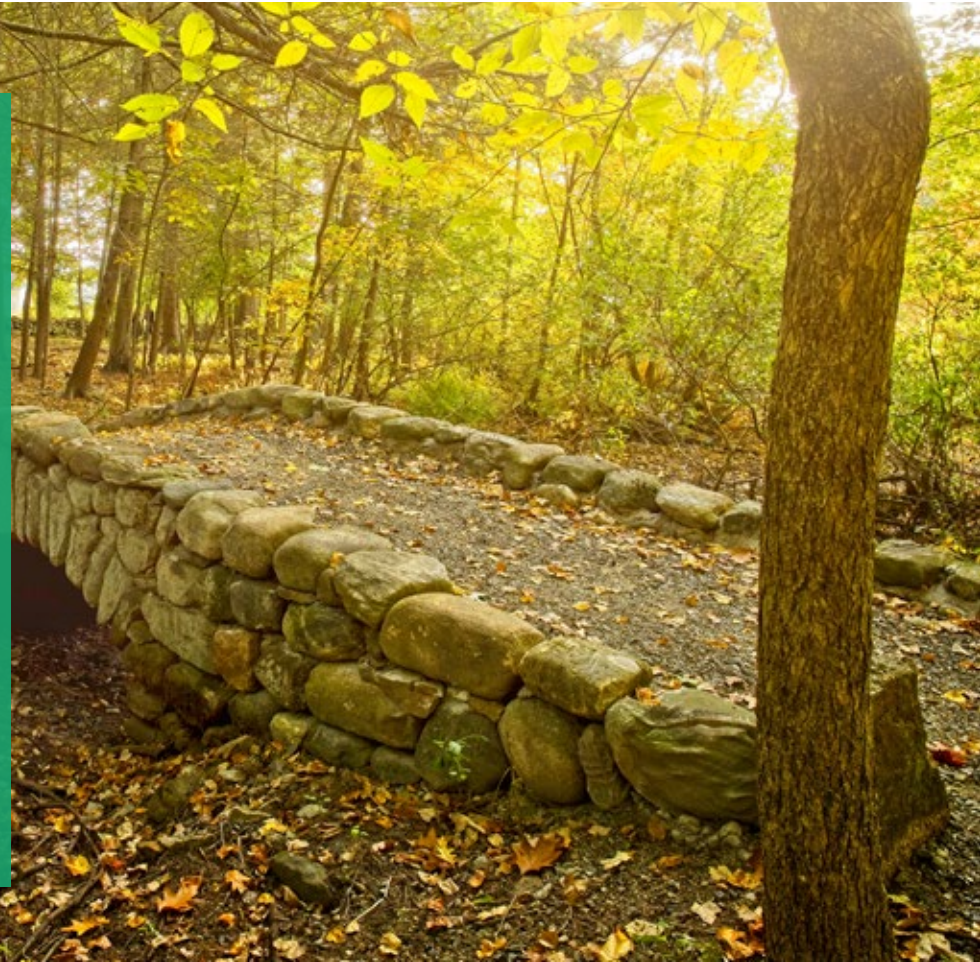
MARKET LEADING DEMOGRAPHICS

The town of Hamilton is an idyllic North Shore community with an esteemed regional school district. Seventy (70) percent of residents have a bachelor’s degree or higher and residents boast some of the highest household income levels in the Northeast. Furthermore, Hamilton’s beautiful landscapes and area amenities, are highly desirable to today’s families and young professionals.



IDYLIC NORTH MASSACHUSETTS SETTING

Hamilton is known for beautiful landscapes, parks and several lakes and ponds. Residents enjoy outdoor activities in the surrounding area including hiking and kayaking. Several areas of the town are protected land, including Myopia Hunt Club and parts of Bradley Palmer State Park, Appleton Farm Grass Rides, and the Ipswich River Wildlife Sanctuary. The neighboring towns of Ipswich, Essex, Wenham, and Georgetown provide access to Massachusetts’ picturesque coastline and other natural beauties.



TRANSIT ORIENTED LOCATION

The Campus of Gordon-Conwell and The Residences at Gordon-Conwell are centrally located less than three miles from the MBTA Commuter Rail’s Hamilton-Wenham stop which brings passengers directly to North Station where they have immediate access to Boston’s esteemed employers, hospitals, and institutions. Additionally, the town of Hamilton also has excellent highway access via Route 128 which connects to other major area roadways.



THE CAMPUS OF GORDON-CONWELL OVERVIEW

Property	Location	Year Built	SF	Use	Parking Spaces
Kerr Hall	Upper Campus	1946	75,555	Offices, classrooms, dorms & assembly space	230
Goddard Library	Upper Campus	1970	39,863	Library, reading areas & classrooms	240
Chapel (Kaiser)	Upper Campus	1984	10,254	Chapel	
Academic Center	Upper Campus	1990	38,940	Classrooms, faculty offices, TV studio & darkroom	
Sub Total			164,612		470
Retreat House	Central Campus	1900	14,723	Events, entertainment, apartments, small chapel	30
Pilgrim Hall	Central Campus	1900	15,351	Vacant	
Wastewater Treatment Plant	Central Campus	1978	6,040		
Gatehouse	Central Campus		2,226		
Sub Total			38,340		30
Total	8 Existing Buildings		202,952 SF		500 Parking Spaces

RE-IMAGINED CAMPUS USES:



