

OFFERING MEMORANDUM

16 NEWHALL ST
LYNN, MA

FOR SALE

HIGH OCCUPANCY 55-UNIT | VALUE ADD
MULTI-FAMILY INVESTMENT OPPORTUNITY



THE
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COMPANY

CORFAC INTERNATIONAL

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THE OFFERING

As the exclusive agent, The Stubblebine Company / CORFAC International is pleased to present The Beaconsfield Apartments, located at 12–16 Newhall Street in Lynn, Massachusetts, a well-maintained 55 unit multifamily asset situated in one of the Northeast’s most desirable rental markets for sale. Ideally situated just north of Boston, the property provides tenants with convenient access to one of the strongest economies in the nation, while enjoying the benefits of coastal North Shore amenities. The location also offers excellent commutability, with close proximity to the MBTA commuter rail, Route 1, and Route 128.

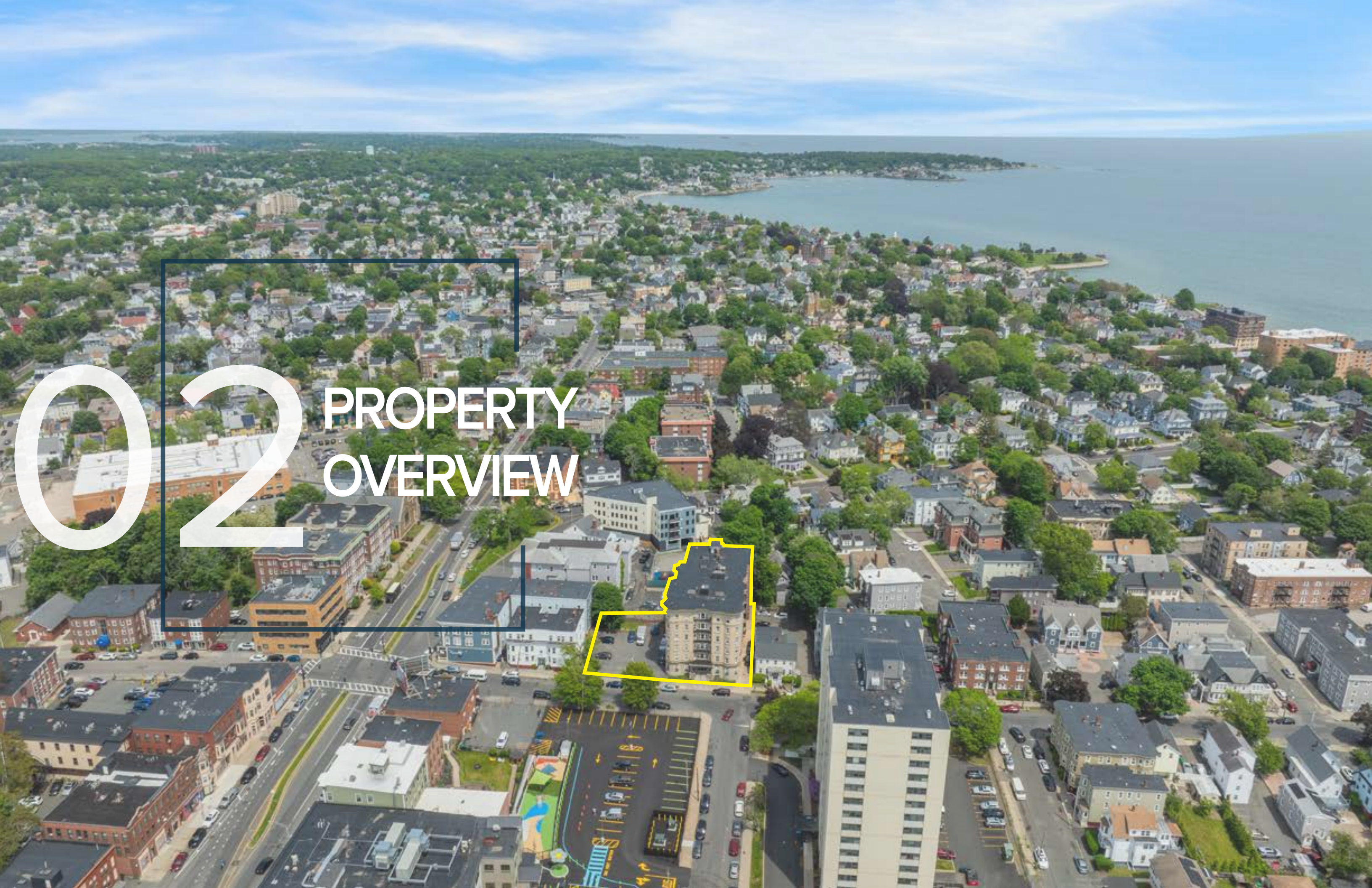
01 EXECUTIVE SUMMARY





The Stubblebine Company is introducing Beaconsfield Apartments to the marketplace **FOR SALE** on an unpriced basis. We are conducting tours and a call for offers will follow shortly thereafter





