

W W

worthington
+ westland

2 BUILDINGS + 109 UNITS + BOSTON, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

executive summary

Boston Realty Advisors is pleased to present the extraordinary opportunity to acquire two trophy multifamily assets in Boston, Massachusetts; **49 Worthington Street + 16 Westland Avenue**. Located in the Longwood Medical and Back Bay neighborhoods of Boston, the properties are advantageously situated in two of the most thriving medical and academic communities in the world. This exceptional offering consists of two exclusive buildings featuring a collection of one hundred and nine (109) residential units. **49 Worthington Street + 16 Westland Avenue**, situated only one mile apart from each other, present the unique opportunity to secure irreplaceable real estate with immediate value-add potential in a first-rate neighborhood.

Surrounded by outstanding colleges & universities and the Longwood Medical Area, **49 Worthington Street + 16 Westland Avenue**, are at the heart of a robust employment hub and student haven. Longwood Medical Area is a 213-acre mega-campus home to world-renowned medical institutions such as Harvard Medical School, Harvard School of Public Health, Dana Farber, Beth Israel Deaconess Medical Center, Brigham and Women's Hospital and Boston Children's Hospital. **49 Worthington Street + 16 Westland Avenue** are steps away from the Rose Garden and are bordered by an academic mecca which includes Northeastern University, Boston University, Wentworth Institute of Technology, and Berklee College all of which can be accessed by walking or the multiple MBTA stations that comprise the area. With immediate access to public transit, the dynamic community of medical and academic institutions, and the wealth of amenities, there has never been a better time to live, work and play in this neighborhood.

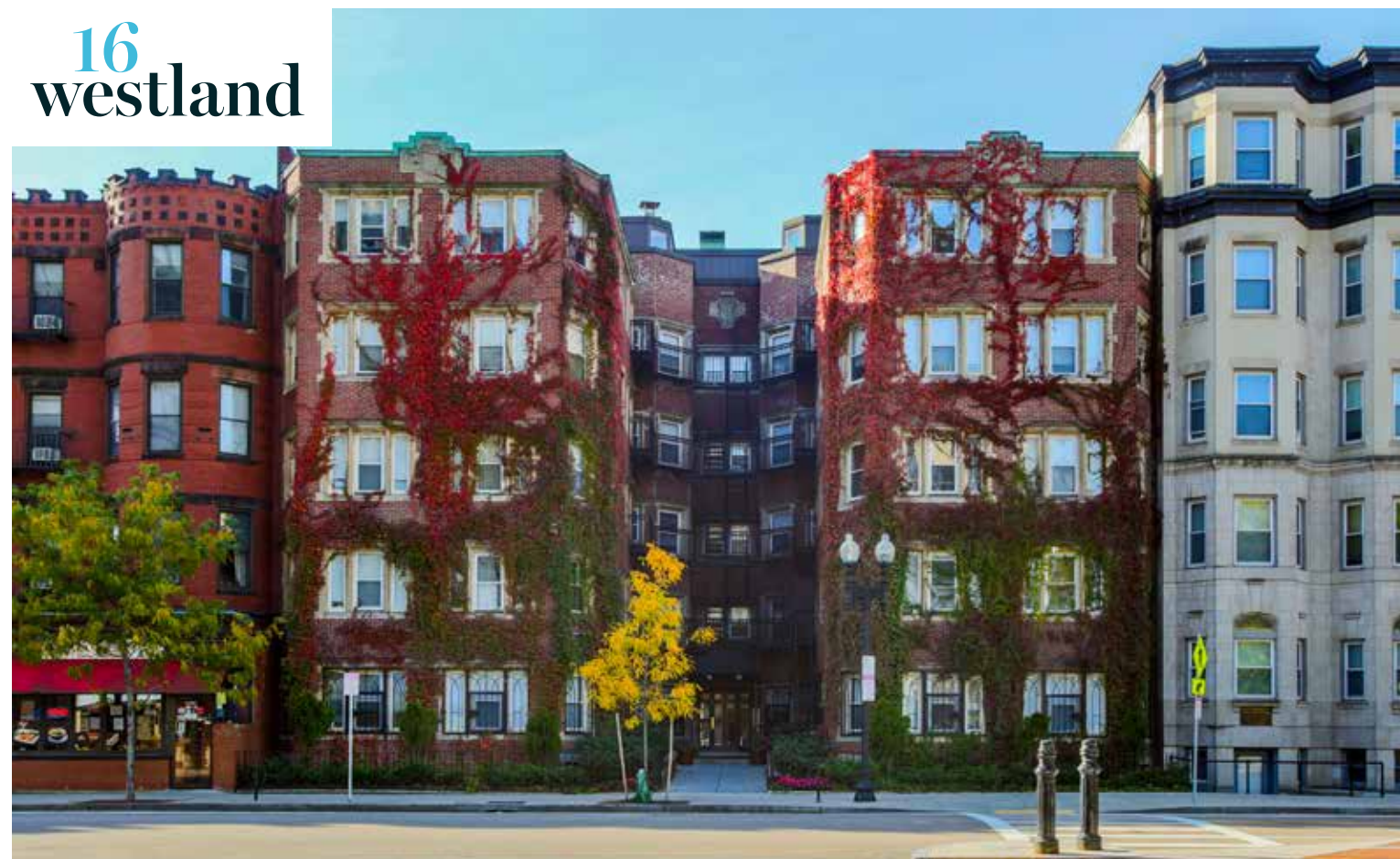
49 Worthington Street + 16 Westland Avenue are truly institutional quality assets that offer investors size and scale in a class AAA urban location. The properties are offered for sale on an un-priced basis. We will be conducting tours of the property with a "call-for offers" to follow. For more information, please visit www.WorthingtonWestland.com



