

WINTER HILL PORTFOLIO

SOMERVILLE, MASSACHUSETTS



3 Buildings | 6 Residences | Value-Add Multifamily Opportunity

EXECUTIVE SUMMARY

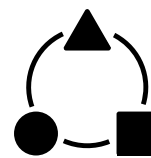
Boston Realty Advisors is pleased to present the exceptional opportunity to acquire The Winter Hill Portfolio, which is comprised of three duplexes in Somerville, Massachusetts, with addresses of 32 Radcliffe Road, 73 Bonair Street, and 7 Jaques Street. These assets are located steps away from the soon-to-be-completed Gilman Square Green Line extension stop, and a quarter-mile from the Assembly Orange Line stop, providing residents with easy access to downtown Boston. The Green Line extension is expected to be completed and operational by late-2021. Additionally, I-93 is conveniently accessible from the properties, allowing residents to easily navigate all of Eastern Massachusetts.

Somerville is conveniently located just over the Charles River from Boston, allowing for an effortless commute to Boston via multiple routes. The Green Line and the Orange line connect with the Commuter Rail and Blue, Red, and Silver lines, giving residents of The Winter Hill Portfolio access to the entire MBTA system. Somerville is also home to one of the strongest development pipelines in all of New England. Between Union Square, Boynton Yards, Assembly Row, Cambridge Crossing, and Hood Business Park, there are thousands of residential units and over 10 million SF of office & lab space that will be delivered within the next decade. Residents will also have the opportunity to enjoy the current retail amenities of Assembly Row and the newly-constructed Encore Casino, which includes 15 bars and restaurants about 2 miles from the properties.

The Winter Hill Portfolio is currently 100% leased and offers investors significant value-add potential. The properties would benefit from unit and common area renovations, which would allow the future ownership to capitalize on rising rents and condo pricing in the area, both of which have increased double-digit percentage points over the last 5 years.

The Winter Hill Portfolio 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 WinterHillPortfolio.com



TRANSFORMATION OF THE CITY

Somerville is aggressively pursuing a revitalization. A new zoning code that will allow significantly more density near the Green Line stops is poised to be passed in late 2019. The city wants to entice thousands of high-paying jobs to within its borders with dynamic mixed-use developments.



TRANSIT-ORIENTED

Each of the assets is located **within a half-mile** of both the Assembly Orange line stop and the Gilman Square Green Line extension stop.



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 or achieve strong condo pricing.



STRONG EMPLOYMENT DYNAMICS

There will be **over 10 million SF of new office space** in Somerville, Cambridge, and Charlestown delivered in the next 10 years, providing highly-paid residents to Somerville for years to come.

INVESTMENT HIGHLIGHTS

PROPERTY DETAILS



Address	32 Radcliffe Road	73 Bonair Street	7 Jaques Street
Lot Square Footage	3,049	3,920	3,250
Net Square Footage	2,865	2,312	1,646
Number of Bedrooms	7	5	4
Systems	Forced Hot Air by Gas Separate electric & gas	Forced Hot Air by Gas Air-conditioned Separate electric & gas	Forced Hot Air by Gas Air-conditioned Separate electric & gas

SOMERVILLE STATS

Office deliveries within 2 miles in the next decade.

10 MSF+*

Multifamily Development Pipeline:

1,467 units*

Major Tenants:



And many more.

* Source: CoStar

CAPITAL MARKETS

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