

# FOR SALE LOFTS AT POCASSET MILL

75 POCASSET STREET

Johnston, RI 02919

92-UNIT, 100% MARKET-RATE BRICK & BEAM APARTMENT COMMUNITY



## INVESTMENT HIGHLIGHTS

- + UNIQUE BRICK & BEAM APARTMENT COMMUNITY** Converted into market-rate, loft-style apartment homes in 2012, Lofts at Pocasset Mill offers unmatched character and outstanding amenities in a central location. The property offers 48 different floor plans, with spacious units averaging 1,014 square feet. These apartments have been renovated by restoring the original brick and beam features, original reclaimed wood floors, high ceilings, and bright, oversized windows, together with best-in-class finishes and features including stainless steel appliances, granite countertops, and in-unit laundry.
- + EXCELLENT ACCESS TO EMPLOYMENT** The property is located along Plainfield Street, which provides a direct route into Downtown Providence in 10 minutes. Pocasset Mill is also less than 1.5 miles from Interstate 295, which provides access to employers throughout Rhode Island. In addition, Citizens Financial Group is nearing completion on its corporate campus in Johnston. When complete, the campus will be home to 3,200 employees, with the first 500 employees expected to move in by late August.
- + CONVENIENT ACCESS TO RETAIL AMENITIES** Lofts at Pocasset Mill is conveniently located near numerous retail amenities. Nearby retail centers include Garden City Center and Chapel View in neighboring Cranston, as well as the Warwick Mall. In addition, the 1.2 million square foot Providence Place mall is 10 minutes away in Downtown Providence.
- + STRONG RENT GROWTH OPPORTUNITY** The property has experienced 3.8% average annual rental income growth since the beginning of 2016 while historic occupancy has ranged between 95-98%. With best-in-class finishes, a new owner could push rents to position the property ahead of older, unrenovated properties in Johnston & Cranston while remaining a significant discount to comparables in neighboring Providence.
- + DISCOUNT TO REPLACEMENT COST AND FREE & CLEAR OF EXISTING DEBT** As a converted mill building with elevator service and garage parking, the property will trade at a significant discount to replacement cost. Additionally, the property is being offered free and clear of existing debt, allowing investors to take advantage of attractive market financing and flexibility in how they capitalize the transaction.

# FOR SALE LOFTS AT POCASSET MILL

The CBRE/New England Capital Markets Team has been exclusively retained to sell the Lofts at Pocasset Mill, a unique opportunity to acquire a loft-style mill conversion apartment community in centrally located Johnston, RI.

## OFFERING SUMMARY

### BUILDING OVERVIEW

The Lofts at Pocasset Mill consists of a four-story brick mill building converted into market-rate, loft-style apartment homes in 2012. The first floor of the south wing was converted into garage parking. The mill building was originally built in two phases between 1897 and 1902 and was initially home to the Pocasset Worsted Company, a woolen textile manufacturer. The complex (and offering) also includes a two-story commercial building leased to The Rich Group (paper company) through 2022.

## UNIT MIX

Unit Type	# of Units	AVG SF	Total SF
Studio, 1 Bath	1	700	\$1,000
1 Bed, 1 Bath	31	774	23,990
1 Bed, 1 Bath w/Den	8	897	7,178
2 Bed, 2 Bath	31	1,057	32,759
2 Bed, 1.5 Bath TH	1	1,320	1,320
2 Bed, 2 Bath w/Den	20	1,368	27,365
<b>Total/Average</b>	<b>92</b>	<b>1,014</b>	<b>93,312</b>





***WE ARE OFFERING THIS UNIQUE OFFERING FOR SALE WITHOUT AN ASKING PRICE, AND WILL BE CONDUCTING TOURS OVER THE COMING WEEKS WITH A CALL-FOR-OFFERS TO FOLLOW SHORTLY THEREAFTER.***

### **AMENITY-RICH LOCATION**

Lofts at Pocasset Mill is conveniently located near numerous retail amenities. In neighboring Cranston, residents benefit from the Garden City Center, which features more than 75 shops and restaurants including Whole Foods and other high-end retailers. Adjacent is the newly built mixed-use development Chapel View, which is a 420,000 square foot lifestyle center with retail, dining, and offices. In addition, the 1.2 million square foot Providence Place mall is just a short drive away in Downtown Providence. In addition, the Federal Hill neighborhood is recognized as one of the top culinary destinations in the country, with numerous award-winning restaurants to choose from. Other recreational amenities in Downtown Providence include the Dunkin Donuts Center, Providence Performing Arts Center, WaterFire, and more. There is also RIPTA bus service available directly outside the property on Plainfield Street, which offers service to Downtown Providence.