49 worthington



16 westland



investment highlights

superior market dynamics

Home to the Longwood Medical Area and world renowned educational institutions, **49 Worthington Street + 16 Westland Avenue** are truly located in the heart of it all. Top-notch hospitals and academic institutions, such as Harvard Medical School, have been the main economic engine for the success and strength of the submarket. The area is an employment hub consisting of a highly educated workforce and lucrative jobs with future commercial development on the horizon.

trophy real estate

2 one-of-a-kind buildings totaling 109 residences located in close proximity to Longwood Medical Area and a multitude of colleges & universities make this offering rightfully superior. Moreover, direct access to public transportation and to a plethora of amenities make the assets highly valuable in a high barrier to entry submarket. The size and scale of the assets in respect to the location make this offering truly unique.

unmatched area amenities

Conveniently located in the Back Bay and Longwood Medical neighborhoods, area amenities are unmatched. Minutes away from Kenmore Square, Newbury Street, Copley Place, Prudential Center Mall, and the historic Fenway Park, the properties provide access to a wealth of local area shopping, dining, and entertainment options.

transit oriented

The properties are serviced by numerous modes of transportation. **49 Worthington Street** has direct access to the MBTA at Longwood and Bingham Circle Green Line Stations and **16 Westland Avenue** at Symphony Green Line Station and at Massachusetts Ave Orange Line Station. Additionally, they offer easy access to multiple bus routes as well as major thoroughfares including I-90, I-93 and Storrow Drive.



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

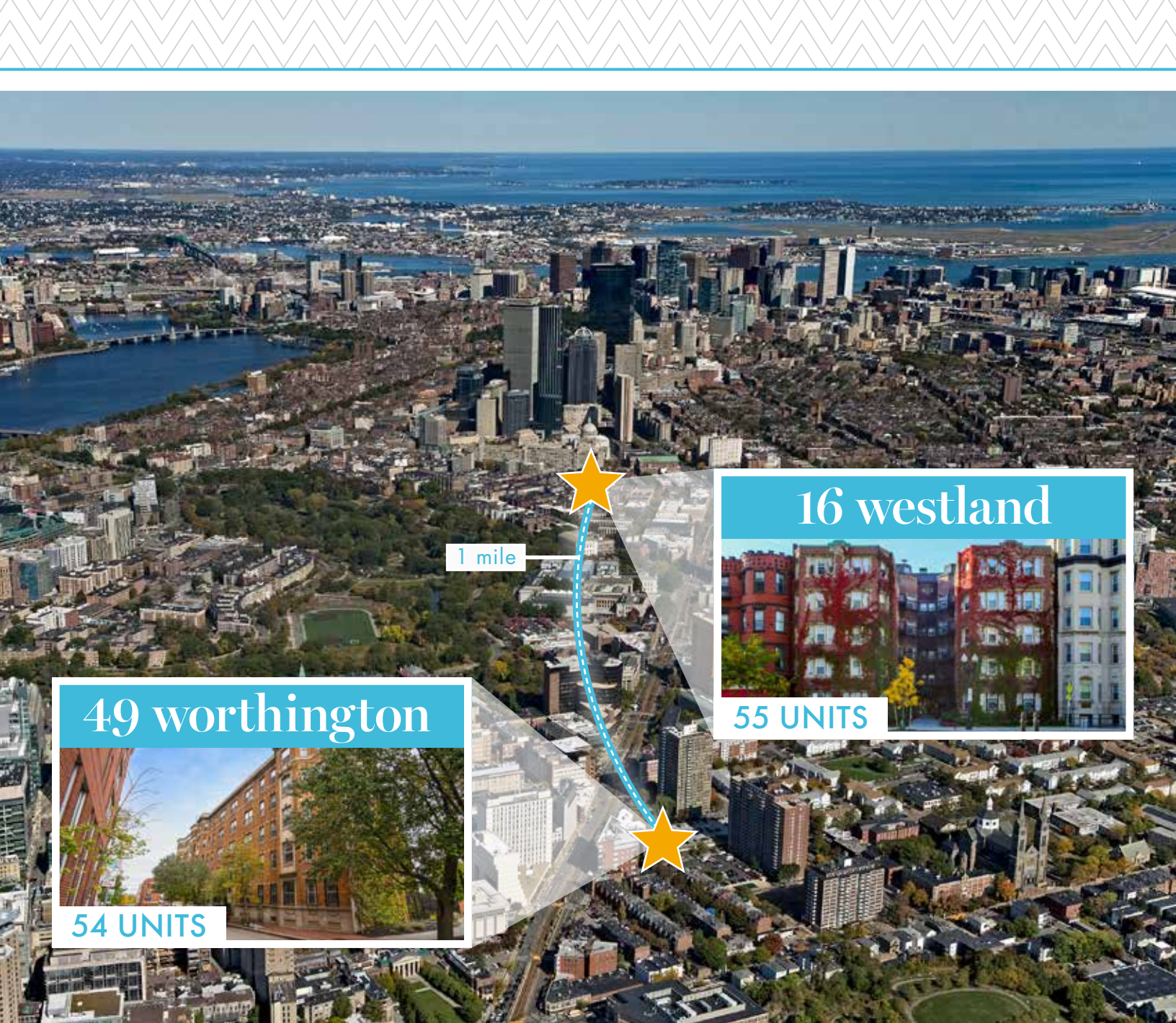
48%
OF ALL STAFFED BEDS IN BOSTON

57,000 employees
(RESEARCHERS, PHYSICIANS & STAFF)

the university connection

OVER 80,000 TOTAL STUDENTS IN THE AREA





worthingtonwestland.com

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