



Executive Summary

Cushman & Wakefield's Multifamily Advisory Group is pleased to present the opportunity to acquire ReNew Worcester, an 8-story, 100% market rate, 92-unit apartment building located in Worcester, Massachusetts. Built in 1965, ReNew Worcester boasts an attractive mix of one- and two-bedroom units with oversized floorplans (1 BDs – 1000 SF / 2 BDs – 1500 SF), ample off-street garage and surface parking, and immediate proximity to major employers, medical hubs, and higher education institutions —key drivers of Worcester's growing renter population. Though the property has been meticulously managed and maintained since its original construction, there is a substantial opportunity to increase rents through in-unit and common area renovations and upgrades.

Ideally situated in the highly sought-after West Side of Worcester, ReNew Worcester offers residents suburban charm with urban conveniences, including walkability to retail, parks, and public transit. The Property neighbors both Worcester Polytechnical Institute (WPI) and the newly constructed Doherty Memorial High School. Residents can easily reach local employment opportunities as well as those in Boston and surrounding suburbs via the MBTA Commuter Rail, I-90 (Mass Pike), I-190, and I-120.

Process & Pricing

ReNew Worcester 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 the due diligence materials. Once investors have had an opportunity to review the offering materials and tour the property, C&W will schedule a "Call for Offers."

For more information and to sign the confidentiality agreement, please visit:
multifamily.cushwake.com/TMS/Listings/ReNew

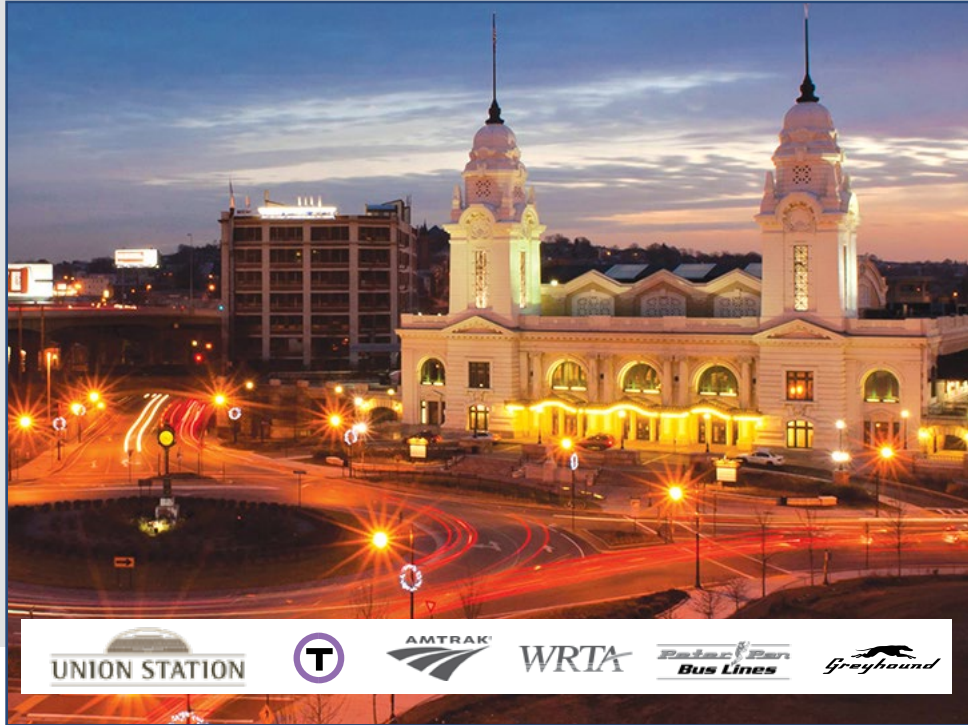


Investment Highlights



TRANSIT ORIENTED COMMUNITY

Worcester is located in the heart of central Massachusetts at the crossroads of I-90 (Mass Pike), I-190, and I-120. The town’s access to major roadways allows residents to easily travel to Boston, Providence, RI, and Hartford, CT within an hour. ReNew Worcester is less than a ten-minute drive from Worcester Regional Airport, which offers daily flights on American Airlines, Delta Air Lines, and JetBlue. Commuters can also travel to Boston via the MBTA Commuter Rail’s Framingham/Worcester Line.



EXCELLENT EMPLOYMENT ACCESS

The Metrowest and Worcester submarkets offer some of the strongest employment opportunities throughout Metro Boston. ReNew Worcester is just minutes away from UMass Memorial Medical Center and UMass Medical School, Hanover Insurance, St. Vincent Hospital, Reliant Medical Group, VNA Care Network & Hospice, as well as the 12 colleges and universities that call Worcester home.



RAPIDLY EXPANDING LIFE SCIENCE, RESEARCH, & INDUSTRIAL HUB

Worcester’s diverse employment base is highlighted by a mix of established, new and expanding blue-chip corporations, fast growing innovators and mixed-use research centers across the biotechnology, biomanufacturing, healthcare, medical research and industrial sectors.



Investment Highlights

Private Balconies With Each Unit



WIDE ARRAY OF AMENITIES

ReNew Worcester offers an excellent variety of community amenities to residents including a picnic nook with grills, laundry facilities, storage, and garage parking. In-unit amenities include private balconies, air conditioning, dishwashers, large closets, and spacious floorplans.



100% MARKET RATE ASSET WITH VALUE-ADD OPPORTUNITY

ReNew Worcester presents a substantial value-add opportunity through cosmetic upgrades to units and common areas. While the property has been meticulously maintained and updated on an as-needed basis, renovations to kitchens and bathrooms present new ownership with the opportunity to raise rents on this 100% market-rate building. As rents continue to rise at newly constructed communities, there is a growing opportunity to capitalize on the upside through both upgrades to the apartments and community amenities.





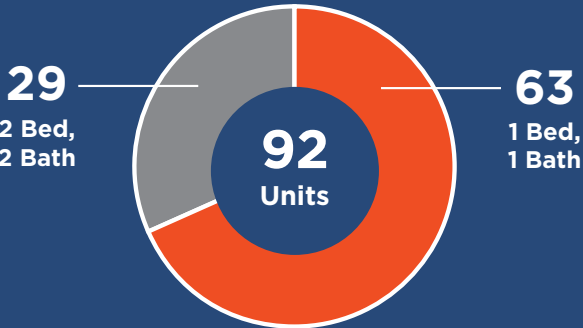
Property Overview



Property Address	5 Suburban Road, Worcester, MA 01602
Year Built	1965
GSF	106,644
NSF	91,136
Number of Apartments	92 Residential units and 1 office
Average Unit Size	1 Bed - 1,000 SF~ 2 Bed - 1,500 SF~
Stories	8
Parking	Garage - 76 plus 8 handicap spaces Surface - 32

Unit Mix

Unit Type	# of Units	%	Avg SF
1 Bedroom, 1 Bathroom	63	68%	1,000
2 Bedrooms, 2 Bathrooms	29	32%	1,500
Total	92	100%	1,158





92 Units - 8 Stories - 100% Market Rate | 5 Suburban Road, Worcester, MA





NEW ENGLAND MULTIFAMILY ADVISORY GROUP



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