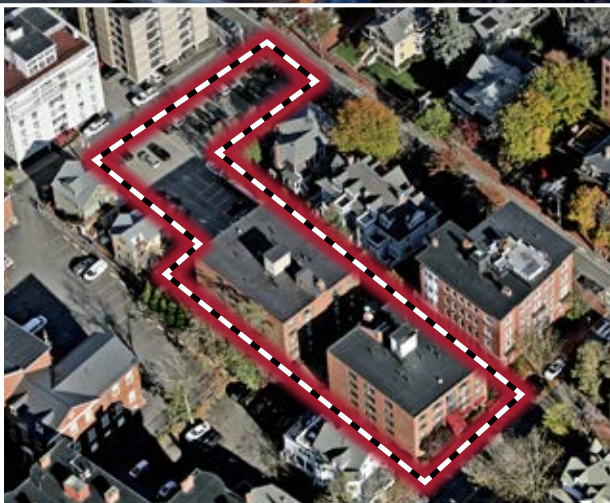


CRIMSON COURT



60-Unit Generational Multifamily Asset

375 Harvard Street | Cambridge, MA



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

EXECUTIVE SUMMARY

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire Crimson Court, a 60-unit multifamily asset located in Cambridge, Massachusetts. Crimson Court is an irreplaceable asset by every measurable standard. Located in one of the most premier markets in the United States, Crimson Court is ideally situated just steps from Harvard Square, Harvard University and the internationally recognized life science hub Kendall Square. The offering features a mix of studio, one bedroom and two bedroom apartments across two, five story buildings, 56 surface parking spaces, and offers investors immediate value add potential through future unit renovations. Owned by the same family since it was constructed in 1965 Crimson Court presents the first opportunity to own this meticulously maintained asset in a world-renowned city; Cambridge, Massachusetts. Anchored by two of the most prominent academic institutions in the world - Harvard University and MIT – along with global companies that make up the tenant base of Harvard Square & Kendall Square - Cambridge, Massachusetts is diverse, transit-oriented and a magnet for long-term growth. With immediate access to public transit, the deep employer base that makes up the area, and the wealth of amenities, residents of Crimson Court benefit from all Cambridge has to offer.

Crimson Court offers investors a generational multifamily asset in a class A+ location with significant value add potential. Crimson 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.375Harvard.com.

INVESTMENT HIGHLIGHTS

GENERATIONAL INVESTMENT OPPORTUNITY



Never before available for sale Crimson Court offers investors a generational investment opportunity. Comprised of 60 units across two meticulously maintained buildings as well as 56 surface parking spaces in a world-class location the offering is truly a once in a lifetime opportunity.

CAMBRIDGE, MASSACHUSETTS

Cambridge, Massachusetts is a world renowned city by every sense of the term. Home to Harvard University, Massachusetts Institute of Technology and some of the largest biotech firms in the world, Cambridge presents both stable investment qualities and long-term growth opportunity.



STRONG MARKET DYNAMICS

Innovation and education have been the main power source for the success and strength of the submarket. Home to global companies such as Novartis and Biogen, Cambridge is the epicenter of life science research and development. These market drivers produce incredible demand for housing and retail focused needs.



