

30 RESIDENTIAL UNITS ► 4 RETAIL SPACES

DTX

PORTFOLIO

BOSTON, MA



DTXPORTFOLIO.COM



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is exclusively retained to sell the **DTX Portfolio**. This extraordinary rarely available offering consists of thirty (30) residential units and four (4) retail spaces spread across two completely renovated best in class buildings in one of the most dynamic neighborhoods in Boston. The **DTX Portfolio** is comprised of 40-46 Winter Street, and 37-43 Temple Place.

The residences range from studios to four bedroom units and feature premium finishes, “brick and beam” style layouts and extraordinary ceiling heights. Recently renovated, these notable assets present investors with the opportunity to acquire a piece of the fabric of Boston, while benefiting from the continued revitalization and gentrification of the Downtown Crossing neighborhood. Ideally positioned in Downtown Crossing, between the Financial District and the Boston Common, the **DTX Portfolio** is surrounded by the city’s most dynamic office submarkets, drawing from a deep employer base. In addition, the buildings are steps to multiple MBTA stations, providing easy access to rapid transit and immediate access to the vast amenities throughout Boston.

The **DTX Portfolio** represents the unique opportunity to purchase a large portfolio in an iconic Boston location. The portfolio is offered for sale on an unpriced basis. We will be conducting tours of the property in the upcoming weeks with a “call-for-offers” to follow.

For more information, visit DTXPORTFOLIO.COM.



**CENTRALLY LOCATED
WITH A VIBRANT MIX OF**
Old & New Architecture
Live+Work+Play Lifestyle
Millennials, Gen-Xers & Empty-Nesters

► INVESTMENT HIGHLIGHTS



NEIGHBORHOOD DEVELOPMENT

Within walking distance to high profile, ultra-luxury projects such as Millennium Tower, the upcoming 691-foot-tall tower at Winthrop Square, and the 2.5 million square feet approved South Station Air Rights project, the DTX Portfolio stands to benefit from the continued growth and increased capital injection/appreciation into the immediate area.



STABLE INCOME & UPSIDE POTENTIAL

The residential component of the buildings have historically maintained 100% occupancy and the retail component features strong in-place income and tenancy from tenants such as Game Stop and Gordon's Liquors with the potential to lease currently available space. The immediate Downtown Crossing retail market is driven by some of the highest pedestrian foot traffic counts in the Northeast driving current and future demand making the DTX Portfolio offering truly unique.



REDEVELOPED, HISTORIC ASSET

Both buildings feature sleek and modern apartments with iconic architectural detail. Recently renovated, these loft-style apartment buildings feature units with exposed brick-and-beam interiors, high ceilings, new building systems, and large windows that allow an abundance of natural light and expansive streetscape views down Winter Street and Temple Place.



TRANSIT ORIENTED & AMENITY RICH

Situated on Winter Street and Temple Place, these assets are ideally located in the heart of downtown Boston and at the center of the Boston public transit system. The assets are only one block from the MBTA Red, Green and Orange Lines, and just an 8 minute walk to the Blue Line. The properties provide seamless rapid transit access for residents to every employment center in Boston, Cambridge and beyond. The buildings are also steps to area amenities such as the Boston Common, an abundance of retail options throughout Downtown Crossing, and walking distance to the Financial District and Back Bay.

▶ ASSET OVERVIEW

40-46 WINTER STREET



Year Built/Renovated 1899/2015
Lot Size 6,583
Total Gross SF 32,398
Residential Units 14
Residential Gross SF 19,641
Residential Occupancy 100%
Retail Spaces 2
Retail Gross SF 6,189
Stories 4 + basement



RETAIL SPACE #1
3,132 SF

GameStop
POWER TO THE PLAYERS®

RETAIL SPACE #2
2,725 SF

AVAILABLE

37-43 TEMPLE PLACE



Year Built/Renovated 1899/2013
Lot Size 6,069
Total Gross SF 31,084
Residential Units 16
Residential Gross SF 19,314
Residential Occupancy 100%
Retail Spaces 2
Retail Gross SF 5,452
Stories 5 + basement



RETAIL SPACE #1
2,950 SF

 **GORDON'S**
ESTD 1934

RETAIL SPACE #2
2,000 SF

**VICTORIA'S
JEWELRY**

24/7
NEIGHBORHOOD

101
Restaurants
& Cafes



1 Grocery Store

Roche Bros.

5
Five-Star
Hotels



9 Theaters



15 Gyms & Specialty
Fitness Studios



32 Nightlife Venues

ECLECTIC
DIVERSE VIBRANT

TRANSPORTATION HUB



36 million
annual MBTA entries at the
7 stations located near
DTX Portfolio



20 Minute Uber to Logan

8 Minute walk to South Station



3 Minute walk to Boston Common



6 Bluebike
Stations



3 Minutes from
I-93 Ramp



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