

THE ELORA FLATS & TOWNHOMES

Lawrence, MA



DISCLAIMER

This Investment Summary contains certain "forward-looking statements" or statements which may be deemed or construed to be forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1996, with respect to the financial condition, prospects and business of the Company. The words "estimate", "plan", "intend", "expect", "proposed", "forecast", and similar expressions are intended to identify forward-looking statements. These forward-looking statements involve and are subject to known and unknown risks, uncertainties and other factors which could cause the Property's actual results, performance (financial or operational) or achievements to differ from predicted future results. Investors are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this Investment Summary. Arrowpoint Properties, LLC (the "Company" or "Arrowpoint") does not undertake any obligation publicly to release any revisions to these forward-looking statements to reflect changed events or circumstances after the date of this Investment Summary or to reflect the occurrence of unanticipated events.

This offering is a Reg D 506-C offering and is only applicable and available to accredited investors as such term is defined under applicable federal and state securities laws. This offering is a "private" offering relying on an exemption from registration under federal law and has not been reviewed or approved by any federal or state regulatory body. Given the vagaries of the Property specifically and the economy in general, there is no guarantee that the Property will be successful, meet its projections or that capital, or any return thereon, will materialize at any particular time, if at all.

THE ELORA FLATS & TOWNHOMES

112-114 Marston Street, Lawrence, MA

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EXECUTIVE
SUMMARY

PROJECT OVERVIEW	
Property	The Elora Flats & Townhomes
Location	112-114 Marston St
Purchase Price	\$30,200,000
Price Per Unit	\$290,385
Asset Size	104 Units
Asset Type	Multifamily – Class B
Minimum Investment	\$100,000
Total Capitalization	\$32,141,400
Senior Debt	\$23,000,000 (71.56%)
Total Equity	\$9,141,400 (28.44%)
LP / JV Equity	\$4,092,151 (44.77%)
GP / Sponsor Equity	\$5,049,249 (55.23%)
Gross IRR (Leveraged)	16.01%
Avg. Cash-on-Cash Return	8.11%

INVESTMENT SUMMARY

The Opportunity

Arrowpoint is pleased to present The Elora Flats & Townhomes (currently known as Legacy Park and will be rebranded at acquisition), a fully stabilized 104-unit multifamily asset located at 112-114 Marston St. Built in 2009, this property offers a modern and well-maintained asset, with current market rents below potential, providing immediate upside through rent increases and market adjustments. The property is 96.2% occupied, generating strong in-place cash flow. The purchase price is \$30,200,000, which will be capitalized by \$23,000,000 in senior debt and \$9,141,400 in equity. Rent growth is expected as the property moves closer to market rates.

The asset is being acquired completely "off-market", as Arrowpoint leveraged its relationship with the broker and securing a deal prior to it being offered to the general public.

This Class B asset benefits from a strong location in a highly desirable neighborhood, with proximity to major employment centers, retail, and transportation routes. The asset's 104 units are a mix of 1, 2, and 3-bedroom units, with rents averaging \$2,154 per unit. Investors will see immediate upside potential through rent adjustments that close the gap between in-place rents and market rates, creating a significant opportunity for future growth and value creation. The property offers 8.01% projected cash-on-cash return in Year 1, with an IRR of 16.01% and an equity multiple of 2.47x over the 7-year hold period, presenting a highly attractive investment opportunity.

The Elora Flats & Townhomes provides a rare opportunity to invest in a high-quality asset with a strong potential for rent growth, strategically located in one of the most desirable and fastest-growing neighborhoods in the region. Investors can expect stable cash flow and a strong risk-adjusted return profile.



INVESTMENT STRUCTURE

Arrowpoint will be acquiring the asset as part of a 1031 exchange. The principals of Arrowpoint will be making a significant capital contribution of approximately \$5M in equity for this transaction, representing roughly 55% of the total equity. Due to 1031 exchange requirements, the legal structure must be in the form of a TIC (Tenancy in Common).

This type of structure offers investors the advantage of:

1. Investors with their own 1031 can use funds toward this acquisition - joining the structure as an individual TIC owner and deferring taxable gain on their replacement property.
2. This type of structure does not allow for any "promote" or "waterfall," which the Sponsor would typically earn. This favors the investor, as they are able to retain 100% of their share of any profits earned from the deal.

The minimum investment amount for the investor interested in contributing 1031 funds is \$500k. The minimum investment amount for all other investors interested in this opportunity is \$100k.

WHAT WE LOVE ABOUT THIS DEAL

✓ Proven Market with Strong Housing Demand

The Elora Flats & Townhomes is located in Lawrence, a market with a long history of strong demand for multifamily housing. Arrowpoint has owned and operated multifamily properties in Lawrence for over 22 years, gaining deep local market knowledge and experience. This enduring demand is driven by Lawrence's proximity to key employment centers, healthcare facilities, and educational institutions, ensuring continued strong rental performance.

✓ Strategic Location & Operational Efficiencies

The property is strategically situated directly behind Arrowpoint's corporate office, providing significant operational advantages. The proximity allows for ease of management and operational control, which leads to better oversight and more efficient property management. This local presence ensures responsiveness to tenant needs, reduces operational risks, and enhances overall asset performance.

✋ Off-Market Transaction with No Competition

The Elora Flats & Townhomes presents an off-market acquisition opportunity with no other bidders. This provides the unique advantage of acquiring the property without competitive bidding pressure, enabling Arrowpoint to secure the asset at a favorable price point. This approach ensures that investors can enter at a valuation that maximizes returns, without the risks associated with high-competition auction-style transactions.

📈 Immediate Cash Flow and Future Outlook

The property is already generating 100% market-rate rents with no affordable housing restrictions, offering immediate cash flow based on conservative projections. Additionally, the outlook for the Lawrence market projects a significant housing shortage, with limited new supply in the pipeline. This shortage is expected to drive up demand, allowing for future rent growth and long-term appreciation, ensuring strong returns for investors.



PROPERTY SNAPSHOT



112-114 Marston Street
Lawrence, MA 01841



104
TOTAL UNITS



2009
YEAR BUILT & RENOVATED




96.2%
OCCUPANCY



945 SF
AVG. UNIT SIZE

Unit Type	Units	% of Mix	Avg. SF
1 Bed, 1 Bath	48	46%	715
2 Bed, 1 Bath	23	22%	952
3 Bed, 1 Bath	9	9%	1030
Townhouse - 3 Bed, 1 Bath	16	15%	1400
Townhouse - 3 Bed, 1.5 Bath	8	8%	1300
Total	104	100%	945





PROPERTY
OVERVIEW

PROPERTY DETAILS

Address	112-114 Marston St, Lawrence, MA 01841
Location	Located in Lawrence, MA, with proximity to major highways (I-495 and I-93) and just minutes from local dining, shopping, and employment hubs.
Site Size & Density	3.32 Acres, with a density of 31.3 units per acre.
Buildings	Main building (4-stories w/elevator), four additional structures consisting of 24-townhomes, constructed with modern design and high-quality materials.
Access	Easily accessible via I-495 and I-93, with nearby public transit options including the Lawrence MBTA Train Station.
Surrounding Land Uses	A mix of commercial, residential, and retail properties, with convenient access to local amenities, such as schools, hospitals, and entertainment venues.
Parking	120 Total Spots (surface), providing ample parking for tenants.
Improvement History	Built in 2009, The Elora Flats & Townhomes offers a modern living experience with high-end finishes and amenities.
Building Design	Residential buildings featuring spacious layouts, well-maintained common areas, and a mix of 1, 2, and 3-bedroom units, including townhomes.
Property Size	98,295 SF Rentable, offering a diverse unit mix and ample common area space for residents.





Energy Star Appliances

Each apartment at The Elora Flats & Townhomes comes equipped with Energy Star-rated appliances, offering high efficiency and reliability. These energy-efficient features not only save money on utilities but also contribute to a more sustainable living environment.



Ample Parking

Parking is never a hassle at The Elora Flats & Townhomes. With plenty of parking spaces available, residents can always find a convenient spot close to home, ensuring ease and peace of mind when coming and going.



24/7 Emergency Maintenance

Life doesn't always happen on a schedule, which is why The Elora Flats & Townhomes offers 24/7 emergency maintenance services. Whether it's a late-night issue or an unexpected problem, residents can count on prompt, professional assistance to address any maintenance concerns.



Elevator Access

For added convenience and accessibility, The Elora Flats & Townhomes features elevator access in the main building (townhomes are direct entry). Whether you're carrying groceries, dealing with mobility concerns, or just prefer the ease of getting to your apartment, the elevators provide a smooth, hassle-free experience for all residents.

