

TRAC 75

ALLSTON | MASSACHUSETTS



Colliers
INTERNATIONAL

TRAC





75

EXECUTIVE SUMMARY

Colliers International is pleased to present for sale **TRAC 75**, a newly constructed, 80-unit apartment community in Boston's thriving Boston Landing neighborhood. The site, located at 75 Braintree Street, boasts a desirable mix of studio, 1, 2 and 3-bedroom units. This fully-amenitized property has been well-received during lease-up, averaging 22 units/month before opening in August 2017.

Located less than a five-minute walk to the new Boston Landing Commuter Rail Station and surrounded by local amenities including Stop & Shop, Lulu's Allston, Tavern in the Square, Deep Ellum, Lone Star Taco Bar, and a variety of other restaurants, **TRAC 75** has been deemed a walkable destination with a Walk Score of 91 out of 100. By car, access to Cambridge Street and I-90/Mass Pike is easily achieved, offering one of the most convenient points of access to the I-90 corridor within the City of Boston.

TRAC 75 features a wide range of community amenities including a common roof deck with city views, enclosed vehicle and bike parking, on-site ZipCar, a dog spa, a community room with wifi and catering kitchen, as well as an on-site fitness center. Apartments feature in-unit washer/dryers, approx. 9' ceilings, ample closets, and private roof decks in select units. High quality finish levels also include energy saving appliances and condo quality finishes throughout.

TRAC 75 presents the opportunity to invest in Class-A, new construction at Boston Landing, one of Boston's newest neighborhoods. Additional due diligence materials are available for qualified buyers. Tours will be conducted by appointment only over the next several weeks, with a call for offers to follow.

For additional information, please visit trac75.colliers.com.

INVESTMENT HIGHLIGHTS



STRONG LEASE-UP PROCESS

100% leased by September 2017, **TRAC 75** has averaged 22 units per month during the lease-up process. With limited concessions offered, and average rents exceeding \$4.23/SF, **TRAC 75** has been well positioned to benefit from the strong rental demand in the Allston Market.

DEMOGRAPHICS

As office and biotech lab groups move from the 128 submarket into city limits at Boston Landing, **TRAC 75** is well positioned to meet the housing needs of these committed and well-capitalized users at Boston Landing.

COMMON ROOF DECK



NEW CONSTRUCTION

Completed in 2017, **TRAC 75** offers generational construction quality. Residents benefit from a diverse unit-mix and condo-quality finishes, including in-unit washer/dryers, Quartz countertops, and walk-in closets. Building amenities include covered parking supporting 64 spaces (0.8 spaces/unit), on-site ZipCar, and a common roof deck.



ON-SITE GYM



PROXIMITY TO BOSTON LANDING

Boston Landing is a fourteen acre mixed-use development is currently home to the 250,000 SF New Balance World Headquarters, NBA Celtics / NHL Bruins practice facilities and a 210,000 SF state of the art office building. Additional developments in the pipeline will bring continued attention to Boston Landing with a 650,000 SF office building, 175-key hotel, additional residential units, and 65,000 SF of ground floor retail slated for completion by 2020.



