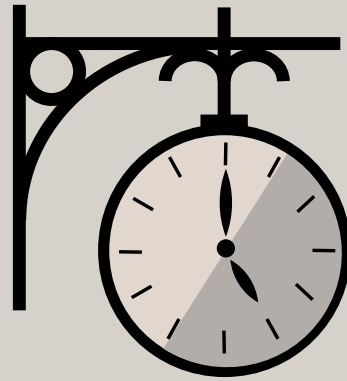




STATION 280

GRANBY, CT

Investment Highlights

CLASS A NEW CONSTRUCTION

Station 280 offers an elevated New England style living experience with oversized residences averaging 1,090 square feet and apartment interiors featuring private balconies and patios, 9' ceilings, granite counter tops, stainless steel appliances, uniform cabinetry, and wood-style plank flooring.

High-end amenities include a resort-style pool with an outdoor pavilion and fireplace, club house, movie lounge, dog park with agility equipment, and state of the art fitness center. In addition to a suite of on-site amenities, The Property is walkable to the conveniences and eateries of the quaint Salmon Brook Village center in Downtown Granby.

A wide variety of floor plans ranging from 719-square-foot one-bedrooms to 1,663-square-foot three-bedrooms offer open layouts with expansive courtyards and nature views. Every home includes a full-size in-unit washer and dryer.

ACCRETIVE ASSUMABLE CHFA FINANCING

The Offering is further distinguished via a \$5.8M subordinate financing from Connecticut Housing Finance Authority ("CHFA") with an attractive 2.0% fixed rate, and a 40-year amortization schedule maturing June 1, 2045.

The note is prepayable at any time for a 1.0% fee of the then outstanding principal balance.





SUBSTANTIAL RENTAL UPSIDE

At present, the Property has forty-six (46) workforce apartments affordable to middle income households. Beginning on June 1, 2031, the workforce residences can be rolled to market upon the repayment of the CHFA loan, unlocking an additional \$245,000 in rental income and ~\$50,000 in other income.

Furthermore, Station 280's in-place rents average \$2,286, which is a 30% discount to peers.

AFFLUENT SUPPLY CONSTRAINED MARKET

Granby is a charming New England town located in Hartford County, considered one of only 19 "Knowledge Capitals" worldwide by the Brookings Institution. Delivered in 2024 and 2025, Station 280 is the newest and largest community in Granby, with only one other 100+ apartment complex in town. There is no active multifamily construction within a 10 mile radius while occupancy in the submarket has averaged approximately 97% over the last 5 years.

Within a 5 mile radius of The Property, there are 28,000 individuals with average household incomes of over \$185,000. In-place rents average \$2,286, which is approximately 15% of average incomes, establishing the foundation for organic rent growth.

EMPLOYMENT PROXIMITY

Station 280 is located within the Hartford-Springfield knowledge corridor, with vehicular access to a diversified employment base anchored by insurance, aerospace, defense, healthcare, and advanced manufacturing.

Within a 10 mile radius of the Property there are 80,000+ daily workers, with 75% employed in white collar fields. Furthermore, four of TIME America's Best Companies of 2026 are headquartered within a 30 minute commute of the Property, including The Hartford and Eversource in Hartford, OTIS Worldwide in Farmington, and Cigna in Bloomfield.

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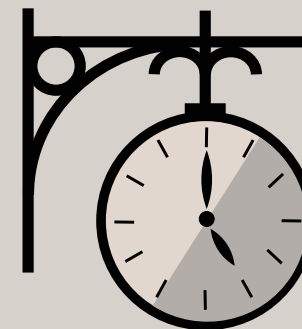
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NEWMARK

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