

**AVISON
YOUNG**

TRINITY COLLEGE STUDENT
HOUSING
PORTFOLIO
HARTFORD, CONNECTICUT

EXCLUSIVE INVESTMENT OPPORTUNITY



57-59 BROWNELL STREET



61-63 BROWNELL STREET



152-154 ALLEN PLACE

**3 STABILIZED STUDENT HOUSING PROPERTIES, WITH 8 SEPARATE UNITS,
24 TOTAL BEDS, & EXPANSION POTENTIAL**

ASKING PRICE: \$2,500,000

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 8 three-bedroom units and is currently fully leased, generating approximately \$21,000 in monthly rent (+/- \$420,000 per year). The well-maintained properties are in excellent overall condition and were the recent recipient of extensive upgrades to the electrical systems, plumbing, siding, roofs and unit interiors by the existing ownership. The Portfolio also provides the value-add opportunity for the next owner to finish the third floor of 57-59 Brownell Street, and add an additional unit to the Portfolio.

Additional property details and financials will be provided to qualified investors upon request.



OFFERING SUMMARY

Properties:	3 Houses
# of Units:	8 Units
Total Beds:	24 Beds
Square Feet:	11,939 SF
Monthly Rent:	+/- \$21,000
Asking Price:	\$2,500,000 (\$104,167/bed)

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

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