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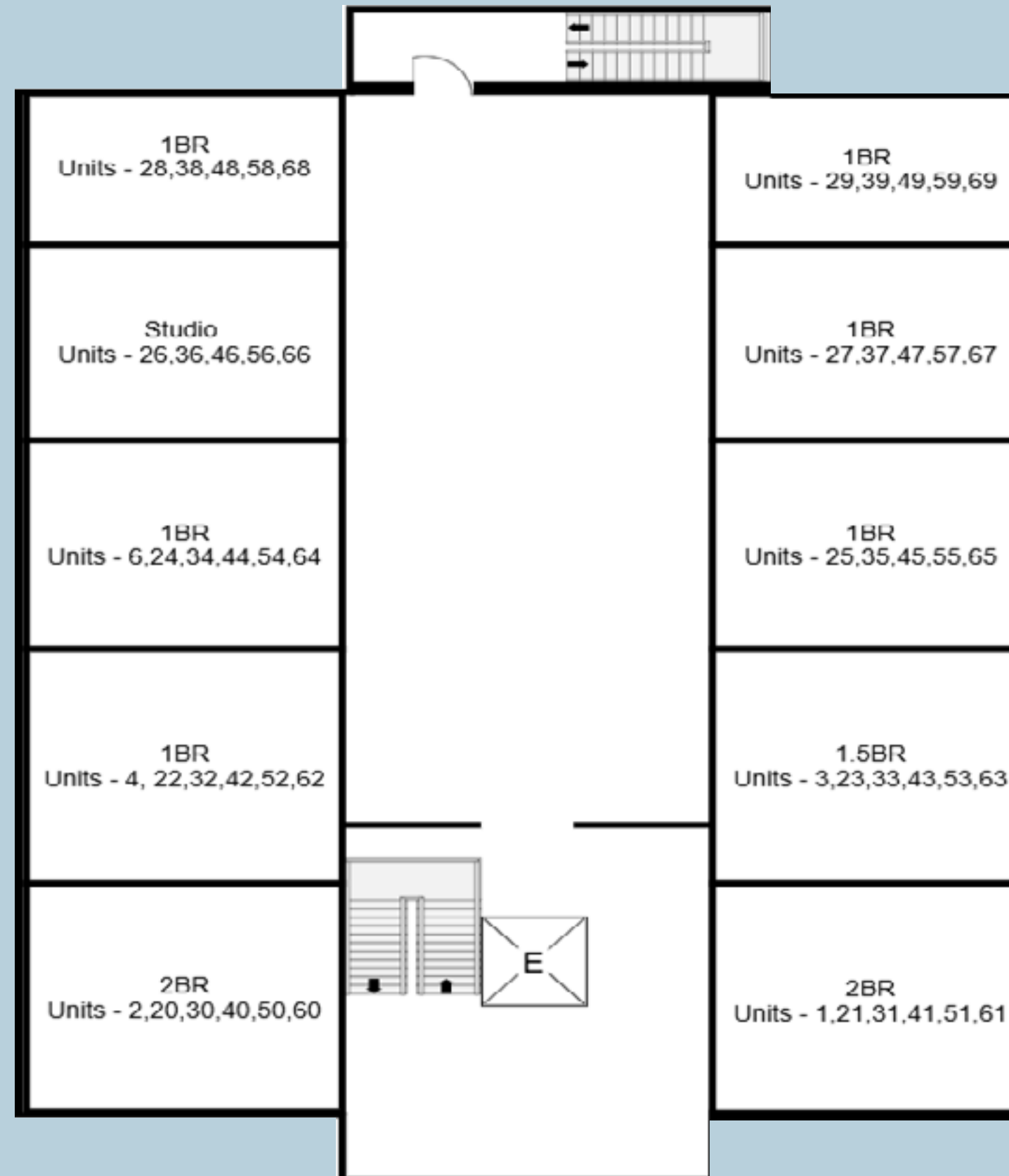
PROPERTY OVERVIEW



