

Logan Airport

Charlestown

Downtown Boston

Somerville

# ROSELAND & FROST COLLECTION

## 6 PROPERTIES PORTER SQ, CAMBRIDGE, MA

Cambridge

Somerville Ave

Beacon St

1 Frost St

3 Frost St

28 Roseland St

5 Frost St

20 Roseland St

22 Roseland St



Porter Sq Shopping Center

Porter Square

Mass Ave



CUSHMAN & WAKEFIELD



# EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present the opportunity to acquire the Roseland & Frost Collection, a six building 23 unit residential portfolio ideally located in Porter Square in the heart of Cambridge, Massachusetts. The portfolio totals 42,027 GSF and 23 units. The properties vary from a single-family home to an 8-unit apartment building. Across the six properties is a total of 1.02 acres of land.

The buildings in the Roseland & Frost Collection 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. Situated on Frost Street and Roseland Street, the buildings are within a 10-minute walk of the Porter Square MBTA Red Line station, as well as the campuses of Harvard and Lesley University.

## PROCESS & PRICING

The Roseland & Frost Collection is 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 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".

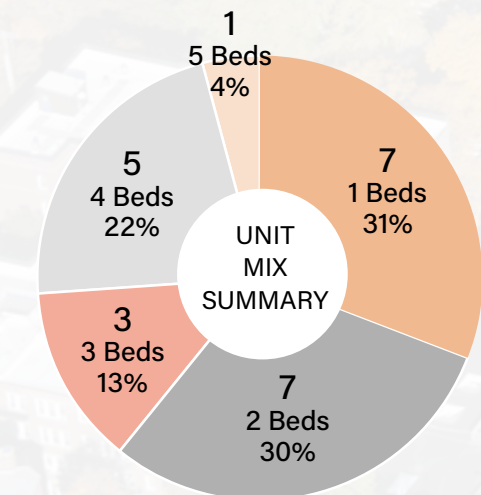
Investors are invited to submit bids for the Roseland & Frost Collection as a single portfolio, sub-portfolios or individual properties.

For more information on the portfolio and to sign the confidentiality agreement, please visit: [multifamily.cushwake.com/TMS/Listings/RoselandFrostCollection](http://multifamily.cushwake.com/TMS/Listings/RoselandFrostCollection)

## PORTFOLIO OVERVIEW

| Address          | Type       | Units     | Bldg GSF      | Lot Size      | Parking    |
|------------------|------------|-----------|---------------|---------------|------------|
| 20 Roseland St   | Multi      | 4         | 5,332         | 6,375         | 9          |
| 22 Roseland St   | Multi      | 4         | 8,633         | 6,889         | 5          |
| 28 Roseland St** | Multi      | 5         | 5,745         | 9,530         | 9          |
| 1 Frost St       | Multi      | 2         | 6,063         | 6,375         | 3          |
| 3 Frost St       | Single Fam | 1         | 5,308         | 3,525         | 2 (tandem) |
| 5 Frost St       | Multi      | 8         | 11,058        | 11,563        | 2 (tandem) |
| <b>Total</b>     |            | <b>24</b> | <b>42,139</b> | <b>44,257</b> | <b>30</b>  |

\* Lot size, living area and building GSF figures obtained from City of Cambridge assessor's website.  
 \*\* 28 Roseland is configured with 5 units - 4 residential apartments and 1 office unit. The office unit, consisting of approximately 750 square feet and one bathroom, is located on the lower level of the building.



**24 Units**

**30 Parking Spaces**





# INVESTMENT HIGHLIGHTS



## Prime Location

Rich in history and culture, Cambridge is a vibrant city (pop. 119,000) that is a global innovation hub and center of higher education. Located across the Charles River from Boston and well-served by Logan International Airport, Cambridge is an economic engine for the Northeast region. The city attracts visitors and students from all over the world, and its residents are highly educated and diverse. The City of Cambridge's AAA bond rating and \$750 million annual operating budget give it the ability to offer excellent municipal services and to invest in infrastructure improvements. The Roseland & Frost Collection presents investors the opportunity to penetrate one of the nation's most highly sought-after real estate markets.

## Excellent Employment Access

Cambridge is home to some of the Commonwealth's most prominent employers including Takeda Pharmaceuticals, Google, Biogen and Hubspot. There are 11 hospitals and numerous universities and world-renowned research institutions employing thousands of individuals in the area. Many of these employment opportunities are within a walking distance of Roseland & Frost Collection with others only a short train, bus, bike, or car ride away. With its convenient access to public transportation, residents of Cambridge can also take advantage of the variety of companies located in Boston and other suburbs.



## Transit Oriented

The Roseland & Frost Collection is strategically located less than a five-minute walk from the Porter Square MBTA station, providing ideal access to the MBTA Red Line and Commuter Rail. The portfolio is ¼ mile from an MBTA station and steps away from an MBTA bus route, giving residents easy access throughout Cambridge and Boston region.



