



# nerej

## **Trinity Management adds 25-unit Station Lofts to portfolio**

September 01, 2017 - Owners Developers & Managers

Brockton, MA TrinityManagement, LLC completed the addition to its management portfolio of Station Lofts, a renovated historic mill at 124 Montello St. in downtown, that provides 25 mixed income apartments within walking distance of commuter rail and bus transportation.

“Brockton is on its way back,” said Trinity CEO Kate Franco, noting that major highways are also nearby, including Rte. 24, I-93, I-495, and I-128/I95. “Trinity Management is thrilled to be chosen to manage this great asset.”

Station Lofts was built in 1880 by Lilly Brackett Boot & Shoe Co., one of many factories that gave the city the name “Shoe City.” It was purchased in 1908 by Geo Knight & Co, which made shoe machinery. A tenant, Stall & Dean, liked leather, too, and made baseball mitts. The company was credited with creating the catcher’s mitt, a vital piece of baseball equipment. Geo Knight & Co left in 2004.

Jason Korb, principal of Capstone Communities LLC, saw the building in 2010 and dreamed of fusing old and new to revitalize a building in a city that was aching to wake up from post-industrial malaise. The 2013 renovation and historic rehabilitation is a superb. Wood and cement floors, exposed brick walls and beams, high ceilings, and replicas of historic windows add charm. Modern lighting, open floor plans, large windows, contemporary kitchens and baths, in-unit laundries, and ample closet space provide modern convenience. The high-impact fitness center, on-site personal storage, bike storage, and surface and garage parking are great bonuses. The building is smoke-free. It is also pet friendly (restrictions apply). There are 11 market-rate units: 2 studios, 2 one-bedroom; 7 two-bedroom units. There are 14 affordable units. Three affordable units are for those earning 30% of area median income, one of each size. Eleven are for those earning 60 % of AMI: 2 studios, 1 one-bedroom, 7 two bedroom and 1 two-bed duplex.

Trinity Management provides on-site management and 24-hour emergency maintenance. Station Lofts was first, and TrinityFinancial followed soon after with the renovation of the Brockton Enterprise block into two residential and one commercial property. Now Trinity Management has a quartet of Brockton buildings, all transit-orientated and within walking distance of each other: Station Lofts, Enterprise Main, Enso Flats, and Centre 50.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540