



ROZZIE

289



EXECUTIVE SUMMARY

Cushman & Wakefield's Multi-Family Advisory Group is pleased to present the opportunity to acquire **ROZZIE**, a newly constructed 106-unit apartment community located in the bustling Boston neighborhood of Roslindale. Rozzie offers unmatched community amenities and apartment finishes including a library lounge, fully equipped fitness center, great room with community kitchen, outdoor terrace with grilling station, and heated garage. Apartments offer in-unit washers and dryers, stainless steel appliances, quartz countertops and marble style flooring.

ROZZIE is ideally located just steps from Roslindale Village providing unmatched access to shopping, dining, and recreation. The property presents investors with the rare opportunity to infiltrate a high barrier to entry residential market. The Roslindale neighborhood is in close proximity to some of Boston's most prestigious higher education institutions and is well connected to both the Downtown Financial District and Back Bay. Opportunities in academia and the medical field draw young professionals to the area and drive demand for housing in the market.

ROZZIE is offered on an "as-is" basis and without a formal asking price. Upon receipt of a signed Confidentiality Agreement, qualified investors will be provided with access to due diligence materials via the Cushman & Wakefield website. Once investors have the opportunity to review the offering materials and tour the properties, Cushman & Wakefield will schedule a "Call for Offers."

For more information and to sign the Confidentiality Agreement, please visit:
multifamily.cushwake.com/TMS/Listings/Rozzie





LONGWOOD
MEDICAL AREA

BOSTON

 FOREST HILLS T STOP

◀ ARNOLD
ARBORETUM

FRANKLIN
PARK


ROZZIE
BOSTON



INVESTMENT HIGHLIGHTS





Stabilized Community with Strong Lease Up

Rozzie is currently stabilized and demonstrated a very strong lease-up.



Desirable Commuter Location

Rozzie is adjacent to the MBTA bus service (14 Bus) and approximately one mile from the Forest Hills MBTA Orange Line Station. The community is also close to I-95, I-93 and Route 1.



High Barrier to Entry Location

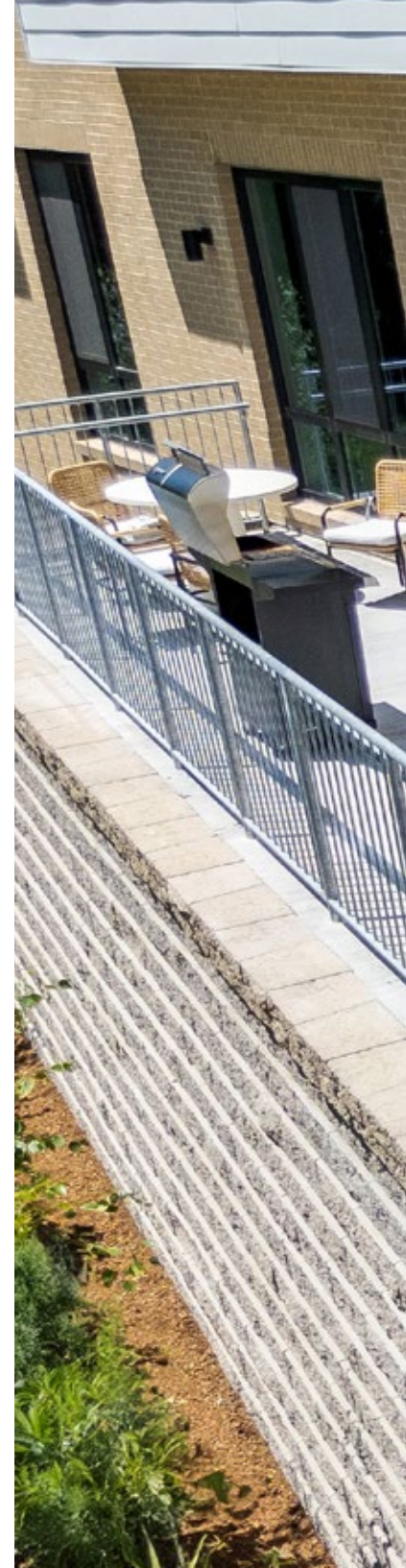
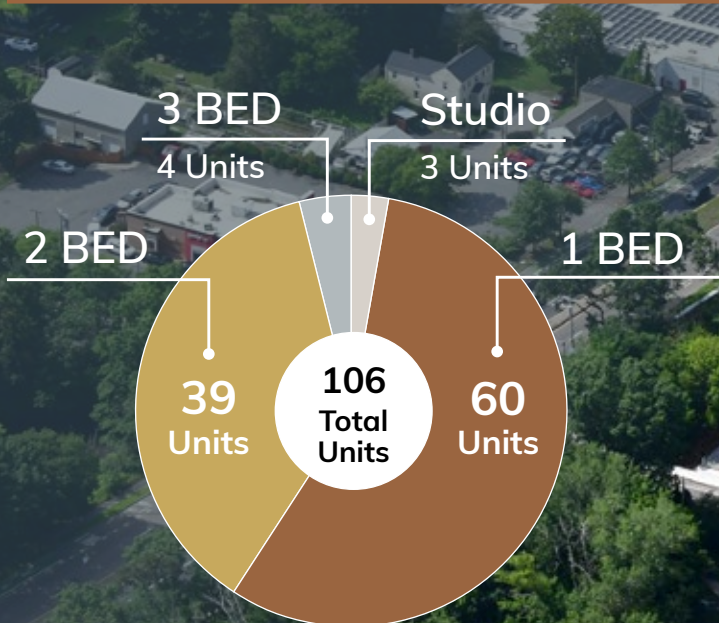
The Roslindale submarket has only seen 1,500 units delivered since 2020 and only 650 units are scheduled to be delivered in the next five years. This low inventory positions Rozzie very well to capitalize on future rental growth upside.