PROPERTY AMENITIES

The Elora Flats & Townhomes delivers a distinct lifestyle experience defined by its spacious three-bedroom townhomes and garden-style setting. Residents enjoy modern interiors featuring designer maple cabinets, dark countertops, and central HVAC. With 120 off-street parking spaces and turnkey convenience, the property offers a superior living environment in Lawrence.

Apartment Amenities

Community Amenities

Open floor plans with modern layouts

Controlled access buildings

Eat-in kitchens with maple cabinetry

On-site laundry center

Plush wall-to-wall carpeting

Extra storage available

Generous closet space, including walk-ins

Friendly, professional on-site management

Large windows for abundant natural light

Individually controlled heat + A/C

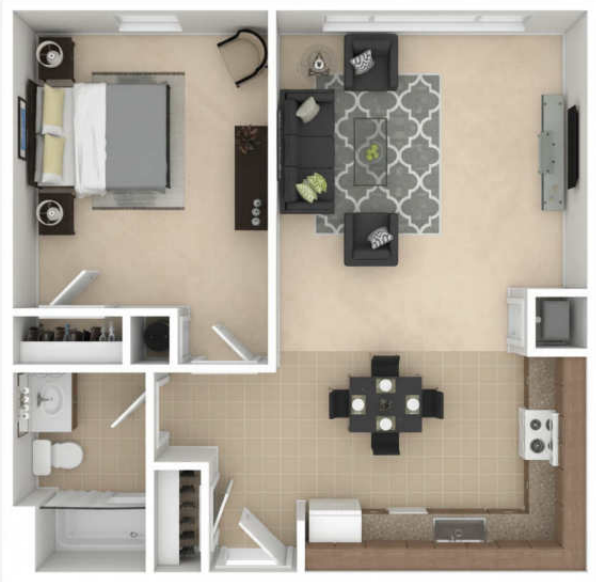
Energy Star appliance package

Private entrances in townhomes

Washer/dryer hookups in townhomes

FLOOR PLANS

ONE-BEDROOM
740 SF



ONE-BEDROOM
690 SF



TWO-BEDROOM
925 - 1,015 SF



FLOOR PLANS

THREE-BEDROOM
1,400 SF

SECOND FLOOR



THIRD FLOOR

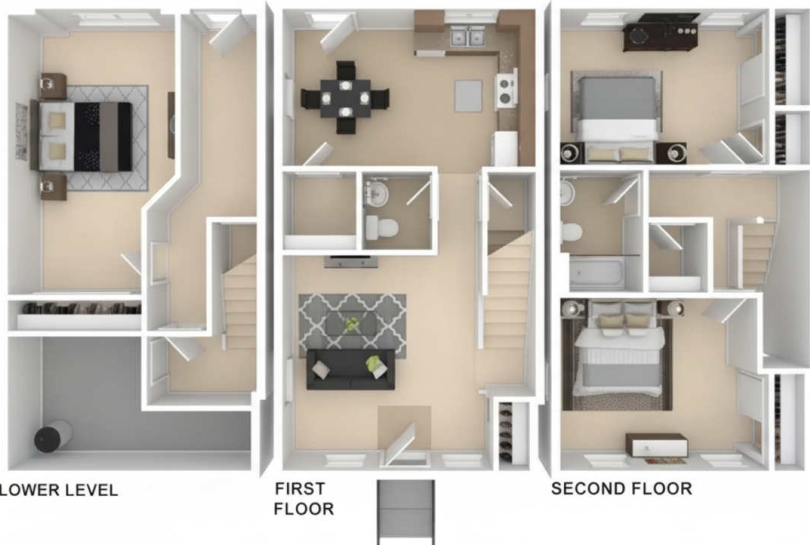


FIRST FLOOR



LOWER LEVEL

THREE-BEDROOM
1,300 SF



LOWER LEVEL

FIRST FLOOR

SECOND FLOOR

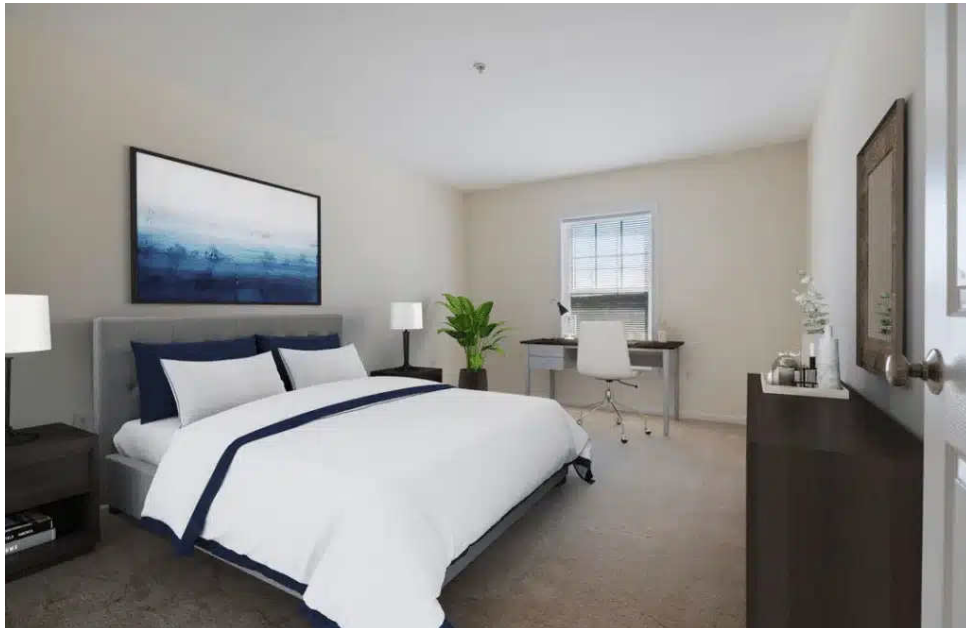
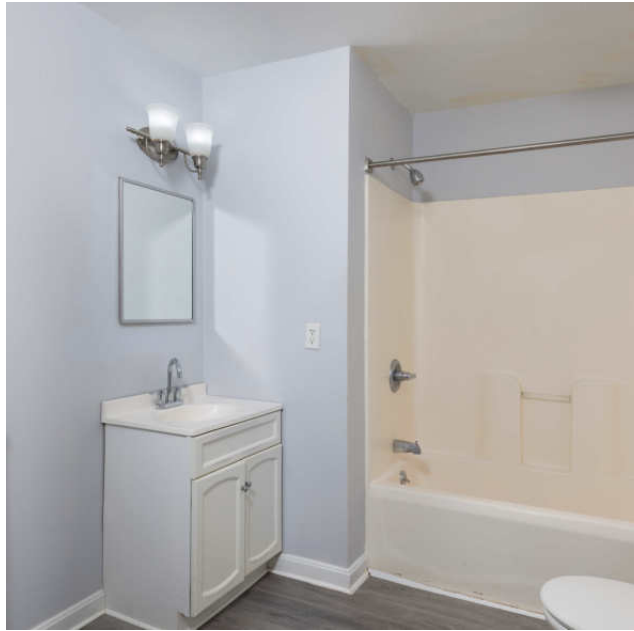
THREE-BEDROOM
1,030 SF



INTERIOR PHOTOS



APARTMENT PHOTOS



EXTERIOR PHOTOS



THE ELORA FLATS & TOWNHOMES
112-120 MARSTON STREET
LAWRENCE, MA

ALLSTON ST

FERRY ST

MARSTON ST



FINANCIAL
SUMMARY

DEBT FINANCING

DEBT ASSUMPTIONS

Note Rate	5.20%	Fixed, seven year term
Index Rate	4.02%	
Total Spread	1.18%	Spread over the UST-7 yr
LTV	76.16%	Proceeds constrained to 80% max LTV
LTC	71.56%	
Max Loan Proceeds	23,000,000	Lender Quote
Interest Only Period (months)	48	Initial 48 months
Amortization Period (years)	30	Amortized after expiration of I/O period
Pre-payment Conditions	6.5 yrs	Yield Maintenance for 6.5 years, 1% thereafter - last 90 days open at par
Capital Markets Origination Fee	\$160,000	Origination Fee to DUS Lender
Lender's Fee	0.10%	Agency Fee
Rate Buydown Fee	1.25%	Cost to buy down interest rate

Arrowpoint has secured an attractive financing package for The Elora Flats & Townhomes from a nationally recognized lender, with a loan amount of \$23,000,000, representing 71.56% Loan-to-Cost (LTC). The financing is structured on a 30 year amortization schedule, with an initial 48-month interest-only period, at a fixed interest rate of 5.20%. The loan will transition to principal-and-interest payments after the interest-only period ends.

