



100 NEWPORT AVENUE, QUINCY, MA

TRANSACTION HIGHLIGHTS

Lender:	Genworth	Loan Amount:	\$10,400,000
Sponsor:	Atlantic Management	Interest Rate:	T + 3.05% Fixed
Borrower:	Atlantic-Newport Realty, LLC	Amortization:	21 years
		Loan Term:	15 Years

PROPERTY DESCRIPTION

Colliers International – Boston was exclusively engaged to obtain acquisition proceeds to finance the 128,033-square-foot office facility located on 100 Newport Avenue in Quincy, Massachusetts. Colliers was able to negotiate a nonrecourse, 15-year fixed-rate loan term, and an unusual amortization of 21 years to accommodate the borrower’s financing needs. At the time of acquisition, the building was 100% vacant, but Atlantic Management was able to lease the space to a single tenant, Granite Telecommunications, post acquisition. The loan is serviced by Colliers International.

Set in the heart of North Quincy, 100 Newport Avenue is a short subway ride (MBTA’ Red Line) to Boston’s South Station and nearby Cambridge. The property is immediately accessible to the Southeast Expressway (I-93/Route 3) via the Neponset Avenue exit, providing convenient access to and from Boston (which is less than 10 miles from the subject property). The property also has convenient access to the Mass Pike (I-90), which is only 10 minutes north on Route 3/93. The transit-oriented location makes the property a desirable location for commuting employees.

Atlantic Management was formed in 1972 to provide investors with long-term capital growth opportunities through conservatively structured real estate investments. Since its inception, Atlantic Management has remained committed to achieving this goal for its Partners.