Continued Institutional



Residential



Commercial



Senior Living

Upper Campus

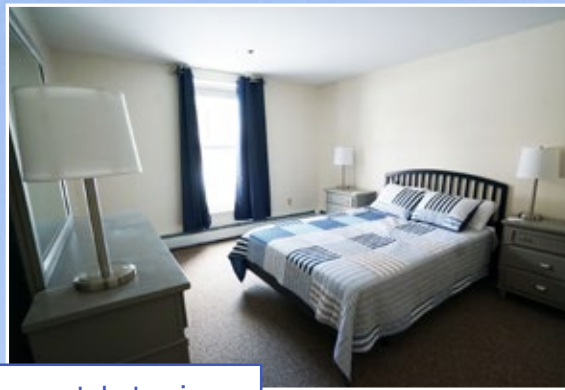
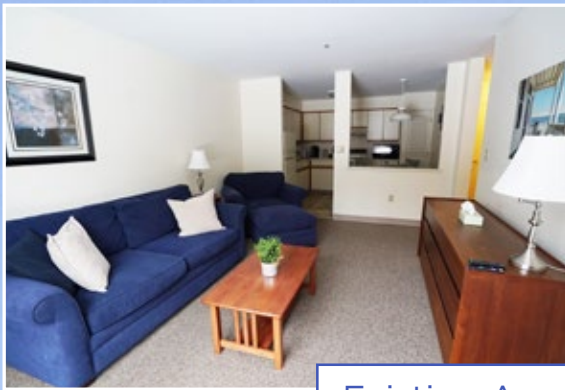
Central Campus

THE RESIDENCES AT HAMILTON

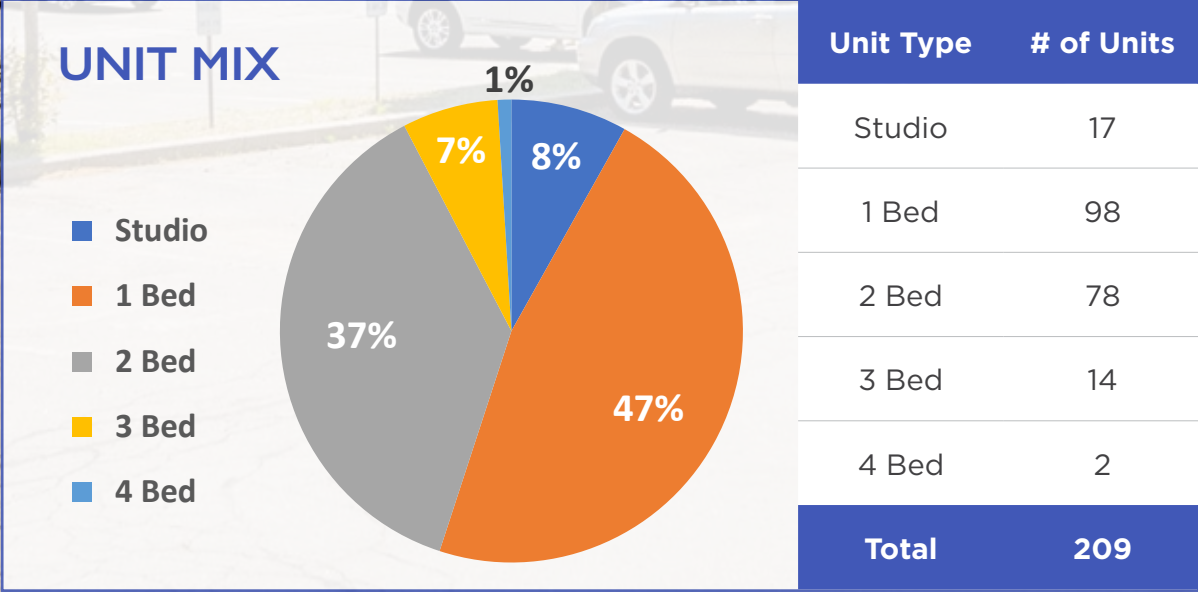
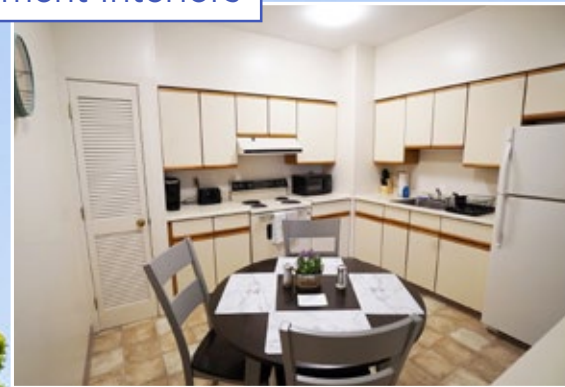
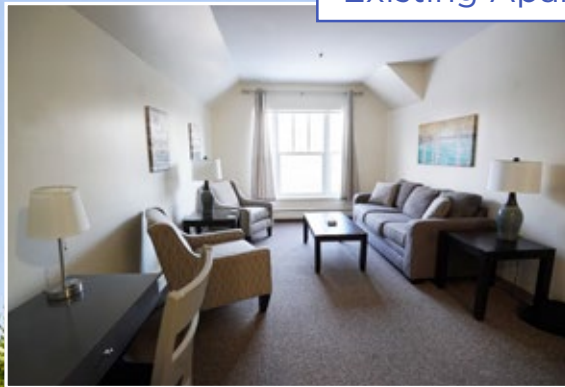
PROPERTY OVERVIEW



Property	Year Built	SF	# Of Units	Parking
Building A	1976	25,344	30	35
Building B	1976	25,344	30	35
Building C & D	1978	41,316	40	70
Building E & F	1987	102,387	109	182
Total		194,391	209	322



Existing Apartment Interiors



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