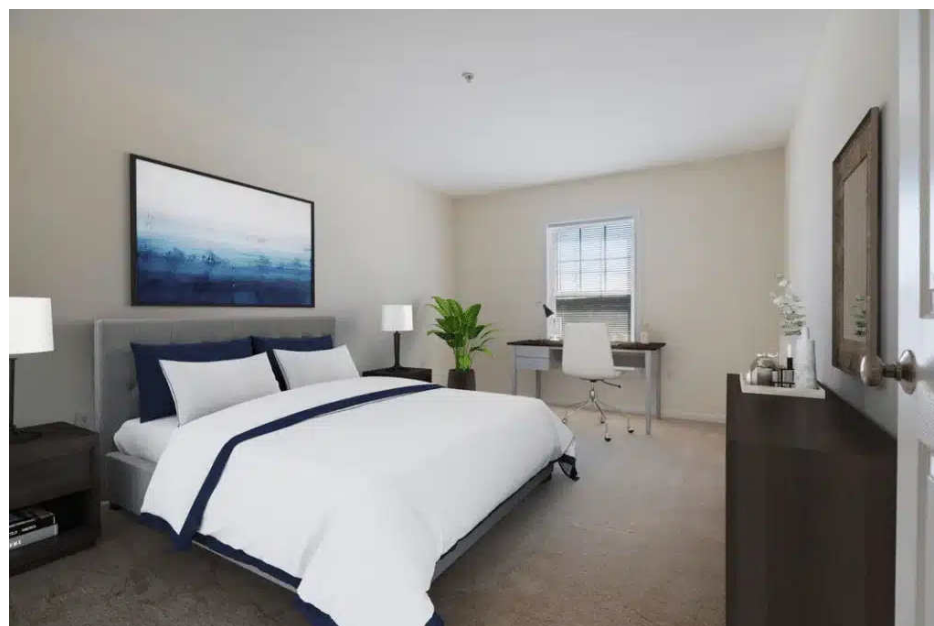
The Loan-to-Value (LTV) ratio is set at 76.16%, ensuring that the loan proceeds stay within safe thresholds while maximizing leverage. The Year 1 Debt Yield is projected at 8.24%, reflecting the property's strong income at the time of acquisition.

Additional loan terms include a pre-payment penalty based on Yield Maintenance (YM), though not projected due to the anticipated sale at the end of the term. The loan also includes modest fees totaling 1.25%, which cover origination, lender fees, and a rate buy-down fee. The structured loan terms offer a balanced approach, maximizing cash flow while allowing refinancing in the future for greater liquidity.

SOURCES & USES

Sources	\$	\$/Unit	%
Senior Debt	\$23,000,000	\$221,154	71.56%
Equity	\$9,141,400	\$87,898	28.44%
GP / Sponsor Equity	\$5,049,249	\$48,550	55.23%
LP / JV Equity	\$4,092,151	\$39,348	44.77%
Total Sources	\$32,141,400	\$309,052	100.00%

Uses	\$	\$/Unit	%
Purchase Price	\$30,200,000	\$290,385	93.96%
Working Capital / CapEx Budget	\$605,500	\$5,822	1.88%
Transactional Costs	\$832,900	\$8,009	2.59%
Acquisition Fee	\$453,000	\$4,356	1.41%
Legal & Due Diligence	\$50,000	\$481	0.16%
Total Uses	\$32,141,400	\$309,052	100.00%



DEAL ASSUMPTIONS

DISPOSITION ASSUMPTIONS

Sale Period	84.00	Sale to occur on or before month 84
Forward NOI (Year 8)	\$2,294,762	Using reversion year to calculate NOI
Projected Cap Rate (at sale)	5.75%	
Implied Value	\$39,908,907	Projected value only. Cap rate and NOI at time of sale will determine value.
PPU (Price per unit)	\$383,739	
Estimated Sale Costs	1.50%	

FEES & RESERVE ASSUMPTIONS

Management Fee (% of EGI)	3.50%	Based on Effective Gross Income
Acquisition Fee	\$453,000	1.50% of PP
Company Reserves	\$50,000	Held for emergency needs



PROFORMA

PROFORMA										
REVENUE	\$/Unit/SF	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Reversion Year	
Gross Potential Rent	\$27,269	\$2,835,960	\$2,921,039	\$3,008,670	\$3,098,930	\$3,191,898	\$3,287,655	\$3,386,285	\$3,487,873	
Gross Potential Income	\$27,269	\$2,835,960	\$2,921,039	\$3,008,670	\$3,098,930	\$3,191,898	\$3,287,655	\$3,386,285	\$3,487,873	
Vacancy Loss	\$1,363	(\$141,798)	(\$146,052)	(\$150,433)	(\$154,947)	(\$159,595)	(\$164,383)	(\$169,314)	(\$174,394)	
Loss to Lease	\$708	(\$73,626)	(\$43,816)	(\$45,130)	(\$46,484)	(\$47,878)	(\$49,315)	(\$50,794)	(\$52,318)	
Move In Specials	\$82	(\$8,517)	(\$8,730)	(\$8,948)	(\$9,172)	(\$9,401)	(\$9,636)	(\$9,877)	(\$10,124)	
Bad Debt	\$273	(\$28,360)	(\$29,210)	(\$30,087)	(\$30,989)	(\$31,919)	(\$32,877)	(\$33,863)	(\$34,879)	
Net Rental Income	\$24,843	\$2,583,660	\$2,693,231	\$2,774,072	\$2,857,339	\$2,943,105	\$3,031,445	\$3,122,436	\$3,216,159	
Other Income										
Pet Rent	\$161	\$16,745	\$17,164	\$17,593	\$18,033	\$18,483	\$18,945	\$19,419	\$19,905	
Storage Rent	\$35	\$3,680	\$3,772	\$3,866	\$3,963	\$4,062	\$4,164	\$4,268	\$4,375	
Parking Fee	\$184	\$19,117	\$19,595	\$20,085	\$20,587	\$21,102	\$21,630	\$22,170	\$22,725	
Laundry Facilities	\$253	\$26,358	\$27,017	\$27,692	\$28,385	\$29,094	\$29,822	\$30,567	\$31,331	
Key Fees	\$12	\$1,295	\$1,328	\$1,361	\$1,395	\$1,430	\$1,466	\$1,502	\$1,540	
Lock Fees	\$57	\$5,916	\$6,064	\$6,215	\$6,371	\$6,530	\$6,693	\$6,861	\$7,032	
NSF Fees	\$23	\$2,346	\$2,405	\$2,465	\$2,526	\$2,590	\$2,654	\$2,721	\$2,789	
Late Fees	\$7	\$714	\$732	\$750	\$769	\$788	\$808	\$828	\$849	
Legal Fees Reimbursement	\$8	\$826	\$847	\$868	\$890	\$912	\$935	\$958	\$982	
Lease Break Fee	\$98	\$10,219	\$10,474	\$10,736	\$11,004	\$11,280	\$11,562	\$11,851	\$12,147	
Lease Change Fee	\$43	\$4,488	\$4,600	\$4,715	\$4,833	\$4,954	\$5,078	\$5,205	\$5,335	
Pet Fees	\$1	\$153	\$157	\$161	\$165	\$169	\$173	\$177	\$182	
Cleaning	\$47	\$4,879	\$5,001	\$5,126	\$5,254	\$5,385	\$5,520	\$5,658	\$5,799	
Damages	\$21	\$2,174	\$2,228	\$2,284	\$2,341	\$2,399	\$2,459	\$2,521	\$2,584	
Repairs	\$20	\$2,071	\$2,123	\$2,176	\$2,230	\$2,286	\$2,343	\$2,402	\$2,462	
Water & Sewer	\$448	\$46,634	\$47,800	\$48,995	\$50,220	\$51,475	\$52,762	\$54,081	\$55,433	
Electric	\$17	\$1,763	\$1,807	\$1,852	\$1,899	\$1,946	\$1,995	\$2,045	\$2,096	
Total Other Income	\$1,436	\$149,379	\$153,113	\$156,941	\$160,865	\$164,886	\$169,008	\$173,234	\$177,564	
Effective Gross Income		\$2,733,039	\$2,846,344	\$2,931,013	\$3,018,203	\$3,107,991	\$3,200,453	\$3,295,670	\$3,393,723	
Total EGI per Unit		\$26,279	\$27,369	\$28,183	\$29,021	\$29,885	\$30,774	\$31,689	\$32,632	
OPERATING EXPENSES										
Utilities	\$680	\$70,737	\$72,859	\$75,045	\$77,296	\$79,615	\$82,004	\$84,464	\$86,998	
Repair & Maintenance	\$338	\$35,182	\$36,238	\$37,325	\$38,445	\$39,598	\$40,786	\$42,010	\$43,270	
Contract Services	\$934	\$97,176	\$100,091	\$103,094	\$106,187	\$109,373	\$112,654	\$116,033	\$119,514	
Payroll Expense	\$1,752	\$182,209	\$187,675	\$193,305	\$199,104	\$205,077	\$211,230	\$217,567	\$224,094	
Professional Fees	\$244	\$25,331	\$26,091	\$26,874	\$27,680	\$28,511	\$29,366	\$30,247	\$31,154	
Administration Expenses	\$201	\$20,892	\$21,519	\$22,165	\$22,829	\$23,514	\$24,220	\$24,946	\$25,695	
Advertising & Marketing	\$244	\$25,422	\$26,184	\$26,970	\$27,779	\$28,612	\$29,471	\$30,355	\$31,266	
Property Insurance	\$750	\$78,000	\$80,340	\$82,750	\$85,233	\$87,790	\$90,423	\$93,136	\$95,930	
Property Taxes	\$1,678	\$174,502	\$247,882	\$255,318	\$262,978	\$270,867	\$278,993	\$287,363	\$323,395	
Management Fees	\$920	\$95,656	\$98,526	\$101,482	\$104,526	\$107,662	\$110,892	\$114,219	\$117,645	
Total Operating Expenses	\$7,741	\$805,108	\$897,406	\$924,328	\$952,058	\$980,620	\$1,010,038	\$1,040,339	\$1,098,961	
Total Expenses per Unit		\$7,741	\$8,629	\$8,888	\$9,154	\$9,429	\$9,712	\$10,003	\$10,567	
Expense Ratio (% EGI)		29.46%	31.53%	31.54%	31.54%	31.55%	31.56%	31.57%	32.38%	
NOI		\$1,927,931	\$1,948,939	\$2,006,685	\$2,066,145	\$2,127,371	\$2,190,415	\$2,255,331	\$2,294,762	
NOI per Unit		\$18,538	\$18,740	\$19,295	\$19,867	\$20,455	\$21,062	\$21,686	\$22,065	
Net Cash Flow Before Debt		\$1,927,931	\$1,948,939	\$2,006,685	\$2,066,145	\$2,127,371	\$2,190,415	\$2,255,331		
DEBT SERVICE										
Senior Loan		(\$1,196,000)	(\$1,196,000)	(\$1,196,000)	(\$1,196,000)	(\$1,515,546)	(\$1,515,546)	(\$1,515,546)		
Net Cash Flow After Debt		\$731,931	\$752,939	\$810,685	\$870,145	\$611,825	\$674,869	\$739,785		

