



KUMO
CAPITAL

THE
ONYX



Fully Permitted **182-Unit Development Site**

- ◊ Direct Access to New Commuter Rail Station ◊
- ◊ Full CD Set Available ◊
- ◊ Potential JV Opportunity ◊

*50 Silsbee St, Lynn MA
Lynn, MA 01903*



Executive Summary

The Onyx is a fully permitted and approved 182-unit, 6-story double podium steel luxury development opportunity located directly adjacent to the new Purple Line stop in Lynn, Massachusetts. The Onyx, located on 1.1 acres, caters to the rising demand for premium living space in Lynn, and offers its residents easy access to the Greater Boston Metro Area. The Onyx will feature 101 parking spaces (.56 spaces/unit), a state of the art gym, golf-simulator, movie theatre, and common area.

The completion of the new commuter rail station in Lynn expands the appeal of Lynn and further progresses its economic growth. The Onyx's location directly at the stop, makes it a premier choice for renters considering an alternative to living directly in Boston.



Temporary Train Stop Opens Months Ahead of Schedule

The **new commuter rail platform** in Lynn, enabled by Kumo Capital's crucial easement is **open as of December 18, 2023** – nearly 9 months ahead of schedule. Some of the key benefits from the opening of this platform include:

- ❖ Essential transportation providing unparalleled convenience and accessibility for Onyx residents, and the local community.
- ❖ Improved daily commutes with quick, reliable access to Boston and beyond
- ❖ Amazing foot-traffic for Onyx's commercial spaces

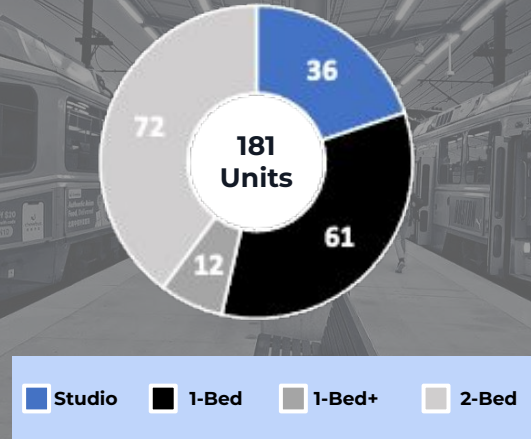


Project Snapshot

Address	50 Silsbee Street, Lynn, Boston, MA
Site Size	1.10 acres
Units	181 Residential + 1 Commercial
Affordability	5.5% (10 Units)
Net Rentable SF	129,468
Building GSF	180,674
Amenities	Gym, Golf Simulator, Movie Theatre, Common Area



Residential Unit Mix Summary



Recent Developments / Amenity Space



Nearby Amenities



GE Aviation—10 min



Stop & Shop – 5 min



Walgreens – 10 min



Nahant Beach – 15 min



Lynn Memorial Auditorium – 10 min



Lynn Center MBTA – 5 min



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