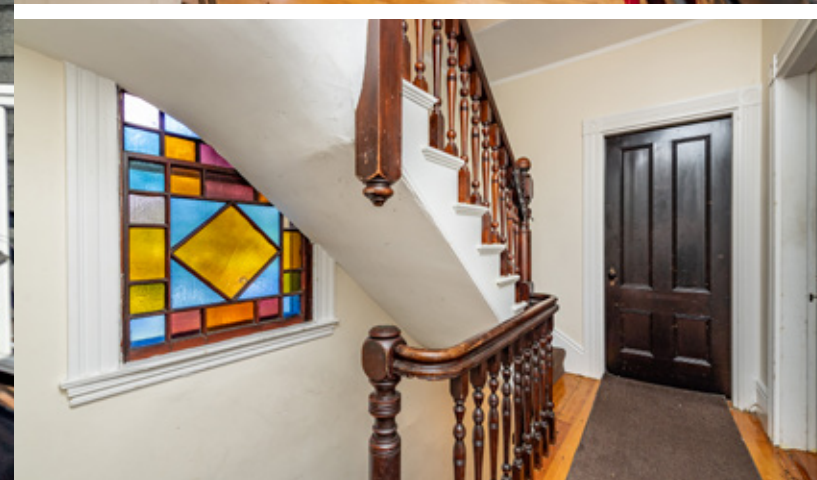
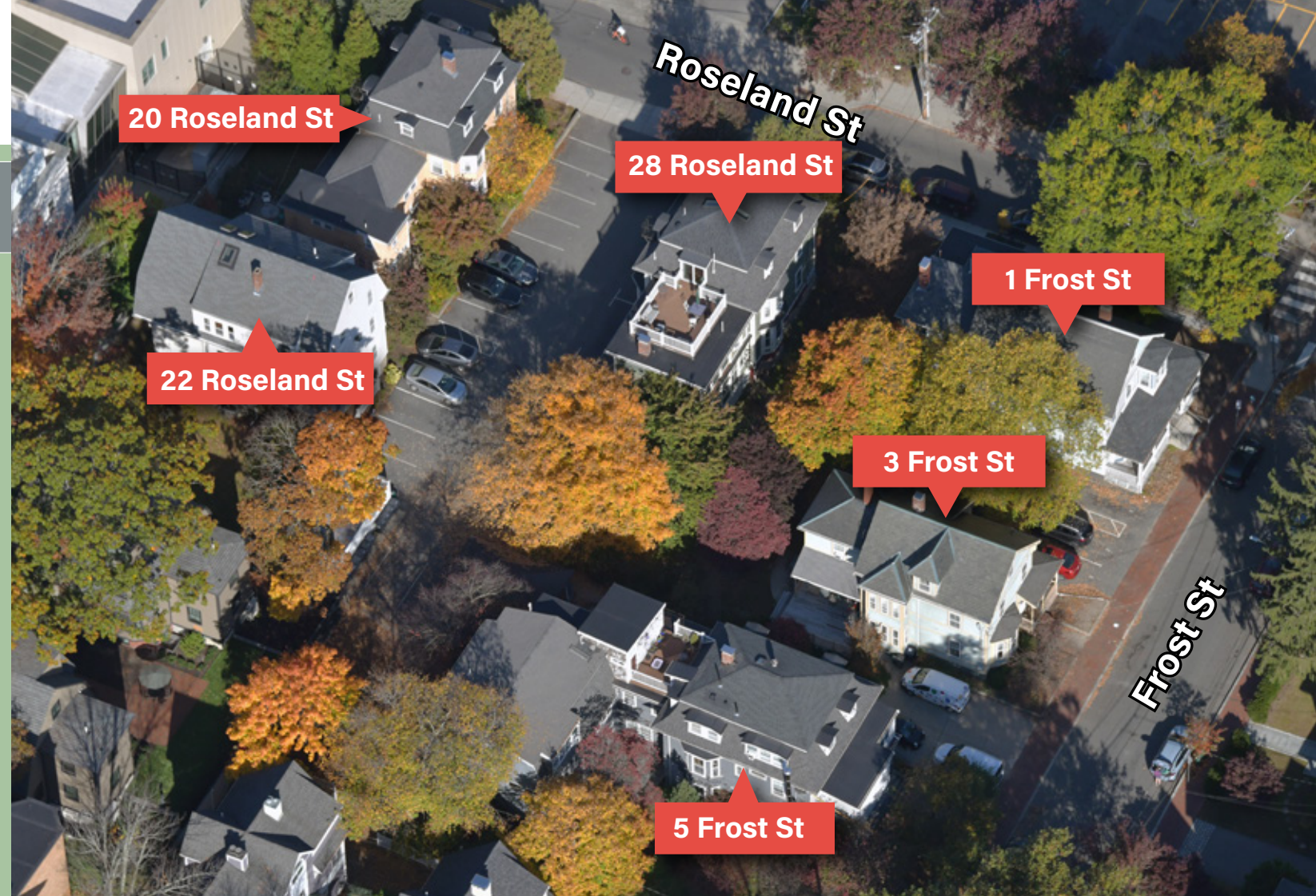
## Amenity Rich Neighborhood

There is no shortage of retail and dining options surrounding the Roseland & Frost Collection. It's location within Porter Square offers access to a mix of larger national chains such as Target, CVS and Star Market and smaller, local boutiques and shops. Cambridge is also a foodie paradise, offering a variety of cultures and cuisines for all to enjoy. The portfolio's proximity to the MBTA's Red Line and Commuter Rail also provides easy access to other Cambridge neighborhoods and downtown Boston.





# SITE PLAN







**1 Frost St**



**3 Frost St**



**5 Frost St**



**20 Roseland St**



**22 Roseland St**



**28 Roseland St**





# ROSELAND & FROST COLLECTION



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