RENT INPUTS

The Meridian

Unit Mix & Rent Inputs

Unit Type	# of Units	% of Units	Vacant	Avg SF	Actual Rent	Market Rent \$/SF	Market Rent \$/SF	Loss to Lease	
1 Bed, 1 Bath	48	46%	2	715	\$1,793	\$2.51	\$1,910	\$2.67	-6.54%
2 Bed, 1 Bath	23	22%	0	952	\$2,196	\$2.31	\$2,350	\$2.47	-6.99%
3 Bed, 1 Bath	9	9%	2	1030	\$2,476	\$2.40	\$2,600	\$2.52	-5.02%
Townhouse - 3 Bed, 1 Bath	16	15%	0	1400	\$2,732	\$1.95	\$2,825	\$2.02	-3.42%
Townhouse - 3 Bed, 1.5 Bath	8	8%	0	1300	\$2,688	\$2.07	\$2,750	\$2.12	-2.33%
Total/Average	104	100%	4	945	\$2,154	\$2.28	\$2,272	\$2.40	-5.48%

Occupancy	96.2%
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Rent Roll Date	12/31/25
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CAPEX BUDGET

CapEx Budget			
Project	Budgeted	Per Unit	Detail
Common Area Updates	\$75,000	\$721	Planned upgrades to common halls and shared spaces
HVAC Replacement	\$200,000	\$1,923	Reserve for future replacement of HVAC units
Misc Projects	\$100,000	\$962	Reserve for potential projects and deferred maintenance
Unit Upgrades	\$130,000	\$1,250	Cosmetic upgrades to units i.e. flooring, lighting, appliances
Contingency	\$50,500	\$486	10% Reserve for any cost overruns
Subtotal	\$555,500	\$5,341	
Const. Mgmt Fee	\$0		5% Fee for Construction Oversight (min 500k budget)
*Total Budget	\$555,500	\$5,341	

***These are preliminary estimates and subject to change as further due diligence is conducted.**

RETURNS

Returns	COC
Year 1 Cash-on-Cash	8.01%
Average Cash-on-Cash	8.11%
Acquisition Date (Est.)	4/29/26
Hold Period	7 years

Sensitivity - Exit IRR		
	Exit Cap Rate	IRR
	5.25%	18.69%
	5.50%	17.34%
Base Case	5.75%	16.01%
	6.00%	14.70%
	6.25%	13.40%

Other Return Metrics	Year 0	Year 1	Year 7
NOI	\$1,887,883	\$1,927,931	\$2,255,331
Cap Rate	6.25%	6.38%	7.47%
Return-on-Cost		6.00%	7.02%
Debt Yield		8.38%	9.81%

Returns	Levered	Unlevered
Equity	\$9,141,400	\$32,141,400
Gross Cash Flow	\$22,537,489	\$53,833,091
IRR	16.01%	8.82%
Equity Multiple	2.47x	1.67x

Equity Metrics	Year 1	Exit
Purchase Price / Sale Price	\$30,200,000	\$39,908,907
\$ / Unit (on PP)	\$290,385	\$383,739
NOI	\$1,927,931	\$2,255,331
Gross Rent Multiple	10.38x	11.61x
NOI / Purchase Price	6.38%	5.65%
NOI / Total Cap	6.00%	7.02%

RETURN ON 100K

Projected Returns - \$100K - 7 Years

Projected Investor/Lp Returns on \$100K Investment

	1	2	3	4	5	6	7	Return Summary
Beginning Investor Capital Account Balance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Investor Cashflow	\$8,007	\$8,237	\$8,868	\$9,519	\$6,693	\$7,383	\$8,093	\$56,799
Cash on Cash Return	8.01%	8.24%	8.87%	9.52%	6.69%	7.38%	8.09%	8.11%
Net Proceeds/Profits from Sale							\$89,745	\$89,745
Return of Investor Capital	0	0	\$0	0	0	0	\$100,000	\$100,000
Ending Investor Capital Account Balance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0
Total Return on Cash Investment including Sale Profits								\$146,543
Average Annual Return (Before Sale)								8.11%
IRR								16.01%
Equity Multiple								2.47x



MARKET OVERVIEW

LOCATION PROFILE

Rental Demand

- Lawrence is one of the key residential communities in the Greater Boston area, offering a mix of housing options and strong demand for rental units.
- Proximity to Boston supports consistent tenant inflow of professionals and families seeking affordable housing near the city.
- Local rental demand is bolstered by its position as a regional hub, with steady interest from both urban professionals and working-class families.

Population Growth

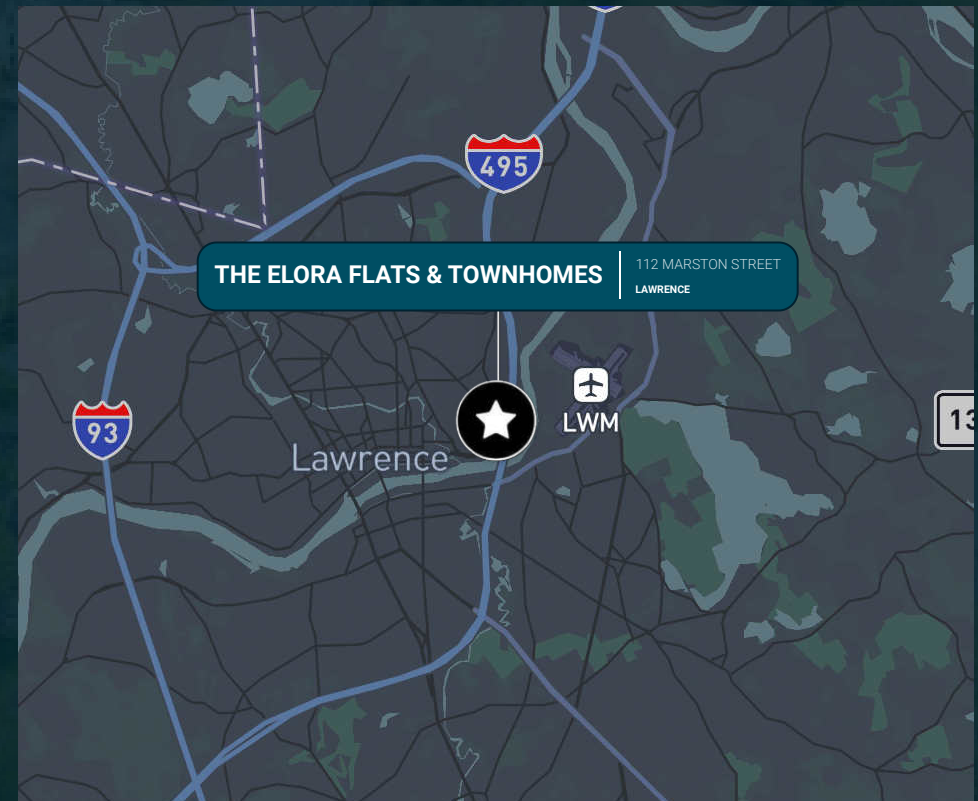
- Within 5 miles, the population is projected to reach 143,000 by 2026, indicating strong growth potential.
- Growth is expected to be steady, with an annual increase of 1.5% from 2024 to 2029, supported by both local and regional economic drivers.