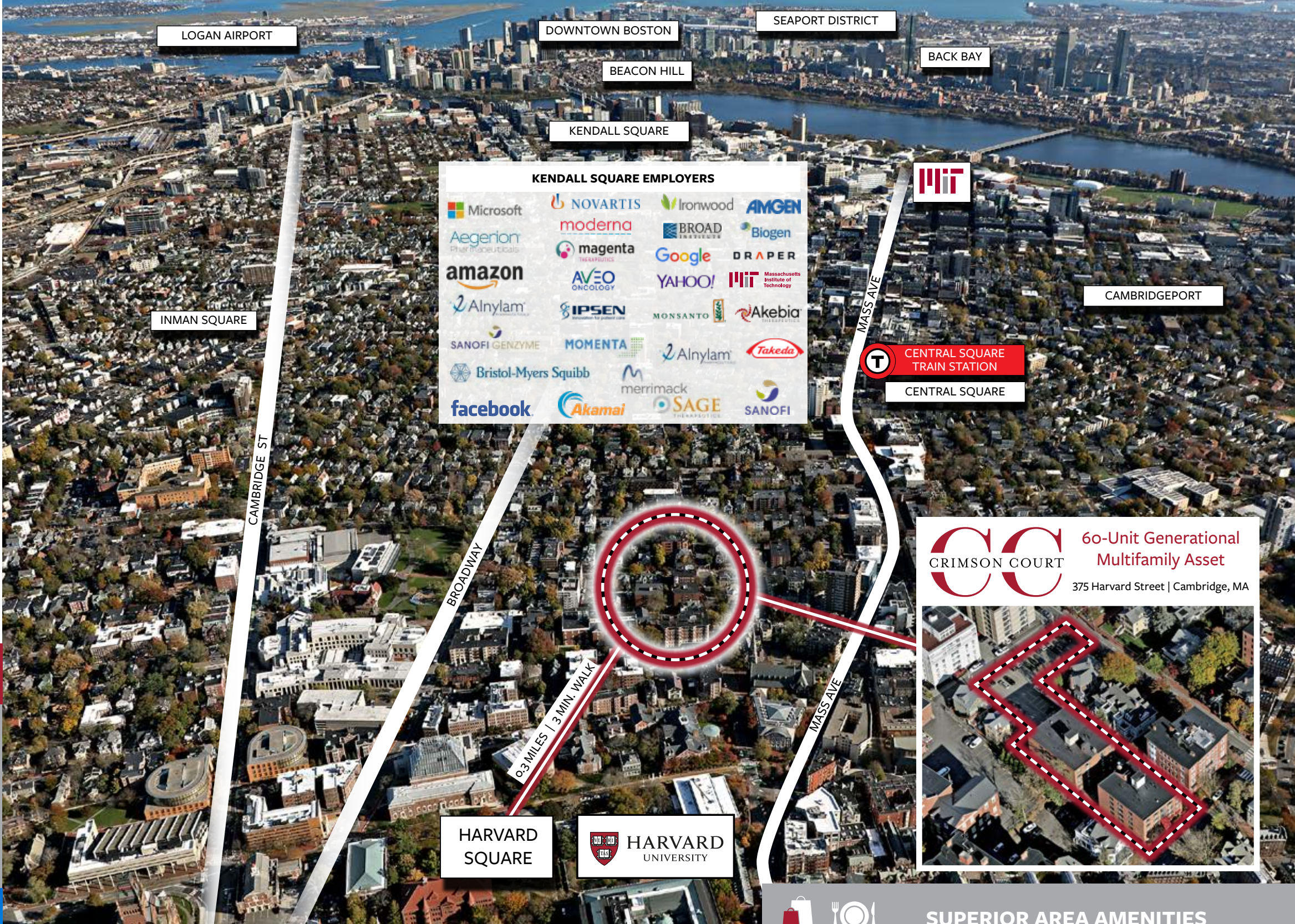
SUPERIOR AREA AMENITIES

Located directly between Massachusetts Avenue and Broadway, area amenities are unmatched. Ranging from some of the best restaurants in New England to boutique shops and markets, Crimson Court offers residents a variety of options. Whether taking a stroll to a nearby park or enjoying the Charles River, the options are truly endless.



TRANSIT-ORIENTED

Situated equidistant from Harvard Square and Central Square, Crimson Court is a 0.3 mile walk to the Harvard Square Red Line MBTA Station. Dubbed the “Brain Train” the MBTA Red Line provides residents with immediate access to Alewife, MIT, and burgeoning employment centers in Kendall Square and downtown Boston.



PROPERTY DETAILS

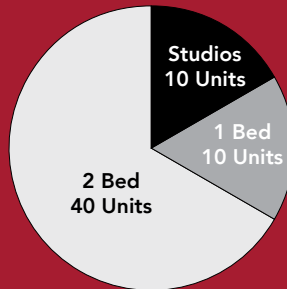
Address: 375 Harvard Street,
Cambridge MA

Number
of Buildings: 2

Year Built: 1965

Units: 60

Parking: 56 Surface Spaces



375HARVARD.COM



CAPITAL MARKETS

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