



The Real Reporter

A COMPENDIUM OF COMMERCIAL PROPERTY & CAPITAL NEWS

JANUARY 27, 2012

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THE REAL REPORT

Harvard Squared



48 JFK St., Cambridge MA



Christopher D. Sower

CAMBRIDGE — As a multifamily sales expert active in metropolitan Boston, **Christopher D. Sower** says there are few prospects more coveted than a building in famed **Harvard Square**. One exception—two listings—and it is precisely such a package **Boston Realty Advisors** is

continued on page 19

Multifamily Seen for Vertex HQ As Locals Win Site for \$6M-Plus

BY JOE CLEMENTS

CAMBRIDGE — Vertex Pharmaceuticals is going to Boston's Seaport District, and then it appears the company's ancestral headquarters could be going home. According to industry sources, a local investment group featuring one-time banker Garlan Morse has tied up the CambridgePort

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Cambridge, MA

Hub Parcel Buy Stirs Speculation

BY JOE CLEMENTS

EAST BOSTON — A weed-choked, vacant lot flanking Route 1A has been acquired by an accomplished South Coast developer rumored to be keen on building a hotel on the 6.2-acre parcel. Some observers maintain the \$3.75 million purchase by First Bristol Corp. was inked with an eye towards a potential casino being touted for Suffolk Downs Racetrack, located barely a mile east of 415

McClellan Highway.

"That was a big driver," says one source familiar with the transaction that was negotiated by Colliers International principal Robert Cronin on behalf of long-time owner Sawyer Enterprises. Cambridge Savings Bank financed First Bristol's purchase with a \$3.0 million mortgage.



Robert Cronin

While referring specifics to First Bristol President James J.

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Roll Play Fills 94,000 SF for Calare

BY JOE CLEMENTS

BILLERICA — Calare Properties has finalized an impressive roll over plan of sorts after snagging fallow Building Four at 900 Middlesex Turnpike here last spring in a \$1.7 million value-add acquisition. Lasermax Roll Systems has committed to occupy all 94,000 sf, wrapping up a 10-year lease that will commence in April when the digital printing supplier

arrives from its current home on Third Avenue in Burlington's Northwest Park.

"We saw this as a really unique building, and thought we were getting it at a very good basis," principal Brian Poitras tells The Real Reporter this week in citing clear heights exceeding 30 feet and a solid constitution among the reasons Hudson-based Calare embraced the then-empty 33-

continued on page 16



Thomas M. Aitken

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203,000-SF in Boxborough Seen Tied Up by Fairlane



155 Swanson Rd., Boxborough MA

BY JOE CLEMENTS

BOXBOROUGH — Having already secured buildings during the past two years along Route 128, Fairlane Properties is apparently setting its sights even farther a field from the firm's traditional Boston base, with sources indicating the home-grown investment firm has been named winning bidder for a pair of flex/office buildings here alongside Interstate 495. "Yes," one source confirms when apprised of another's contention that Fairlane has been winnowed from a pool of suitors pursuing 155 and 159 Swanson Rd. in a competition overseen by Eastdil Secured.



Michael Grill

Calls to the brokerage team that includes Peter Joseph and James McCaffrey were not returned by press deadline, while Fairlane Properties President Michael Grill declined comment on the matter via e-mail, making it difficult to pinpoint pricing for the pending trade. The prior sale occurred in May 2005 when New Boston Fund paid \$19.7 million, or just under \$100 per sf, for the two buildings that were constructed in 1984 and 1985. The assets performed well under NBF's stewardship, with the high-quality product 100 percent leased to Serta Systems and SynQor Inc. Those spoken to could not say what the current tenant status is regarding term or availabilities. The Interstate 495 West office market has been among the hardest hit regionally since the 2008 recession, with a Q4 2011 survey from Jones Lang LaSalle placing the vacancy rate at 23.4 percent for 13.5 million sf of supply after another difficult year that saw net absorption in the red by 473,000 sf.

Regardless of the submarket's lingering turmoil, observers familiar with the area offered generally positive reviews of 155 and 159 Swanson Rd. when apprised of their pending acquisition. Among the strengths cited are immediate access to Interstate 495 at the juncture of Route 111 and visibility from the major highway upon which thousands of vehicles pass by daily. ■

Howe, Stevens Negotiate 26,000-SF Seaport Lease



21 Drydock Ave., Boston MA

BOSTON — A green-centric energy efficiency company that recently opened in the Seaport District has thrived enough there to sign a long-term extension at 21 Drydock Ave., parties involved in the deal announced this week. More recently being promoted as the Innovation District, the 1,000-acre expanse on Boston Harbor quickly caught the fancy of Next Step Living, with the firm surging in its occupancy from barely 7,000 sf to leasing a 26,000-sf block.



Thomas Menino



Debra Stevens



Tim Howe

Future options could push the figure to 40,000 sf, one source maintains, although tenant broker Debra L. Stevens of the Stevens Group declined comment on specifics such as lease length, pricing or specific clauses. The landlord, Millennium Partners, was represented by Tim Howe of CBRE/New England.

