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## **Boyle and Perkoski of Chozick Realty broker \$4.4 million sale of Courtview Square Apartments**

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Tom Boyle and Ryan Perkoski of the Hartford-based Chozick Realty, Inc. have arranged the sale of Courtview Sq. Apartments for \$4.4 million. Courtview Sq. Apartments is a 96-unit apartment complex built in 1970. The garden community is set on 2.3 acres, adjacent to the United States Coast Guard Academy and within walking distance to Connecticut College with views of the Thames River from the top floor apartments. The unit mix consists of 96 one- bedroom apartments of 640 s/f with all utilities being resident paid. All apartments have either a balcony or patio that face into the landscaped center courtyard. The original developer, who constructed approximately 10,000 apartment units in central and southeastern Connecticut during the early 1970s, designed Courtview Sq. to provide both a sense of community as well as privacy to the rental community. Recent improvements to the property prior to sale included new windows and landscaping within the past year and new decks and roofs within the past seven years.

Chozick Realty marketed the property on behalf of Broadway Innwood LLC which owned Courtview Sq. since 2001. Chozick Realty brokered the sale of this property previously. The buyer is Courtview Apartments LLC, a regional owner of multifamily properties.

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