

THE RISE

AT PARKER HILL

44-UNIT PREMIER MULTIFAMILY OFFERING
VALUE ADD & DEVELOPMENT OPPORTUNITIES
LONGWOOD MEDICAL AREA | BOSTON, MA



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire The Rise at Parker Hill, a 44-unit multifamily complex located in Boston's thriving Longwood Medical Area neighborhood. Its proximity to both the Longwood Medical Area (LMA) and multiple prominent colleges and universities make this offering extremely desirable. The offering consists of three buildings and features one and two bedroom apartments as well as on-site parking. The Rise at Parker Hill presents investors with the unique opportunity to own substantial real estate in a burgeoning submarket of Boston, Massachusetts.

Located in one of the most premier markets in the United States, The Rise at Parker Hill is ideally situated between the Longwood Medical Area and Boston's emerging Mission Hill neighborhood. Longwood Medical Area is a 213-acre mega campus home to world-renowned medical and academic institutions such as Harvard Medical School, Boston's Children's Hospital, Wentworth Institute of Technology and Simmons College. In addition, the offering provides effortless access to the MBTA Green Line at Mission Park station and multiple bus routes. Connectivity to the LMA, as well as to other research and academic institutions, along with easy access to public transit and a plethora of amenities, residents of The Rise at Parker Hill will benefit from everything the area has to offer.

The Rise at Parker Hill represents an incredible opportunity to purchase a sizable multifamily property in one of the most globally recognized medical and educational regions of the world. The Rise at Parker Hill is offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for-offers" to follow.

WWW.THERISEPARKERHILL.COM

INVESTMENT HIGHLIGHTS



LONGWOOD MEDICAL AREA

Located just one block from LMA, The Rise at Parker Hill is strategically positioned in one of the most powerful medical epicenters in the world. Anchored by Harvard Medical School, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital and Boston's Children's Hospital, the burgeoning area continues to flourish.



STRONG MARKET DYNAMICS

The thriving community of medical, academic and cultural organizations that make up the area creates a powerful economic engine for this market and produces incredible demand for housing. Additionally, with rental rates high and condominium prices climbing, the offering will directly benefit from the strong market dynamics that are currently present in the city of Boston and surrounding municipalities.



TRANSIT ORIENTED

One block from Huntington Avenue and the MBTA Green Line at Mission Park station, The Rise at Parker Hill provides residents with tremendous access to the deep employer base, surrounding amenities and downtown Boston. The property is also proximate to multiple bus routes.



UNMATCHED LOCATION

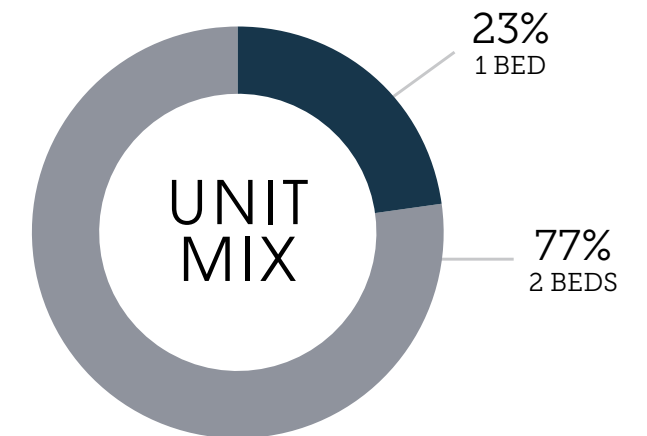
The Rise at Parker Hill is located on the fringe of the LMA and in close proximity to many prominent universities and institutions such as Northeastern, Wentworth and Simmons. The property is steps away from the One Brigham Circle complex anchored by Stop & Shop, Walgreens, Bank of America, Citizens Bank, J.P. Licks, and a local favorite, The Mission Bar and Grill.



PROPERTY DETAILS

Address 40-44 Parker Hill Avenue
198 Hillside Street
Parker Hill Avenue

Parking Spaces 25



TYPE	UNITS
■ 1 Bed	10
■ 2 Beds	34
TOTAL	44

MEDICAL & ACADEMIC EPICENTER

BOSTON'S EPICENTER OF MEDICAL CARE, RESEARCH & EDUCATION

The Longwood Medical Area is the epicenter of medical care and research in Boston. The 213-acre area is one of the city's biggest economic success stories with total revenue exceeding \$5.26 billion annually. The LMA has consistently boasted a near zero vacancy rate and has historically demonstrated an ability to remain stable regardless of market volatility. The concentration of industry leaders in the medical and educational fields in addition to the many institutions and museums in the immediate area is a key factor to the continuing success of the LMA.



22 HOSPITALS & RESEARCH INSTITUTIONS

\$1.1 Billion
ANNUAL NIH FUNDING

2.3 Million
PATIENT VISITS ANNUALLY

48%
OF ALL STAFFED BEDS IN BOSTON

57,000 Employees
(RESEARCHERS, PHYSICIANS & STAFF)

THE UNIVERSITY CONNECTION

OVER 80,000 TOTAL STUDENTS IN THE AREA



THE RISE PARKER HILL.COM

CAPITAL MARKETS

JASON S. WEISSMAN

Founder & Senior Partner

617.850.9608

jweissman@bradvisors.com

NICHOLAS M. HERZ

Managing Director & Partner

617.850.9624

nherz@bradvisors.com

KEVIN R. BENZINGER

Associate Director

617.850.9647

kbenzinger@bradvisors.com

ANDREW HERALD

Associate Director

617.850.9619

aherald@bradvisors.com



Boston Realty Advisors

ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

745 Boylston Street | Boston, MA | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

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