High in Education

- 55% of residents within 5 miles hold a bachelor's degree or higher.
- Lawrence benefits from proximity to educational institutions like Northern Essex Community College and other universities in the Greater Boston area.
- The area's strong educational institutions contribute to a highly educated labor pool, supporting long-term growth in both rental demand and local economy.

Excellent Employment Access

- Major employers in Lawrence include AvalonBay Communities, Walmart Distribution Center, and Lawrence General Hospital.
- The city's strong job market spans healthcare, education, manufacturing, and logistics, providing ample employment opportunities to residents.
- The Greater Boston region further benefits from proximity to top industries, driving employment growth and stability.



Transit-Oriented Community

- Well-connected by public transit, Lawrence offers convenient access to Route 495, I-93, and I-95, providing easy commutes to the Greater Boston area, Manchester, and Lowell.
- MBTA commuter rail services directly connect Lawrence to Boston, making it an ideal choice for workers commuting to the city.
- Less than 30 miles from Boston, offering suburban tranquility with quick access to urban amenities and employment opportunities.

LAWRENCE RANKINGS



Rankings are based on rigorous analysis of key statistics and millions of reviews.



#1 of 25

Best Places to Live in the Merrimack Valley



#2 of 25

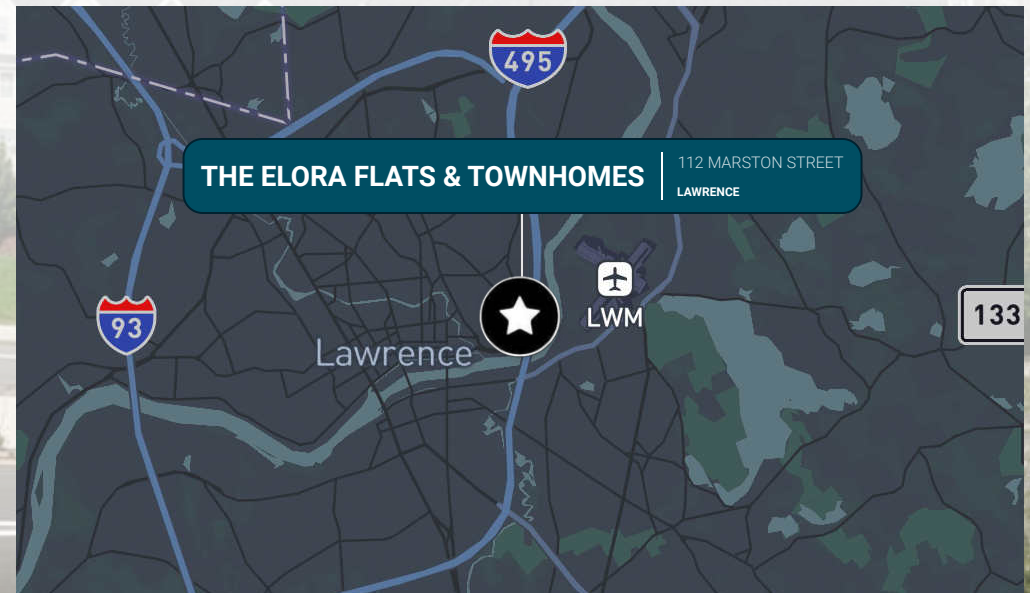
Best Cities for Young Professionals in the Merrimack Valley



#3 of 25

Best Suburbs for Families in the Merrimack Valley

Lawrence, MA, is recognized as one of the most vibrant and diverse cities in the Merrimack Valley. Offering a unique blend of affordability, accessibility, and proximity to major employment centers, Lawrence is an attractive location for both residents and investors. According to recent analyses, Lawrence has consistently ranked highly for its community appeal, economic growth, and connectivity to the greater Boston area.



DEMOGRAPHICS

Population	1 Mile
2024 Population	25,766
2029 Population	25,534
Pop Growth 2024-2029	(0.9%)
2024 Average Age	36
Households	

2024 Households	8,722
2029 Households	8,664
Household Growth 2024-2029	(0.7%)
Median Household Income	\$57,024
Average Household Size	2.7
Average HH Vehicles	1

Housing	
Median Home Value	\$339,975
Median Year Built	1989




MARKET OVERVIEW

THE MALL AT ROCKINGHAM PARK A SIMON MALL


 **25,766k**
2024 Population (1 Miles)


 **\$57,024**
Median Household Income (1 Mile)

 **#357,076**
Median Home Value (1 Mile)

 **0.9%**
Population Growth 2024-2029 (1 Miles)

 **356**
12 Mo Delivered Units

 **1.7%**
12 Mo Asking Rent Growth

 **36**
2024 Average Age

Neighborhood Shopping

Distance: 6.4 miles | Number of Stores: 140+ | Total Area: ~1,024,171 sf of retail space.



Neighborhood Conveniences

Within a three-mile drive of the property



Primary Education

Students Served: 35k | Educational Institutions: 18 | Jobs Supported: +3k

AMENITIES MAP



DEMAND DRIVERS



Lawrence General Hospital

Distance to Property: 1.5 miles
 Hospital Beds: 188 licensed beds
 Jobs Provided: 2,200 employees



Northern Essex Community College

Distance to Property: 2 miles
 Industry: Education
 Students Enrolled: 3,500+ students



Fidelity Investments

Distance to Property: 15 miles
 Industry: Investment Management
 Jobs Provided: 4,000+ employees



Holy Family Hospital

Distance to Property: 2 miles
 Industry: Healthcare
 Jobs Provided: 1,400-1,500 employees



Riverwalk Business Center

Distance to Property: 2 miles
 Industry: Mixed-use (Corporate Offices, Retail)
 Jobs Provided: 1,200+ employees



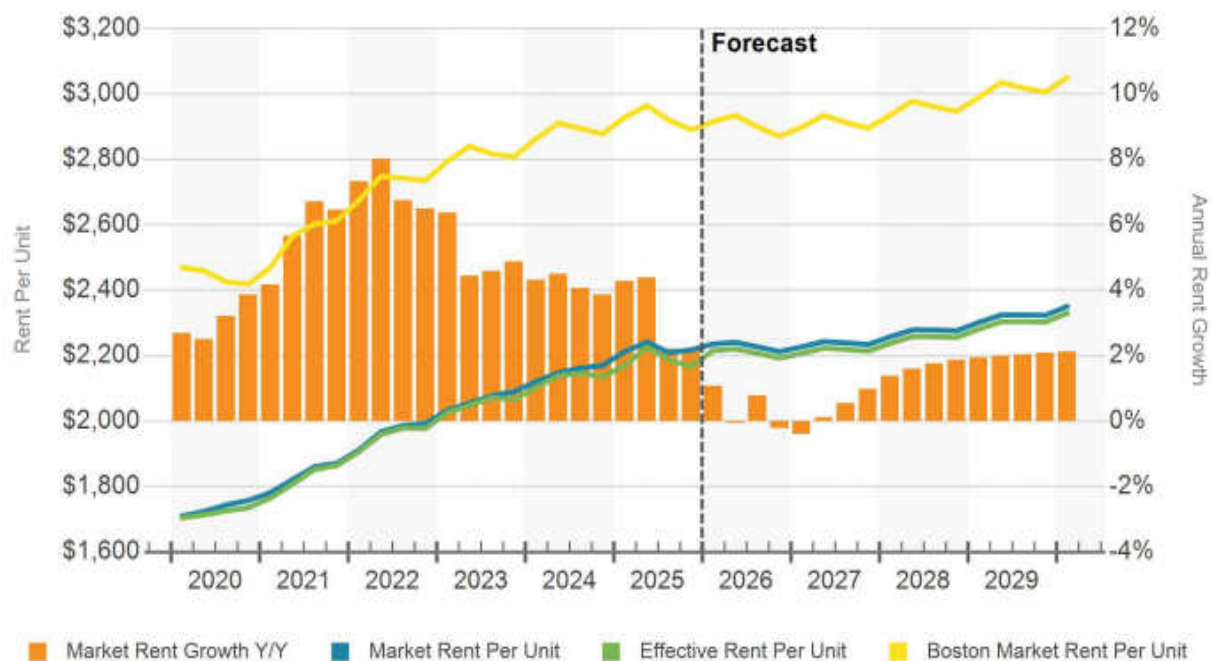
Greater Lawrence Technical School

Distance to Property: 2.5 miles
 Industry: Education & Vocational Training
 Students Enrolled: 1,200+ students

