



THE RESIDENCES AT **LINCOLN PARK**

42-Unit New Construction Multifamily Offering
Dartmouth, Massachusetts

Potential to purchase an additional 60 fully permitted units on-site



NEW BEDFORD, MA

Dartmouth Mall



THE RESIDENCES AT LINCOLN PARK

DARTMOUTH, MA

INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION:

Built in 2017, The Residences at Lincoln Park consists of 42 luxury units with high-end modern finishes. These finishes include Frigidaire stainless steel appliances, built-in microwaves, granite countertops and in-unit washer/dryer. Each unit features balcony/patio space that captures natural light throughout the space.



STABLE INCOME & UPSIDE POTENTIAL:

The offering is currently 100% leased with strong in-place income from current tenants. Although extremely well built and offering quality finishes, there is still room to grow rents through the improvement of amenity space and common areas.



COMMUTER ACCESS:

Ideally located near I-195 and Route 24, The Residences at Lincoln Park offer residences convenient access to the deep employer base of Southern Massachusetts and Providence, RI. The offering also provides residents easy access to popular New England vacation destinations such as Newport, RI and Cape Cod.



STRONG DEMOGRAPHICS:

One of the most desirable suburbs along the coast line of Massachusetts, Dartmouth is an ideal location for young families and those looking for a quaint suburban setting. The Residences at Lincoln Park are surrounded by newly constructed single family homes all of which are either under agreement or sold, proving the demand for housing in the area.



EXECUTIVE SUMMARY

RESIDENCESLP.COM

Boston Realty Advisors is pleased to present the exceptional opportunity to acquire **The Residences at Lincoln Park** located in Dartmouth, Massachusetts. **The Residences at Lincoln Park** is a new construction multifamily community consisting of 42 luxury units and 88 parking spaces on the former site of the iconic Lincoln Amusement Park. Consisting of 26 two bedroom units and 16 one bedroom units, **The Residences at Lincoln Park** offer a premier investment opportunity in a highly-regarded suburban market.

The property is ideally located near I-195 and Route 24 providing residents with convenient access to employment opportunities throughout Providence and Southern Massachusetts. Consisting of one, 4 story building and surface parking spaces, **The Residences at Lincoln Park** provide a wealth of amenities for residents such as balconies, fire pits, fitness center and plenty more.

Currently, **The Residences at Lincoln Park** are 100% leased offering strong in-place income. This offering is for sale on an unpriced basis. We will be conducting tours over the coming weeks with a call-for-offers to follow.

For more information, please visit www.ResidencesLP.com.



PROPERTY DETAILS

Property Address: 1 Candy Apple Drive
Dartmouth, MA

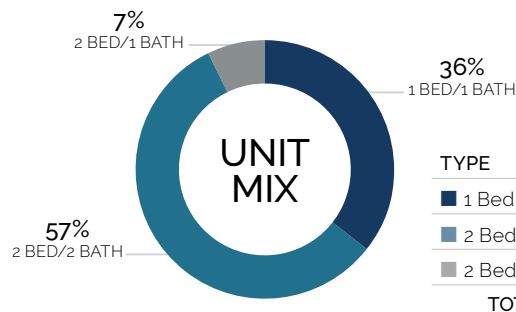
Year Built: 2017

Building Size: 41,920 GSF
39,665 NSF

Lot Size: 2.32 Acres

Stories: 4

Parking Spaces: 88



CAPITAL MARKETS

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