Rozzie is also perfect for people who love the city but work in the 'burbs or want to head out of town. The property is less than six miles from Blue Hills Reservation, and less than eight miles from Legacy Place in Dedham. With such easy access to Route 128, you can be on the road to the Cape, the Berkshires, or points North without bucking city traffic.



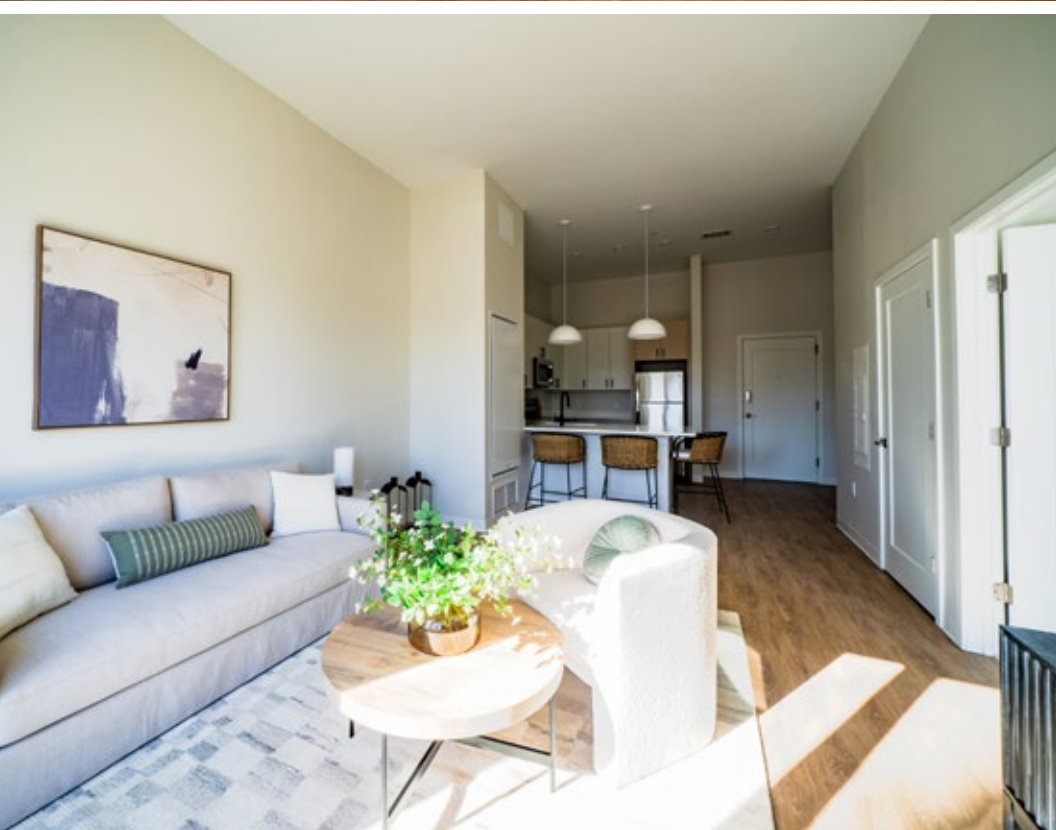
ROZZIE UNIT MIX

Unit Type	# of Units	SF	Client Rent	\$/SF	C&W Rent	\$/SF
Studio	3	644	\$2,397	\$3.72	\$2,425	\$3.76
1 Bedroom	41	779	\$2,600	\$3.34	\$2,675	\$3.43
1 Bedroom - AFF	6	781	\$1,559	\$2.00	\$1,559	\$2.00
1 Bedroom + Den	12	887	\$3,097	\$3.49	\$3,200	\$3.61
1 Bedroom + Den - AFF	1	979	\$1,559	\$1.59	\$1,559	\$1.59
2 Bedroom	35	1,079	\$3,503	\$3.24	\$3,550	\$3.29
2 Bedroom - AFF	4	1,062	\$1,766	\$1.66	\$1,766	\$1.66
3 Bedroom	3	1,453	\$4,050	\$2.79	\$4,100	\$2.82
3 Bedroom - AFF	1	1,453	\$1,978	\$1.36	\$1,978	\$1.36
Total/Average	106	925	\$2,883	\$3.12	\$2,942	\$3.18











COMMUNITY AMENITIES