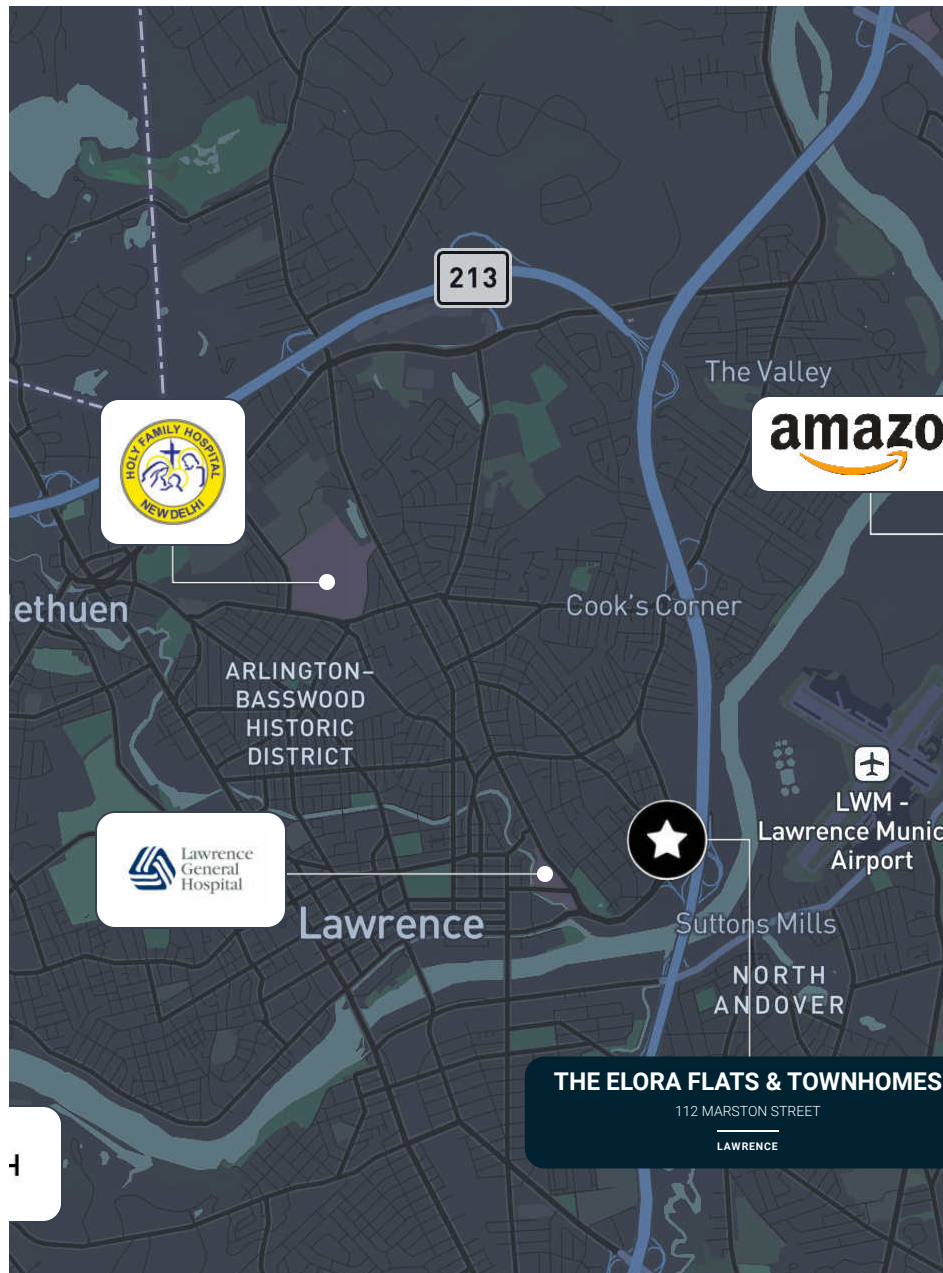
RENTAL MARKET

Market Rent Per Unit & Rent Growth

- **Rents in the Lawrence/Haverhill area** have been steadily rising, with an annual increase averaging **1.9%** over the past three years, reflecting strong demand for multi-family properties in the region.
- **Current Average Rents** in the **North of 495 - Lawrence/Haverhill** submarket for multi-family buildings are:
 - **\$2,474/month** for **1-bedroom** units.
 - **\$2,618/month** for **2-bedroom** units.
- **In-place rents at The Elora Flats & Townhomes** are:
 - **\$1,793/month** for **1-bedroom** units.
 - **\$2,196/month** for **2-bedroom** units, positioning the property competitively within the market.
- **Projected Market Rents** for **The Elora Flats & Townhomes** are estimated to rise to **\$2,550/month** for **1-bedroom** units and **\$2,900/month** for **2-bedroom** units over the next **three years**, reflecting ongoing demand and appreciation in the region.



