



GEORGE COURT

30-UNIT APARTMENT COMMUNITY | NORWOOD, MA



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **George Court Apartments**, a 30-unit apartment community located in Norwood, Massachusetts.

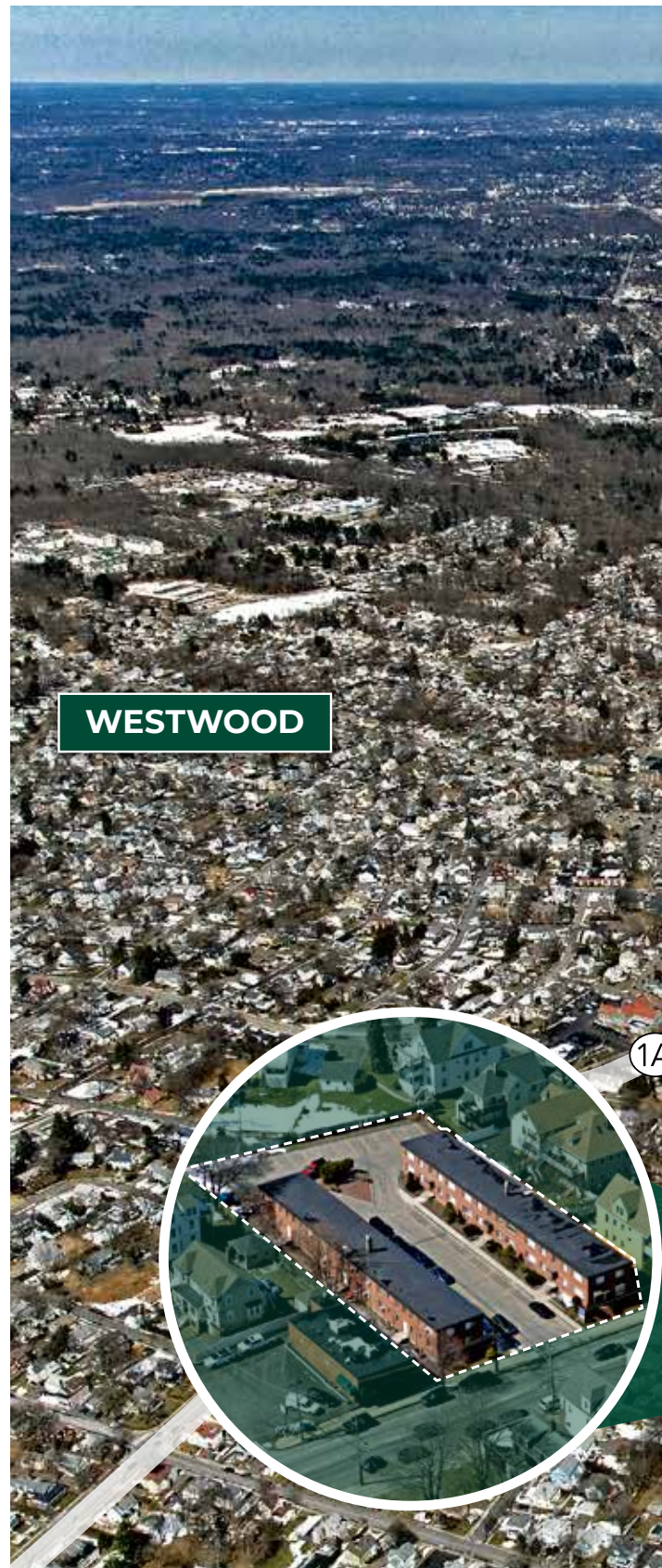
George Court features 2 separate brick buildings with a mix of one & two bedroom apartments and 32 surface parking spaces. Additionally, this irreplaceable asset is located directly across the street from Norwood Hospital and just 0.2 miles from the Norwood Central Commuter Rail station.