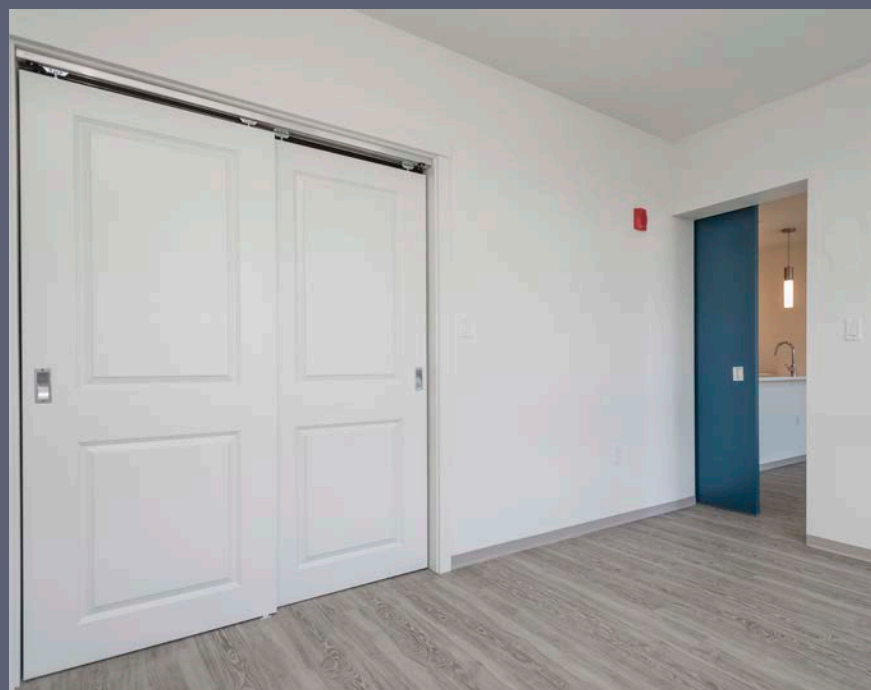
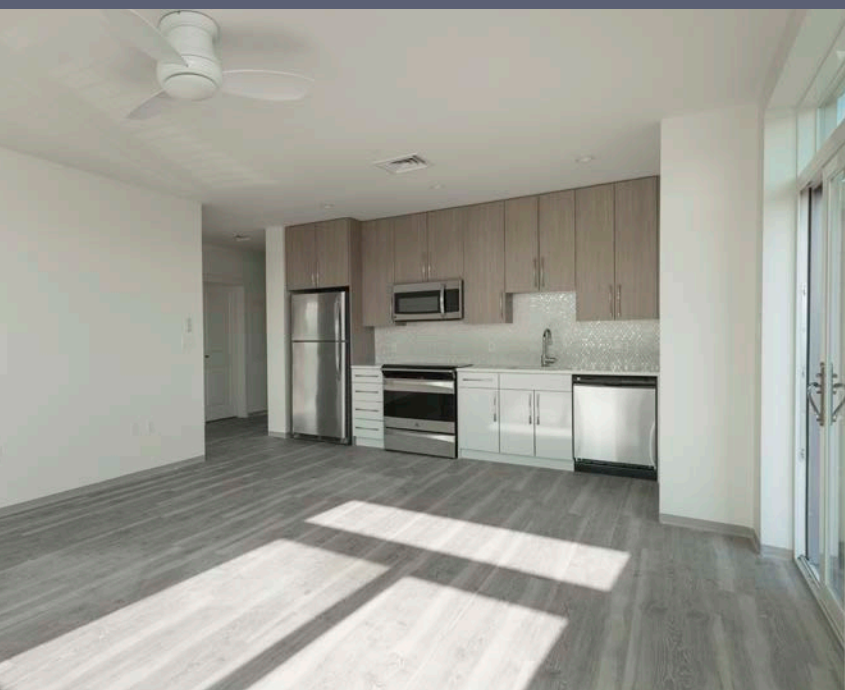
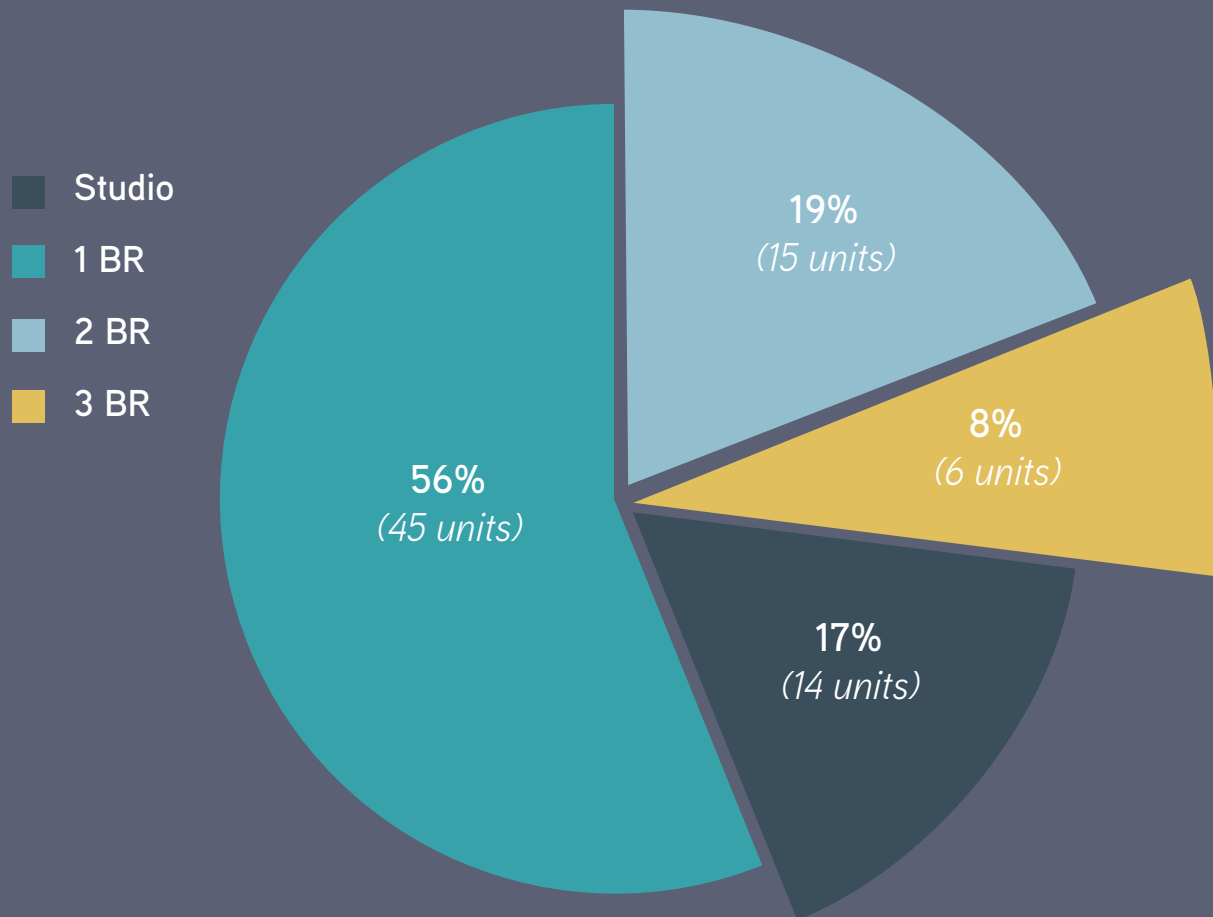
DEMAND DRIVERS