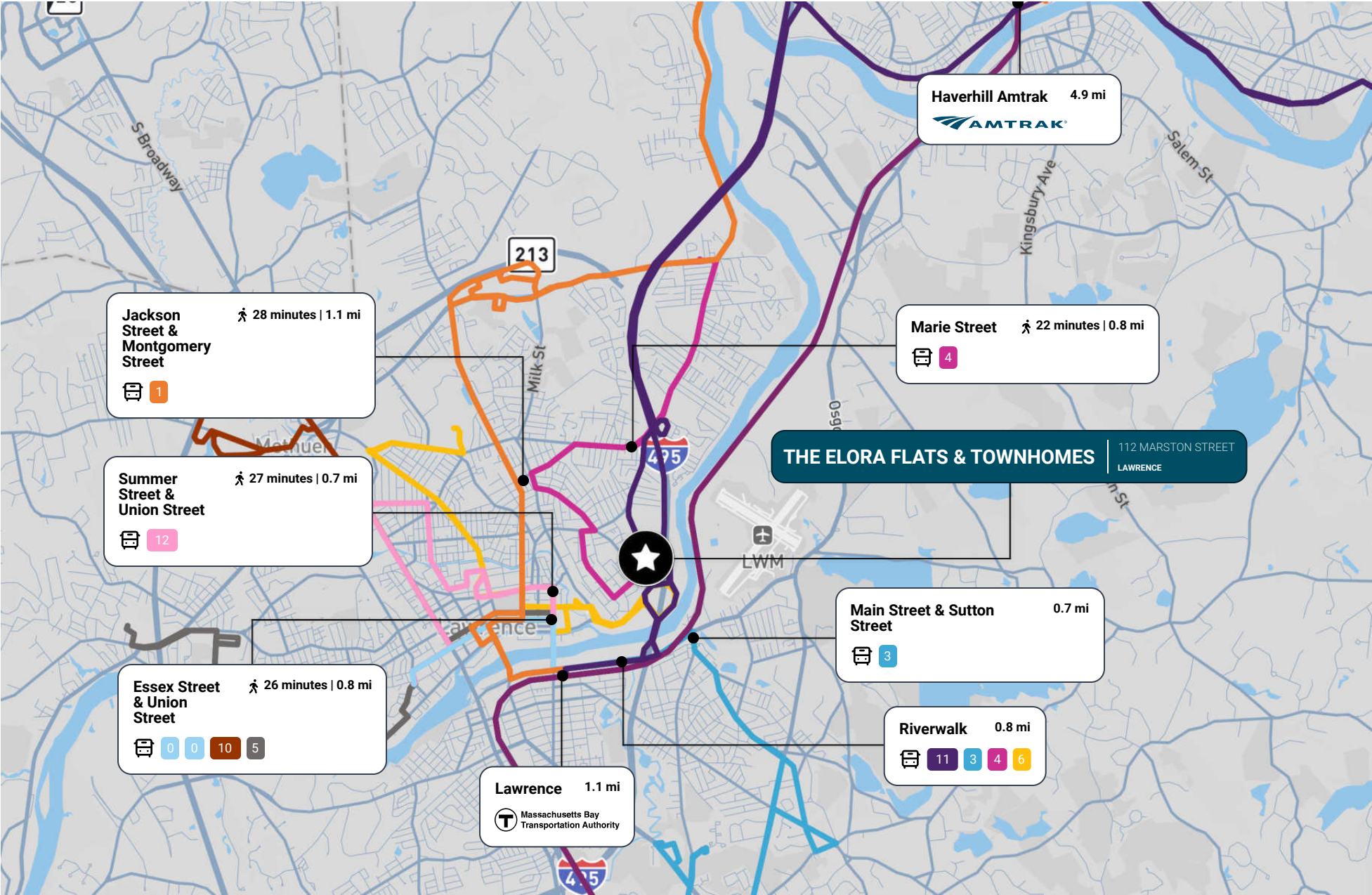
MAJOR EMPLOYERS



The subject property is situated within a robust and diverse economic landscape, anchored by a formidable roster of employers in the defense, technology, healthcare, and life sciences sectors. This diverse employer base provides a high degree of stability to the local economy, insulating it from sector-specific volatility and ensuring a consistent demand for rental housing. Major defense and aerospace corporations like Raytheon, with its expanding missile defense production facility, and Mercury Systems provide a significant number of high-paying, stable jobs. The life sciences and medical technology fields are also heavily represented by global leaders such as Pfizer, which operates a major clinical manufacturing campus, and Smith & Nephew, which bases its U.S. sports medicine operations in the area. This ecosystem is further strengthened by major healthcare providers, including the newly formed Merrimack Health system which incorporates Lawrence Hospital and Holy Family Hospital, serving as critical regional employers. The presence of these industry giants, complemented by major logistics players like Amazon and prestigious educational institutions such as Phillips Academy, creates a resilient and thriving employment market poised for continued growth.

Employer	Industry	Employees	Distance
Raytheon (RTX)	Aerospace & Defense	10,000	7.5 mi
Lawrence General Hospital	Healthcare	2,200	0.8 mi
Pfizer	Pharmaceuticals	1,500	9.3 mi
Amazon	Logistics & E-commerce	1,500	4.4 mi
Vicor Corporation	Electronics Manufacturing	1,100	8.7 mi
Smith & Nephew	Medical Devices	1,000	8.0 mi
Holy Family Hospital	Healthcare	1,000	2.6 mi
Internal Revenue Service (IRS)	Government	1,000	8.0 mi
Phillips Academy	Education	750	5.9 mi
Mercury Systems	Aerospace & Defense	750	8.2 mi

TRANSPORTATION MAP



The image shows a bright, open-plan living and kitchen area. On the left, there is a kitchen with light-colored wooden cabinets, a white microwave, a white electric range, and a dark countertop. The floor in the kitchen is made of light-colored square tiles. To the right, a white door leads to another room. The living area has a beige carpet and a large window with blinds. The walls are painted in a light, neutral color. A dark blue semi-transparent banner is overlaid across the center of the image, containing the text 'MARKET COMPARABLES' in white.

MARKET
COMPARABLES

RENT COMPARABLES



The Elora Flats & Townhomes

Address	112-114 Marston St
Name	The Elora Flats & Townhomes
Units	104
Yr Blt/Ren	2009/-
Avg SF	944
mi Away	0.00
Rent/SF	\$2.28
Rent/Unit	\$2,104



River Pointe at Den Rock Apartments

Address	333 Winthrop Ave
Name	River Pointe at Den Rock Apartments
Units	174
Yr Blt/Ren	2000/-
Avg SF	925
mi Away	1.99
Rent/SF	\$2.84
Rent/Unit	\$2,628



TGM Andover Park

Address	100 Hawthorne Way
Name	TGM Andover Park
Units	240
Yr Blt/Ren	2000/-
Avg SF	962
mi Away	2.34
Rent/SF	\$2.64
Rent/Unit	\$2,539



Summit Place

Address	142 Pleasant Valley St
Name	Summit Place
Units	280
Yr Blt/Ren	2006/-
Avg SF	996
mi Away	2.49
Rent/SF	\$2.60
Rent/Unit	\$2,588



354 Park

Address	354-358 Park Street
Name	354 Park
Units	48
Yr Blt/Ren	2023/-
Avg SF	779
mi Away	1.78
Rent/SF	\$2.53
Rent/Unit	\$1,969

RENT COMPARABLES



Washington Mill 240

Address	240 Canal Street
Name	Washington Mill 240
Units	435
Yr Blt/Ren	1880/2019
Avg SF	970
mi Away	0.92
Rent/SF	\$2.40
Rent/Unit	\$2,333



Appleton Square

Address	171 East St
Name	Appleton Square
Units	140
Yr Blt/Ren	1988/2006
Avg SF	983
mi Away	1.09
Rent/SF	\$2.31
Rent/Unit	\$2,268



Riverwalk Apartments

Address	1 S Union St
Name	Riverwalk Apartments
Units	258
Yr Blt/Ren	2012/-
Avg SF	1,193
mi Away	0.89
Rent/SF	\$1.98
Rent/Unit	\$2,366



Riverwalk Lofts

Address	250 Merrimack St
Name	Riverwalk Lofts
Units	338
Yr Blt/Ren	1906/2012
Avg SF	1,296
mi Away	0.81
Rent/SF	\$1.94
Rent/Unit	\$2,538



Pacific Mill Lofts

Address	300 Canal St
Name	Pacific Mill Lofts
Units	349
Yr Blt/Ren	2018/-
Avg SF	1,404
mi Away	1.04
Rent/SF	\$1.88
Rent/Unit	\$2,644

RENT COMPARABLES SUMMARY

#	Building Name	Address	Units	Yr Blt/Ren	Avg SF	mi Away	Rent/SF	Rent/Unit	1 Beds	2 Beds	3 Beds
Subject	The Elora Flats & Townhomes	112-114 Marston St	104	2009/-	944	0.00	\$2.28	\$2,154	\$1,793	\$2,196	\$2,662
1	River Pointe at Den Rock Apartments	333 Winthrop Ave Lawrence, MA	174	2000/-	925	1.99	\$2.84	\$2,628	\$2,324	\$2,817	\$3,949
2	TGM Andover Park	100 Hawthorne Way Lawrence, MA	240	2000/-	962	2.34	\$2.64	\$2,539	\$2,249	\$2,673	-
3	Summit Place	142 Pleasant Valley St Methuen, MA	280	2006/-	996	2.49	\$2.60	\$2,588	\$2,309	\$2,774	-
4	354 Park	354-358 Park Street Lawrence, MA	48	2023/-	779	1.78	\$2.53	\$1,969	\$1,825	\$2,175	\$2,850
5	Washington Mill 240	240-270 Canal St Lawrence, MA	435	1880/2019	970	0.92	\$2.40	\$2,333	\$2,167	\$2,569	-
6	Appleton Square	171-176 East St Methuen, MA	140	1988/2006	983	1.09	\$2.31	\$2,268	\$2,000	\$2,333	\$2,261
7	Riverwalk Apartments	1 S Union St Lawrence, MA	258	2012/-	1,193	0.89	\$1.98	\$2,366	\$2,297	\$2,657	\$3,517
8	Riverwalk Lofts	250 Merrimack St Lawrence, MA	338	1906/2012	1,296	0.81	\$1.94	\$2,538	\$2,316	\$2,803	-
9	Pacific Mill Lofts	300 Canal St Lawrence, MA	349	2018/-	1,404	1.04	\$1.88	\$2,644	\$2,268	\$2,431	\$3,486



Washington Mill 240
240 Canal Street

Units
435 Avg SF
970
Rent/SF
\$2.40



354 Park
354-358 Park Street

Units
48 Avg SF
779
Rent/SF
\$2.53



Pacific Mill Lofts
300 Canal St

Units
349 Avg SF
1,404
Rent/SF
\$1.88



Riverwalk Apartments
1 S Union St

Units
258 Avg SF
1,193
Rent/SF
\$1.98



TGM Andover Park
100 Hawthorne Way

Units
240 Avg SF
962
Rent/SF
\$2.64



Summit Place
142 Pleasant Valley St

Units
280 Avg SF
996
Rent/SF
\$2.60



Appleton Square
171 East St

Units
140 Avg SF
983
Rent/SF
\$2.31



The Elora Flats & Townhomes
112-114 Marston St

Units
104 Avg SF
944
Rent/SF
\$2.28



Riverwalk Lofts
250 Merrimack St

Units
338 Avg SF
1,296
Rent/SF
\$1.94



River Pointe at Den Rock Apartments
333 Winthrop Ave

Units
174 Avg SF
925
Rent/SF
\$2.84



SALE COMPARABLES



The Elora Flats & Townhomes



Hanover Tuscan Village



Royal Crest Estates North Andover



The Point at Woburn

Address	112-114 Marston St
Yr Built	2009
Units	140
Vacancy	3.8%
Sale Date	5/29/2026
Price	\$30,200,000
Price/Unit	\$290,385
Price/SF	\$307