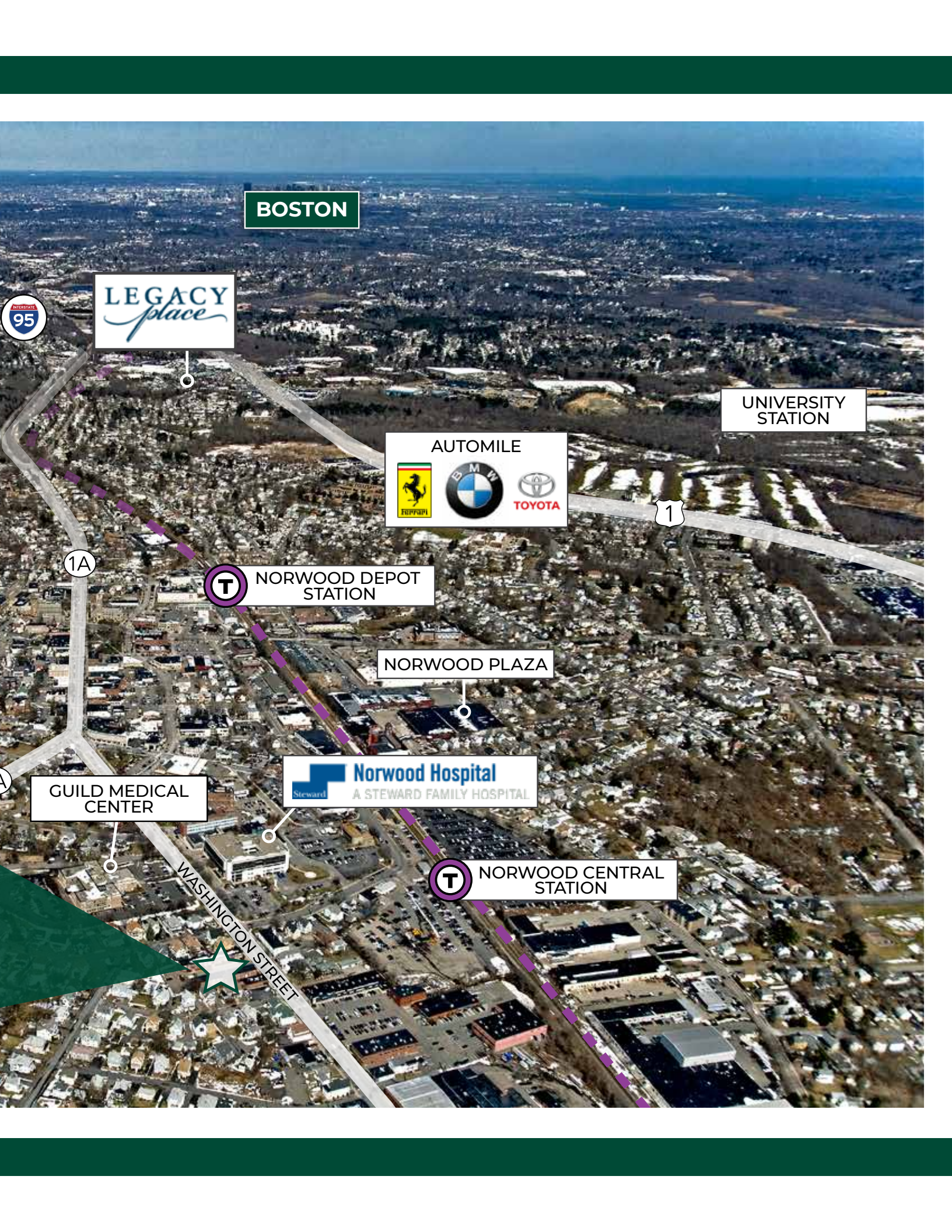
George Court presents investors with high quality real estate in a desirable market with substantial value add potential.

Norwood, Massachusetts is conveniently located just 15 miles southwest of Boston, allowing for an effortless commute to the city via the MBTA Commuter Rail, Franklin Line. Known to be home to many employers such as Norwood Hospital, Mercer and the “Automile”, Norwood, MA offers a deep employer base as well as great schools and amenities.

George Court is currently 100% leased and offers investors significant value add potential. The property would benefit from unit, common area and exterior renovations which would allow the future ownership to capitalize on the rising rents in the area.

George Court is offered for sale on an un-priced basis. We will be conducting tours of the property with a “call-for-offers” to follow. For more information, please visit www.GeorgeCourtApartments.com.





BOSTON

LEGACY
place



UNIVERSITY
STATION

AUTOMILE





1A



NORWOOD DEPOT
STATION

NORWOOD PLAZA

 **Norwood Hospital**
A STEWARD FAMILY HOSPITAL

GUILD MEDICAL
CENTER



NORWOOD CENTRAL
STATION

WASHINGTON STREET



INVESTMENT HIGHLIGHTS



COMMUTER ACCESS, TRANSIT ORIENTED

Strategically positioned directly across the street from the Norwood Central Commuter Rail station, George Court offers residents easy access to surrounding municipalities and Downtown Boston. The property is also just a quick drive to I-95 and other major thoroughfares.



STRONG MARKET DYNAMICS

With a deep employer base such as Norwood Hospital, Mercer, Advantage Resourcing and the "Automile", Norwood, MA is anchored by strong employers in addition to a great school system and a plethora of area amenities.





STABLE INCOME & UPSIDE POTENTIAL

The offering is currently 100% leased with strong in-place income from current tenants. In-unit, common area and exterior renovations will allow new ownership to increase rents and maintain the strong tenant base.



IRREPLACEABLE REAL ESTATE

30 units amongst 2 brick buildings with 32 surface parking spaces makes George Court a highly desirable asset in a burgeoning submarket. A mass amount of units offers investors great scale in a market with excellent drivers and dynamics.

PROPERTY DETAILS

SITE INFORMATION:

George Court consists of two (2) 15-unit apartment buildings with a mix of one and two bedroom units. Additionally, the property features 32 surface parking spaces.

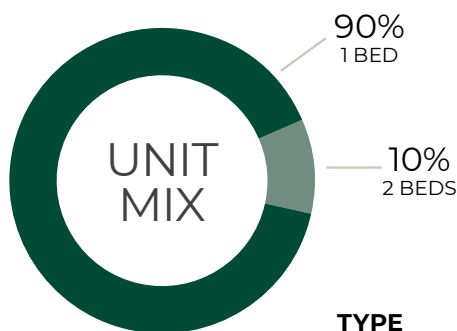
Property Address: 853-863 Washington Street, Norwood, MA 02062

Site Size: 37,723 Square Feet (0.87 Acres)

Gross Building Size: 37,920 Square Feet (Includes Both Buildings)

Parking: 32 Surface Spaces

Year Built: 1955



TYPE	UNITS
1 Bed	27
2 Beds	3





VALUE-ADD OPPORTUNITY

CURRENT CONDITIONS - VS - RENOVATION OPTIONS

George Court offers significant value-add opportunity with unit and common area renovations. Please find the following examples of existing conditions vs. future renovation options that will allow ownership to maximize rents and maintain tenant retention.





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WWW.GEORGE COURTAPARTMENTS.COM

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