

FOR IMMEDIATE RELEASE

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WELLESLEY and WEST ROXBURY, MA, ISSUED JULY 10 2019...Along with its joint-venture partner, Luzern Associates LLC (Luzern), EA Fish Development (EAFD) is thrilled to announce that OAK ROW, the recently opened 80-unit luxury rental apartment community located in West Roxbury, Boston MA, has been selected as a 2019 National Apartment Association (NAA) Excellence Award recipient in the Best Community, (1-5 years; under 150 units) Category among a prominent group of communities in contention.

Developed by EAFD and Luzern and property-managed by Peabody Properties of Braintree, OAK ROW represents the transformation of the long-time vacant, former International House of Pancake's property into eighty luxury apartment homes – 1, 2 & 3 bedrooms. Project architect Khalsa Design of Summerville designed OAK ROW while taking cues from the beautiful, tree-lined, neighborhoods of West Roxbury as well as the urban context of the City of Boston. A community on the edge of the city, OAK ROW is close to many urban conveniences that include: supermarkets, shopping, restaurants, cafes, coffee houses and entertainment destinations. Residents enjoy the option of going "car-free" with commuter rail and bus service in close proximity. Building features include garage parking with electric car charging stations, pet wash and grooming station, private balconies/terraces, clubroom with kitchen and terrace, private work pods, work lounge and conference room, game lounge, package concierge, cardio theatre, and kids' space. For leasing information visit [oakrow.com](http://oakrow.com).

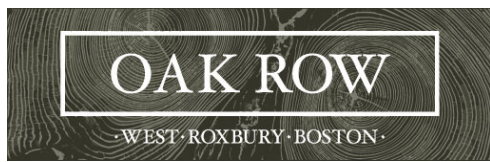
The National Apartment Association is a non-profit trade association of apartment communities, owners and suppliers. These member companies are also part of NAA with their membership at the local level. Members represent the various facets of the multifamily housing industry: apartment owners, management executives, developers, builders, investors, property managers, leasing consultants, maintenance personnel, suppliers and related business professionals throughout the United States and Canada. NAA has its headquarters in Arlington, Virginia.

Dana Angelo, Director of EAFD and Karen Fish-Will, CEO for the Peabody Companies, accepted the award at the June 2019 awards ceremony, held at the NAA Education Conference & Exposition in Denver, Colorado.

"The success of OAK ROW is directly attributable to the dedicated efforts of the development team that includes Peabody Properties, Dellbrook Construction, Khalsa Design, the Architectural Team", said Matt Mittelstadt, Managing Director of EAFD. "EAFD is privileged to call the professional men and women of these firms its partners and we look forward to future collaborative efforts".

"We are very proud to be part of such an outstanding development project", said Salvatore Campofranco Founder, Managing Member of Luzern. "The quality and success of Oak Row is directly attributable to the hard work and talent of our partners, Matt and Dana. Thank you to them for a job well done and thank you to the National Apartment Association for this recognition".





“It is quite an honor to have one of our managed-communities receive this award from a national association,” said Fish-Will. “Oak Row stands as representative of the quality, luxury properties we proudly manage, and we are so proud of our leasing and management team for making Oak Row such a great community, and to NAA for this honor.”

### **About EA Fish Development**

EA Fish Development has a 40+ year track record, developing high-quality and community sensitive residential, commercial, and mixed-use projects. To date, EA Fish Development has placed over \$1.8 billion of completed projects, including 15,000 housing units, plus over one million square feet of office and commercial developments throughout the Northeast and Florida.

EA Fish Development has long-standing strategic partnerships with general contracting affiliate, Dellbrook Construction LLC and property management affiliate Peabody Properties, Inc. Our integrated development process mitigates risk by providing seamless leadership and oversight of projects throughout the development life-cycle.

Vision, Experience and Results describe the essence of EA Fish’s successful approach to developing, building and managing real estate. With a seasoned team that has worked together for several years, EA Fish has a unique perspective from which to implement its value-added strategy. The operating experience that has been gained managing projects through multiple real estate cycles provides EA Fish development with a broad understanding of how to maximize value and make insightful judgments. Time and again, EA Fish has capitalized on the collaborative experience of its team and has applied insight and vision to create value in real estate.

### **About Luzern Associates, LLC**

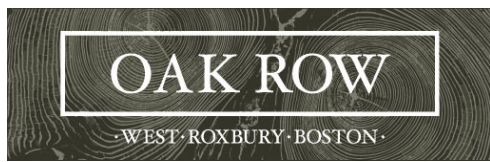
Luzern Associates, LLC is a real estate investment firm founded by Managing Partner Salvatore Campofranco with the mission to apply an institutional caliber investing discipline with an entrepreneurial outlook to unlock value and provide superior risk-adjusted returns. Since inception, Luzern has raised approximately \$55M of equity and invested in nine projects with a gross project value of \$185M.

Luzern targets core-plus, value-add and opportunistic investments in office, multifamily and industrial product types throughout the Northeast region either by direct ownership or through co-investments with joint venture partners. We rely on a deep bench of in-house personnel and exclusive consultants with extensive history in our core markets to provide a strategic competitive advantage to our investors and partners by bringing over 100 years of real estate experience while providing nimble and patient capital.

### **About the Peabody Companies**

The Peabody Companies and its affiliates – Peabody Properties, Peabody Resident Services, Peabody Supportive Housing, Peabody Real Estate and Peabody Miami – is headquartered in





Braintree, Massachusetts, at 536 Granite Street. A full-service real estate firm, Peabody Properties manages over 13,000+ units of housing throughout New England, as well as additional communities in New Jersey and Florida. This award-winning, privately held company and Accredited Management Organization (AMO) was incorporated in 1976 and is under the direction of Karen Fish-Will and Melissa Fish-Crane, who were recently ranked #31 (out of 50) on Glassdoor's 2018 SMB Top CEOs list. Recognizing its long-term commitment to Resident Services as a unique area of expertise within the field of property management, a specialty sector, Peabody Resident Services was established and is dedicated solely to the development of support services and programs for residents of affordable housing. Designated as a Women Business Enterprise (WBE), and certified by the Massachusetts State Office of Minority and Women Business Assistance (SOMWBA), Peabody was recently ranked #49 on the 2019 National Affordable Housing Management Association (NAHMA) Affordable 100 List, as well as a 2017 and 2018 Top Place to Work by the Boston Globe and 2018 and 2019 Glassdoor Best Place to Work (most recently ranked #10). Learn more at <http://www.peabodyproperties.com> or on [LinkedIn](#), [Facebook](#), [Instagram](#), [Twitter](#), or [YouTube](#).



*Photo (left to right): Rick Snyder, CPM, NAA Membership Committee Chair and President of R.A. Snyder Properties; Dana Angelo, EA Fish Development, project owner/developer; Karen Fish-Will, CEO of the Peabody Companies, property manager; Mike Clow, CPM, 2019 NAA Chairman of the Board and Executive Director of Greystar Real Estate Partners; and Bob Pinnegar, President and CEO of National Apartment Association.*