Address	3 Artisan Dr
Yr Built	2020
Units	281
Vacancy	6.10%
Sale Date	1/8/2026
Price	\$137,000,000
Price/Unit	\$487,544
Price/SF	\$447

Address	50 Royal Crest Dr
Yr Built	1970
Units	588
Vacancy	5.30%
Sale Date	12/19/2025
Price	\$254,000,000
Price/Unit	\$431,972
Price/SF	\$380

Address	120 Commerce Way
Yr Built	2022
Units	289
Vacancy	13.50%
Sale Date	12/19/2025
Price	\$130,676,000
Price/Unit	\$452,166
Price/SF	\$232

SALE COMPARABLES



Main Street at Woodmont Commons



The Meridian at Bedford



Lynnfield Commons



Ace Flats

Address	30 Main St
Yr Built	2019
Units	87
Vacancy	4.60%
Sale Date	11/7/2025
Price	\$35,500,000
Price/Unit	\$408,045
Price/SF	\$267

Address	66 Hawthorne Dr
Yr Built	2007
Units	85
Vacancy	2.35%
Sale Date	1/20/2026
Price	\$24,050,000
Price/Unit	\$282,941
Price/SF	\$295

Address	375 Broadway
Yr Built	2008
Units	200
Vacancy	2.00%
Sale Date	6/25/2025
Price	\$81,500,000
Price/Unit	\$407,500
Price/SF	\$327

Address	24 Gould St
Yr Built	2021
Units	55
Vacancy	0%
Sale Date	6/16/2025
Price	\$26,350,000
Price/Unit	\$479,090
Price/SF	\$404

SALE COMPARABLES SUMMARY

#	Property Name/Address	Address	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
Subject	The Elora Flats & Townhomes	112-114 Marston St	2009	104	3.8%	5/29/2026	\$30,200,000	\$290,385	\$307
1	Tuscan Village	3 Artisan Dr Salem, NH	2020	281	6.10%	1/8/2026	\$137,000,000	\$487,544	\$447
2	Royal Crest Estates North Andover	50 Royal Crest Dr North Andover, MA	1970	588	5.30%	12/19/2025	\$254,000,000	\$431,972	\$380
3	The Point at Woburn	120 Commerce Way Woburn, MA	2022	289	13.50%	12/19/2025	\$130,676,000	\$452,166	\$232
4	Main Street at Woodmont Commons	30 Main St Londonderry, NH	2019	87	4.60%	11/7/2025	\$35,500,000	\$408,045	\$267
5	The Meridian at Bedford	66 Hawthorne Dr Bedford, NH	2007	85	2.35%	1/20/2026	\$24,050,000	\$282,941	\$295
6	Lynnfield Commons	375 Broadway Lynnfield, MA	2008	200	2.00%	6/25/2025	\$81,500,000	\$407,500	\$327
7	Ace Flats	24 Gould St Reading, MA	2021	55	0%	6/16/2025	\$26,350,000	\$479,090	\$404



The Meridian at Bedford
66 Hawthorne Drive

Sale Date
1/20/2026
Price
\$24,050,000
Price/Unit
\$282,941
Price/SF
\$91



Main Street at Woodmont Commons
30 Main St, Londonderry, NH 03053

Sale Date
11/7/2025
Price
\$35,500,000
Price/Unit
\$408,045
Price/SF
\$267



Hanover Tuscan Village
3 Artisan Dr, Salem, NH 03079

Sale Date
1/8/2026
Price
\$137,000,000
Price/Unit
\$487,544
Price/SF
\$447



The Elora Flats & Townhomes
112-114 Marston Street

Sale Date
-
Price
\$30,200,000
Price/Unit
\$290,385
Price/SF
-



Royal Crest Estates North Andover

Sale Date
12/19/2025
Price
\$254,000,000
Price/Unit
\$431,972
Price/SF
\$380



Ace Flats
24 Gould St, Reading, MA 01867

Sale Date
6/16/2025
Price
\$26,350,000
Price/Unit
\$479,090
Price/SF
\$404



The Point at Woburn
120 Commerce Way, Woburn, MA 01801

Sale Date
12/19/2025
Price
\$130,676,000
Price/Unit
\$452,166
Price/SF
\$232



Lynnfield Commons
375 Broadway, Lynnfield, MA 01940

Sale Date
6/25/2025
Price
\$81,500,000
Price/Unit
\$407,500
Price/SF
\$327



The image shows a bright, open-plan living and kitchen area. The kitchen features light-colored wooden upper cabinets and dark teal lower cabinets with a white countertop. A white refrigerator is on the left, and a white microwave is on the right. The floor is tiled in a light tan color. A white door is visible on the right side of the kitchen area. The living area in the foreground is covered with a grey carpet. A dark teal horizontal bar is overlaid across the middle of the image, containing the text 'ABOUT US' in white. The text 'ABOUT' is in a serif font, and 'US' is in a bold sans-serif font.

ABOUT
US

SPONSOR OVERVIEW

Arrowpoint Properties is a vertically integrated real estate investment and management company that acquires, renovates & manages multifamily properties

The Company and its principals have acquired and sold more than 1,200 units in the Greater Boston and Southern NH markets.

Being professionally owned and operated, Arrowpoint's expertise lies in implementing value-add strategies and creating long-term cash flow and appreciation. Arrowpoint's principals have diverse backgrounds in multifamily acquisitions, construction, property and asset management, finance, and private equity. The team maintains a very hands-on approach and a "boots on the ground" mentality with all of its investments.

1.- Includes an assumed value, based on current T-12 financials & most recent sale data.

2.- All deals under the Arrowpoint umbrella.



50+ Years

Of diverse, combined RE Investment Experience



\$195M

Portfolio Value¹



13

Full Cycle Deals ²



25

Communities



22+ Years

of Arrowpoint/Principal experience in core market



1,200+

Units



2.49X

Avg. Investor Equity Multiple



32%

Avg. Net IRR for Investors

LEADERSHIP



David Lamattina

President & CEO

- Experienced owner/operator in multifamily housing (MFH) since 2004
- 1,500+ units acquired/sold
- \$250M aggregate value
- Expertise across deal analysis, acquisitions, property and construction management, asset management, and dispositions
- Track record in raising private equity from institutional and accredited investors and providing above-average returns on invested capital



Jay Goldberg

Managing Partner

- Experienced in residential & commercial properties since 2003
- Has acquired, renovated, and managed hundreds of MFH units while delivering compounded value
- Deep relationships, market knowledge, and background in leading all aspects of real estate transactions
- Background at Ernst & Young's Real Estate Consulting Transaction Group, Merchandise Mart Properties in Chicago, and holds a real estate license in the Commonwealth of Massachusetts



Anthony Arone

Managing Partner

- Experienced investment professional and founding principal of NextVenture LLC, a small private equity firm that deploys investor capital in real estate development & SME growth opportunities
- Received a BS in Engineering from Brown University, an MS in Engineering from Boston University, and an MBA from the MIT Sloan School of Management
- Background in consulting & advising clients on valuation, strategy, real estate development, and risk management
- Managed M&A and Valuation activities for GB Brands, a private equity division of Gordon Brothers Group, and worked in corporate finance at Staples Corporation



David Lamattina

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DISCLAIMER

This Investment Summary contains certain "forward-looking statements" or statements which may be deemed or construed to be forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1996, with respect to the financial condition, prospects and business of the Company. The words "estimate", "plan", "intend", "expect", "proposed", "forecast", and similar expressions are intended to identify forward-looking statements. These forward-looking statements involve and are subject to known and unknown risks, uncertainties and other factors which could cause the Property's actual results, performance (financial or operational) or achievements to differ from predicted future results. Investors are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this Investment Summary. Arrowpoint Properties, LLC (the "Company" or "Arrowpoint") does not undertake any obligation publicly to release any revisions to these forward-looking statements to reflect changed events or circumstances after the date of this Investment Summary or to reflect the occurrence of unanticipated events.

This offering is a Reg D 506-C offering and is only applicable and available to accredited investors as such term is defined under applicable federal and state securities laws. This offering is a "private" offering relying on an exemption from registration under federal law and has not been reviewed or approved by any federal or state regulatory body. Given the vagaries of the Property specifically and the economy in general, there is no guarantee that the Property will be successful, meet its projections or that capital, or any return thereon, will materialize at any particular time, if at all.

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