

**AVISON  
YOUNG**

# **TRINITY COLLEGE** STUDENT HOUSING PORTFOLIO

HARTFORD, CONNECTICUT

EXCLUSIVE INVESTMENT OPPORTUNITY



57-59 BROWNELL AVENUE



61-63 BROWNELL AVENUE



152-154 ALLEN PLACE

**3 STABILIZED STUDENT HOUSING PROPERTIES, 25 TOTAL BEDROOMS  
FOR SALE AT \$2,500,000 (9.5% CAP RATE)**



## THE OFFERING

As exclusive sales agent, Avison Young is pleased to offer for sale the Trinity College Student Housing Portfolio (the "Portfolio"), three privately owned student housing properties located in sought-after locations on the doorstep of Trinity College's picturesque 100-acre campus. Founded in 1823, Trinity College is one of the preeminent liberal arts colleges in the country and has an average enrollment of approximately 2,100 full-time undergraduate students. On a first-come first-serve basis, second-year students can apply to live in private off-campus housing, and competitively seek out well-located housing in close proximity to the campus such as the Portfolio.

The Portfolio features 3 houses with 25 total bedrooms that are fully leased and generate \$1,350 per bedroom per month on ten-month lease terms. With additional double occupancy bedroom fees and parking revenue from 16 parking spaces, the Portfolio is expected to generate \$355,150 in revenue during the 2025/2026 school year. The well-maintained properties are in excellent overall condition and were the recent recipient of extensive upgrades over recent years.

**The full Offering Memorandum and additional property details will be provided to qualified investors upon request.**



## OFFERING SUMMARY

Properties:	3 Houses	Square Feet:	11,939 SF
# of Bedrooms:	25 Bedrooms	Pro-Forma NOI:	\$238,427
Parking Spaces:	16 Spaces	Asking Price:	\$2,500,000

**FOR MORE INFORMATION, PLEASE CONTACT A MEMBER OF THE AVISON YOUNG TEAM:**

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