Community Amenities

Library Lounge

Fully Equipped Fitness Center

Great Room with Community Kitchen

Outdoor Terrace with Grilling Station

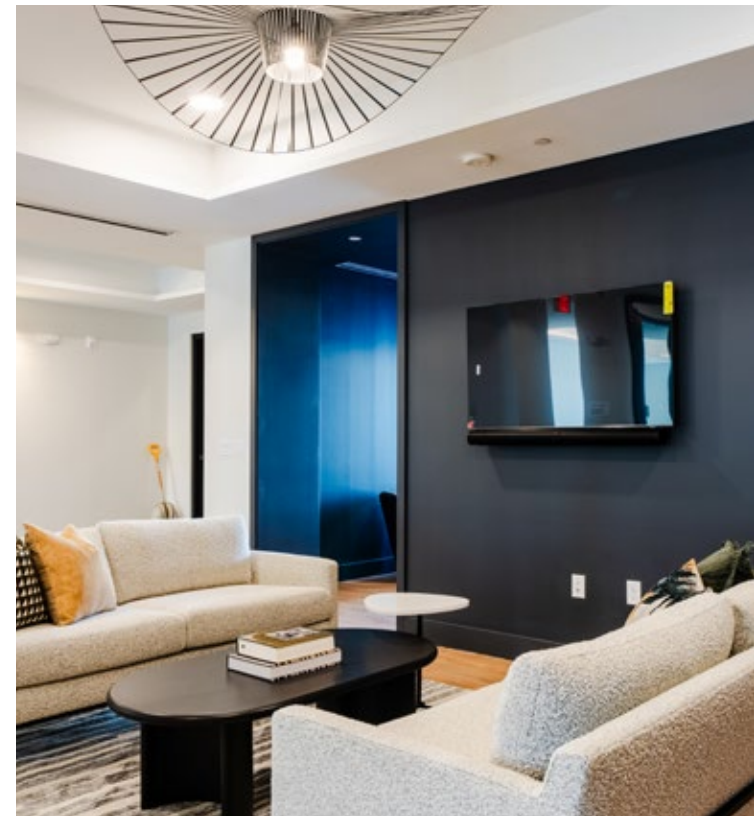
Pet Care Station

Secure Package Concierge

Next-generation Butterfly Secure Access System with Camera

Heated Garage Parking with E-Charging Stations

Bike Storage







CONTACT THE BOSTON MULTIFAMILY ADVISORY GROUP

ADVISORS

CHRISTOPHER SOWER
EXECUTIVE MANAGING DIRECTOR
+1 617 816 5257
Chris.Sower@cushwake.com

BRUCE LUSA
SENIOR DIRECTOR
+1 617 448 6308
Bruce.Lusa@cushwake.com

JONATHAN BRYANT
SENIOR DIRECTOR
+1 508 505 0832
Jonathan.Bryant@cushwake.com

DEBT & EQUITY FINANCE
KEVIN JONES
DIRECTOR
+1 508 314 4452
Kevin.Jones1@cushwake.com

JOHN FLAHERTY
DIRECTOR
+1 617 997-1557
John.Flaherty@cushwake.com

MARY VANNATTA
BROKERAGE SPECIALIST
+1 617 204 4108
Mary.Vannatta@cushwake.com

JULIE REGAN
SENIOR GRAPHIC DESIGNER
+1 617 204 4105
Julie.Regan.@cushwake.com

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