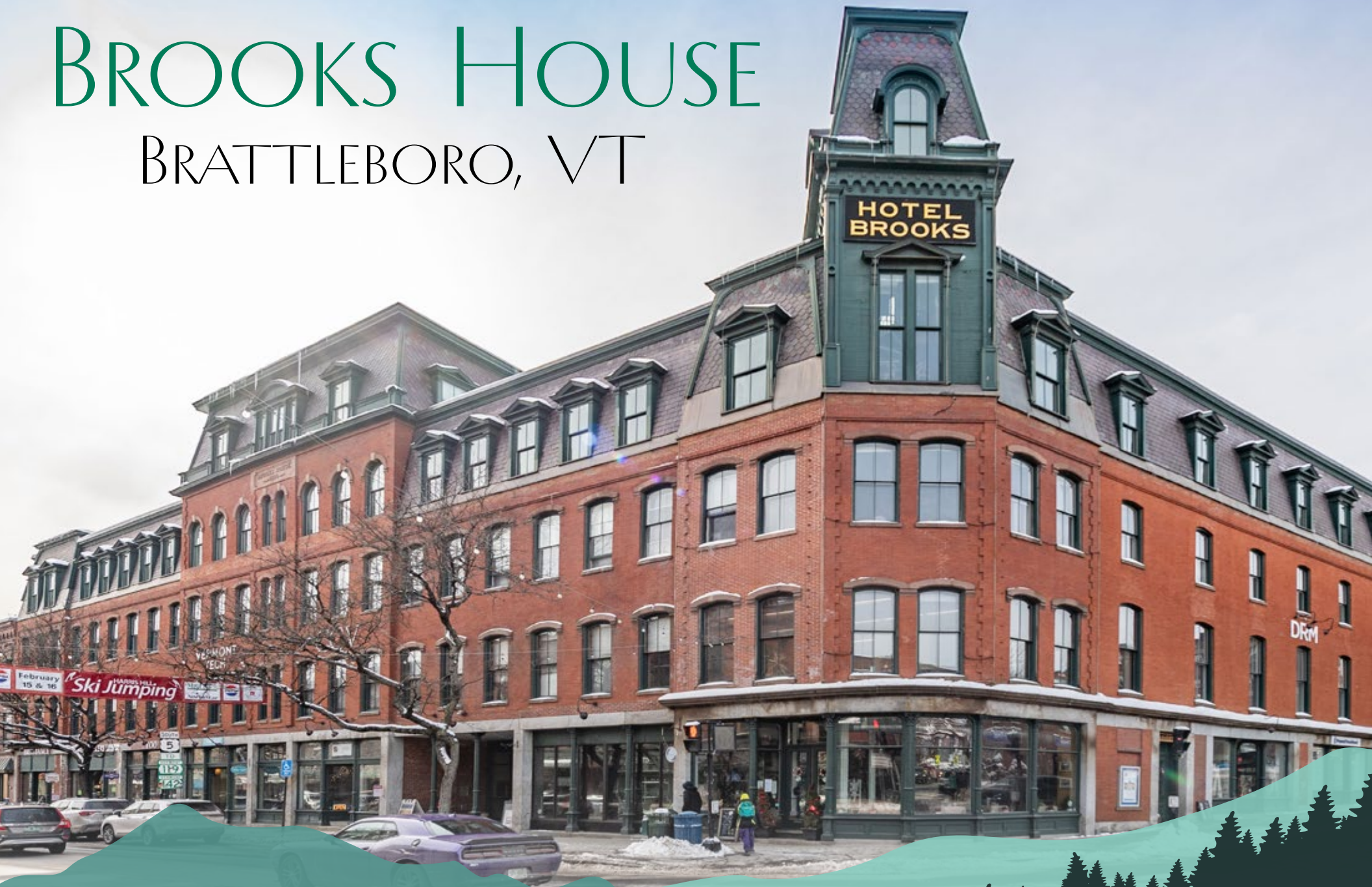


BROOKS HOUSE

BRATTLEBORO, VT



NEW ENGLAND MULTIFAMILY ADVISORY GROUP



CUSHMAN &
WAKEFIELD



EXECUTIVE SUMMARY

Cushman & Wakefield’s New England Multifamily Advisory Group along with VT Commercial is pleased to present the opportunity to acquire Brooks House, a mixed-use historic building located in Downtown Brattleboro, VT. The property originally operated as one of the premier hotels in New England and after a fire in 2011 was gut renovated starting in 2013 and completed in August 2014. Brooks House features twenty-three (23) apartment units, six (6) retail spaces and three (3) office spaces, totaling 88,000 GSF.