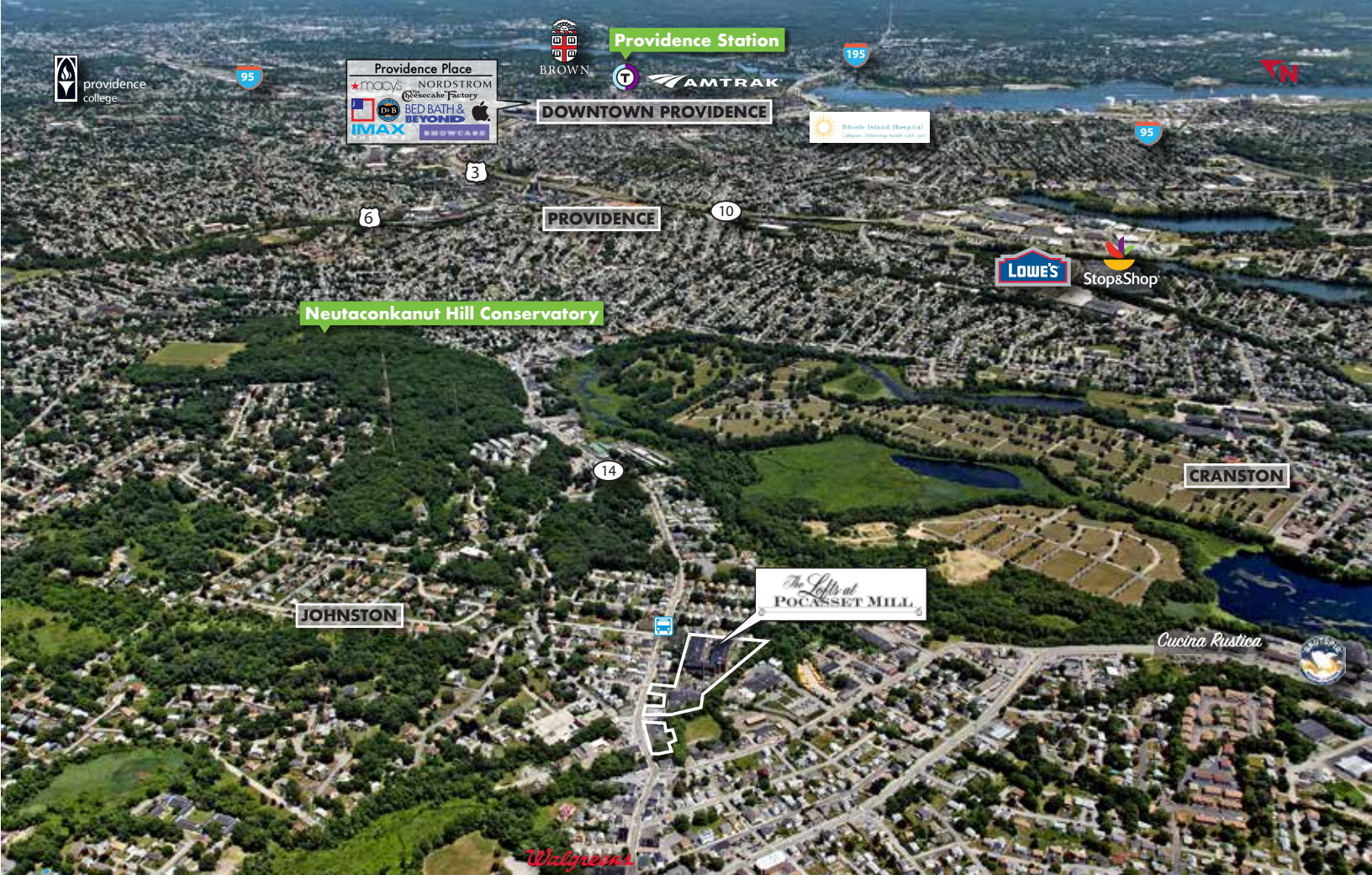
### **STRONG EMPLOYMENT MARKET**

With its young and highly educated workforce, Providence is home to major employers and universities such as, Rhode Island Hospital, Women and Infants Hospital, Roger Williams Medical Center, Hasbro Children's Hospital, Miriam Hospital, Butler Hospital, Citizens Financial Group, FM Global, AMICA Mutual Insurance, Lifespan, CVS Health, Brown University, Johnson & Wales University, Providence College, Rhode Island College, and Rhode Island School of Design. Citizens Financial Group is also nearing completion of its \$300 million corporate campus in Johnston just off Interstate 295 to consolidate their local operations. The property will be home to over 3,200 employees in 420,000 square feet of office and meeting space. The first 500 employees are expected to move to the location in late August 2018.

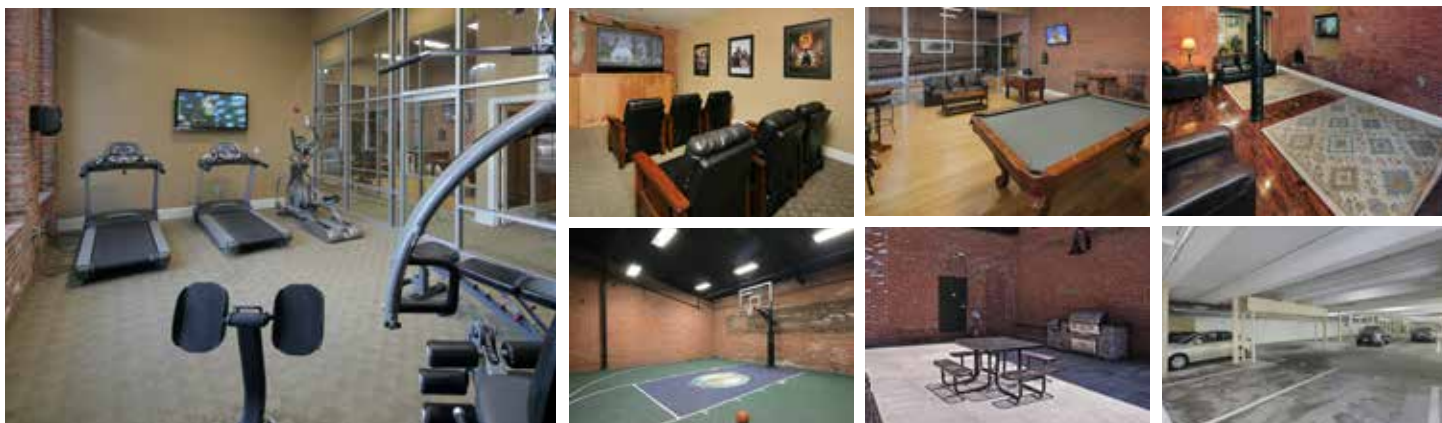
Overall, the Providence MSA benefits from a deep resident base, with more than 516,000 employees within 30 minutes of the property. Notably, unemployment in the MSA dropped below 4.0% for the first time since December 2000, with 15,690 jobs added year-over-year.

### **SUBSTANTIAL RENT GROWTH POTENTIAL**

The property has had strong historical performance with 3.9% annual rent growth since the beginning of 2016 and historic occupancy between 95-98%. With average in-place rents of \$1.47/sf, the property has the opportunity to close the gap with comparable properties in neighboring Providence, where rents exceed \$2.00/sf. In addition, in-place rents at Lofts at Pocasset Mill are below older, unrenovated properties in Johnston and Cranston, which are renting for an average of \$1.75/sf +/- . A new owner could also look to grow rents by refreshing the substantial amenity space or implementing modest unit upgrades such as bathroom flooring upgrades, kitchen backsplashes or NEST thermostats.



## PROPERTY AMENITIES



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