PROPERTY DETAILS

PROPERTY DETAILS				
Year Built		# of Units	Gross Floor Area	
1873		55	48,768	
Property Acres		0.41 Acres		
Exterior Construction		Brick		
Unit Mix	# of Units	% of Units	Average SF	Total SF
Studio	5	9%	375	1,875
1 Bed	20	36%	650-700	13,500
1 Bed w/ Balcony	12	22%	650-700	8,100
1.5 Bed	6	11%	775	9,300
2 Bed	12	22%	875	10,500
Total =	55	100%	665	43,275
PROPERTY AMENITIES				
Landlord Pays:		Heat & Hot Water(Gas)		
Tenant Pays:		Individually metered electric and gas (including stoves)		
Parking:		18 on-site spaces		
Storage:		12 storage units with room to expand in the rear laundry area		
Security:		Remotely monitored security cameras throughout the building		
MECHANICAL:				
Heating:		Central system installed ~7 years ago		
Roof:		Rubber membrane, approximately 15 years old		
Windows:		Updated vinyl replacement windows		
Electric Panels:		About 12 units have upgraded electric panels		
RECENT CAPITAL IMPROVEMENTS				
Laundry:		Three new coin-op washers and dryers installed in late 2022(Landlord Owned)		
Entry:		Front steps and railings upgraded in 2023		
Hot Water Tank:		New commercial hot water tank added in 2022		
Lighting:		Common area lighting updated on all six floors in 2024		
Renovations:		Kitchens updated in units 53, 58, and 59 (2024); unit 62 scheduled for 2025		

VERTICAL STACK UNIT MATRIX



VALUE ADD- 16 NEWHALL ST. LYNN, MA

1 Bed - Standard + Updated Kitchen

VALUE PROPOSITIONS

UNIT UPGRADES:

Ample Opportunity for unit renovations through updating of kitchens, bathrooms and general finishings to capture higher rental values.

LEASING OF UNITS / RENTAL BUMPS:

Units are rented at below market rates, allowing for significant rent increases and NOI growth.

INCREASE IN STORAGE UNITS:

Adding or optimizing storage space to create additional income.



1 Bed - Full Renovation



Standard 1 Bed





REGIONAL MAPS

LOCATION MAP

12-16 NEWHALL ST

1A

+/- 11.5 MILES

Boston Logan
International
Airport

DOWNTOWN BOSTON




NAHANT BEACH

DOWNTOWN BOSTON

12-16 NEWHALL ST



LOCAL MAP

-  BUS
-  MBTA
-  MBTA Dist.



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	125,657	260,611	900,160
2029 Projection	123,950	256,402	879,139
Average Income	\$93,607	\$101,067	\$120,912
Median Home Value	\$468,346	\$392,013	\$635,296



LYNN, MASSACHUSETTS

Lynn, Massachusetts, offers a rare blend of coastal charm, vibrant urban energy, and convenient access to some of the region's premier destinations. Residents enjoy the natural beauty of Lynn Woods Reservation, one of the largest municipal parks in the United States, offering over 2,200 acres of trails, historic landmarks, and picturesque landscapes. Along the shoreline, the Lynn Shore Reservation and nearby Nahant Beach provide stunning ocean views, promenades, and opportunities for beachside recreation.

Downtown Lynn has transformed into a lively hub for arts, dining, and entertainment, featuring local favorites such as Bent Water Brewing Company, Rossetti Restaurant, and the Lynn Museum/LynnArts, all contributing to the city's thriving cultural scene. For more extensive shopping and leisure, MarketStreet Lynnfield, located just 15 minutes away, offers an upscale, open-air retail experience.

Lynn's strategic location also provides residents with exceptional proximity to top higher education institutions. North Shore Community College maintains a vibrant campus within Lynn itself, while Salem State University is a short 15-minute drive away. Endicott College, located in nearby Beverly, is easily accessible within 25 minutes, offering a variety of undergraduate and graduate programs.

Additionally, world-renowned universities such as Northeastern University, Harvard University, and the Massachusetts Institute of Technology (MIT) are located within 30 to 40 minutes, providing unparalleled educational, research, and innovation opportunities.

Transportation in Lynn is both convenient and commuter-friendly, with the Lynn MBTA Commuter Rail Station offering direct service to Boston's North Station in under 25 minutes. Seasonal ferry service also connects Lynn to Boston's Seaport District, and Logan International Airport is just a 20-minute drive away, supporting both domestic and international travel needs. With its coastal lifestyle, robust arts and cultural community, convenient transportation links, and easy access to some of the best higher education institutions in the country, Lynn stands out as an exceptional place to live, learn, and invest.

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