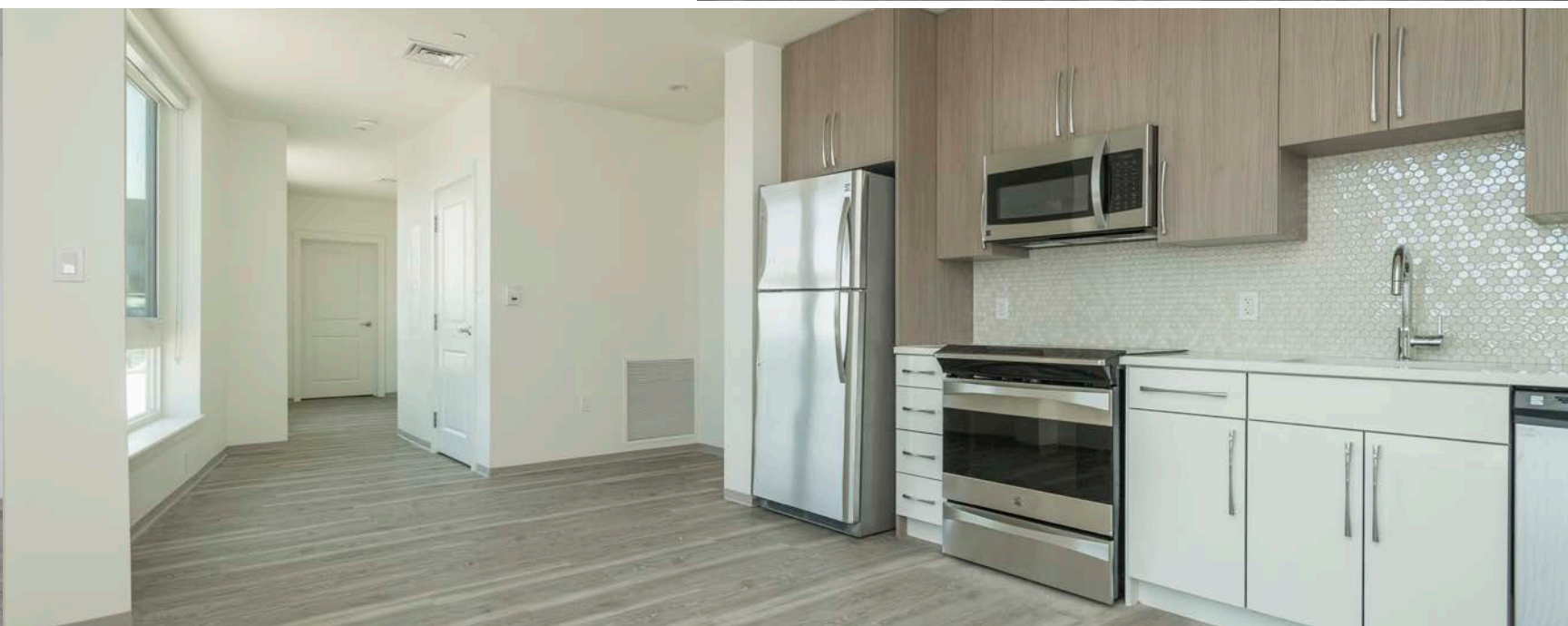
With the Longwood Medical Area, athenahealth 750,000 SF headquarters in Watertown, Harvard Business School, Kendall Square, Waltham's business office community, and Downtown Boston all a 15 minute +/- commute, **TRAC 75** benefits from an unbeatable location fueled by a brand new Commuter Rail Station.

MARKET STRENGTH

The Allston/Brighton multi-family market continues to show increased growth. Driven by proximity to employment, and offering a slight discount to downtown A+ products, rentals in neighboring properties are achieving over \$4.75/SF while condominium trades at new developments extend past \$1,000,000, or \$1,000/SF. **TRAC 75** is poised to benefit from the continued growth in this booming Allston/Brighton housing market.

Unit Mix:





TRAC 75

ALLSTON | MASSACHUSETTS

MULTI-FAMILY

CHRISTOPHER SOWER

617 330 8141

christopher.sower@colliers.com

JEN PRICE

617 330 8043

jennifer.price@colliers.com

JONATHAN BRYANT

617 330 8081

jonathan.bryant@colliers.com

MAGGIE COLLINS

617 330 8013

maggie.collins@colliers.com

FINANCING

THOMAS WELCH

617 330 8045

thomas.welch@colliers.com