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## **Butler, St. John, Byrne and McLaughlin of Cushman & Wakefield sell 390-unit Wellington Hill for \$36 million**

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Cushman & Wakefield sold Wellington Hill, a 390-unit apartment community for \$36 million. C&W's capital markets group, including Simon Butler, Biria St. John, Michael Byrne and John McLaughlin, exclusively represented the seller, Equity Residential and procured the buyer Wellington DHC LLC, an affiliate of Dawn Homes Management of Albany.

Wellington Hill is a garden style apartment community built in 1986. The community is located four miles east of downtown Manchester, off I-93 at exit 8.

The property is situated on 32.7 acres of landscaped grounds and consists of 53 two and three-story townhouse buildings and two three-story garden-style apartment buildings. The unit mix includes 71 one-bedroom apartments, 284 two-bedroom apartments and 35 three-bedroom apartments with a total average unit size of 1,008 s/f. 318 units of the units are townhouse-style with 120 of these featuring direct access garage parking.

Units feature fully applanced kitchens including breakfast bars and appliances, in unit washer and dryers, central air conditioning, closets, and fireplaces and vaulted ceilings in select units. Property amenities include a community room with pool table, lounge, TV, Wi-Fi access and full kitchen, fitness center, indoor heated lap pool with hot tub, sauna/steam room, racquetball court, outdoor pool with sun deck and WiFi access, tennis courts and playground.

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