Brooks House is ideally located in the geographic and historic heart of Brattleboro’s thriving downtown with an ideal, highly visible, Main Street location. The property boasts a Perfect 100 Walk Score, earning it the title of “Walkers Paradise”. All three of Brattleboro’s I-91 exits lead directly to Brooks House making the property extremely accessible to all major New England cities as well as New York City.

The apartment units feature a mix of one-, two- and three-bedroom units with granite countertops, stainless steel appliances, hardwood floors, central air, and in-unit laundry.

Process & Pricing

Brooks House is available on an “as-is” basis and is being offered without a formal asking price. Upon receipt of a signed confidentiality agreement, qualified investors will be provided with the offering materials and access to additional due diligence information. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers”.

For additional information and to sign the confidentiality agreement, please visit - <https://multifamily.cushwake.com/Listings/BrooksHouse>

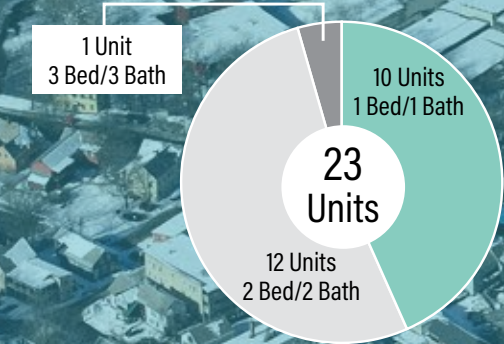
PROPERTY OVERVIEW

Address	120 Main Street, Brattleboro, VT 05301
Land Area	0.96 Acres 41,818 SF
GBA	88,000 SF
Net Rentable SF	56,468 SF
Residential Units	23
Commercial Units	9
Stories	5
Parking Spaces	20
Year Built/Reno	1871/2014*

* The building was severely damaged by fire in April 2011, and later demolished down to the studs and fully renovated. The rebuilt building came back online in 2014.

UNIT MIX

Unit Type	# of Units
1 Bedroom / 1 Bathroom	10
2 Bedroom / 2 Bathroom	12
3 Bedroom / 3 Bathroom	1



BROOKS HOUSE
RETAIL TENANCY

T.J. Buckley's



LAICHS THEATRE



The Tower Bar & Lounge



BROOKS HOUSE



INVESTMENT HIGHLIGHTS

Thriving Downtown Location

Downtown Brattleboro features a blend of historic buildings and charming Victorian-style architecture, giving it a unique, old-town feel. Many of the buildings house local businesses, creating a cozy and inviting atmosphere. The downtown area is home to several art galleries, including the Brattleboro Museum & Art Center, which hosts contemporary exhibitions and cultural events. Residents of Brooks House can easily access all Downtown Brattleboro has to offer due to its prominent, main street location and Perfect Walk Score.



Excellent Accessibility

All three of Brattleboro's I-91 exits lead directly to the corner on which Brooks House stands. Brattleboro is a two hour's drive from Boston and a three and a half hour's drive from New York City. Residents can easily travel throughout New England and beyond.



INVESTMENT HIGHLIGHTS

Impressive Tenant List

Brooks House boasts an impressive tenant list that lends itself to hundreds of built-in customers. There are two Vermont State Colleges, an attractive mix of retail and restaurants in addition to high quality office tenants.

Current Tenants

- Vermont Technical College
- Community College of Vermont
- DRM (Downs Rachlin Martin)
- Plated Restaurant & Bar
- Brilliance
- Tulip Café
- Tavernier Chocolates
- Midnights



History Restored

Built in 1871, the Brooks House is an iconic building that has played a pivotal role in Brattleboro's history. Located at the corner of Main Street (Rt. 5) and High Street (Rt. 9) in downtown, it was one of the premier hotels in New England. Four full stories were topped with penthouse suites and the famous tower, a second story ballroom with large windows and high ceilings, the Brooks House hosted many dances for guests and locals alike. The hotel maintained its grandeur through the first half of the twentieth century. The building's next phase began in 1970 when it was renovated as a mixed-use building with studio and one-bedroom apartments on the top three floors and retail and restaurants along the street. In 2011, an electrical fire rendered the building uninhabitable. The current ownership has taken the opportunity to restore the Brooks House to its former grandeur with a gut renovation.

GUT RENOVATION COMPLETED IN 2014





BROOKS HOUSE
BRATTLEBORO, VT



Plated Restaurant & Bar



Tavernier Chocolates



Brilliance/Rug Gallery



Community College of Vermont



BROOKS HOUSE
RETAIL TENANCY



NEW ENGLAND MULTIFAMILY ADVISORY GROUP



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