A press release issued late Thursday features a salutation from Mayor Thomas Menino, the submarket's chief booster. "I was delighted two years ago when Next Step Living chose Boston's Innovation District as its home," Menino conveys in the statement that celebrates the firm's ascension from 25 employees to a staff of 300. The group that helps homeowners on energy efficiency and incorporating solar panels has become "a crucial component in the development of Boston's green tech cluster and at the nucleus of greening Boston's historic residences," Menino says in the

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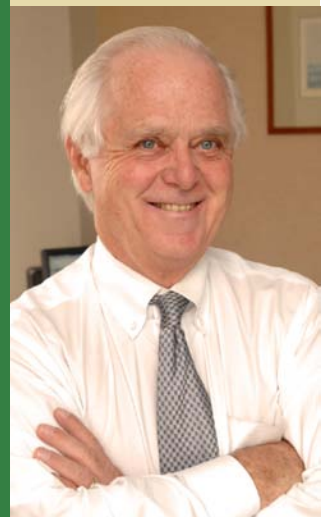
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Tribeca Holdings London

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4-6 Newbury Street, Boston, MA

December, 2011

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In About-Face, Federated Selling Wilmington Site

BY MIKE HOBAN

WILMINGTON — The strong market for multi-family in Greater Boston is once again being demonstrated as the Federated Cos. is shelving plans to develop a transit-oriented, 108-unit project in Wilmington in favor of putting the site up for bid. Federated has hired Richard Robinson and Brendan Reilly at the New England office of Apartment Realty Advisors to put out a call for offers on the 10 Burlington Ave. property, with a deadline of next Tuesday, Jan. 31st.

What is surprising to some industry observers was the abruptness of the shift. Federated posted its intention to begin construction (complete with renderings) of the fully permitted property on its website earlier this month. “We’re



Richard Robinson

extremely opportunistic, so we continually look at every deal from every angle to see what makes the most sense,” Federated COO Nick Wexler tells The Real Reporter this week. “And what makes the most sense from the corporate mission side is that we are very focused on divesting some of our suburban land holdings to (concentrate) on the urban core.” Wexler relays that Federated recognized the “pent-up value” of certain suburban holdings, and chose to redeploy the capital into urban projects. The developer also has suburban projects going in Wakefield, Salisbury, and Manchester, NH—all of which were acquired in 2011.



Nick Wexler

As for Wilmington, which had been dubbed Legacy Park, Wexler says there is an “incredible” amount of interest in the 12-acre parcel that is located at the intersection of Routes 38 and 62. The fully permitted project is a Massachusetts Chapter 40-B mixed-income rental community which calls for a pair of three-story garden-style buildings totaling close to 150,000 sf. Approximately 28 percent of the units are designated as affordable. The apartments will consist of one-, two-, and three-bedroom layouts, and range in size from 786 to 1,698 square feet. Ten Burlington Ave. is immediately adjacent to the Wilmington MBTA commuter rail station at Ballardvale, and near all major roadways, including Interstates 93 and 95.

ARA’s Robinson reports that a 70,000-sf manufacturing plant on the site that was formerly owned by Diamond Crystal Specialty Foods is being demolished “as we speak.” Federated closed on the site in late November for \$1.2 million, after “doing some permitting on it prior to the close,” Wexler says. The company official adds that “We’re going to let the market price it. We’ve got an idea of what we think it’s worth and where we would be sellers, but we’re not listing it with a number.” One document shows the company priced the value of the completed development at \$22.8 million. ■

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Samuels Keeps Adding to Fenway Retail Mix



126 Brookline Ave., Boston MA

BY MIKE HOBAN

BOSTON — With the recently announced signings of a major retailer (not named Target) and a celebrity chef’s restaurant, Samuels Associates continues to push forward in its quest to transform the Fenway from a Red Sox, Lansdowne, and drinking emporium into a “vibrant urban village,” according to one official at the Boston-based development firm.

The latest bounce in that direction comes via a 30,000-sf lease penned by Marshall’s for 126 Brookline Ave., a commitment outlined by Samuels Vice President of Development Peter Sougarides this week.



Theodore Chryssicas

Sougarides also announces that Michael Schlow, executive chef and owner of the upscale Radius, Via Matta and Alta Strada restaurants, will open the 7,000-sf Happy’s Bar & Kitchen in the former Burton’s space at the Fenway Triangle Trilogy in April. No further details were provided for either lease, but Colliers International retail specialist Theodore Chryssicas pegs asking rents for the district in the \$40- to \$80-per sf range, compared to \$100- to \$200-per sf for the nearby Back Bay.



William J. Beckeman

“Fenway was once about entertainment, food and drink, but now it’s a full fledged neighborhood, and the retail augments that,” says Chryssicas, who delivered an in-depth market overview of the Fenway’s activity during last week’s annual Colliers market forecast during which he highlighted the Marshall’s commitment. The deal continues a positive trend, he told event attendees. “Years ago if you lived there, you had to go outside Fenway – with the exception of Shaw’s – for all your services,” Chryssicas says. “Now you can just walk and stay within that neighborhood. There aren’t a lot of neighborhoods in Boston where you can say that.”

Marshalls will occupy the second floor of the 66,000-sf building, as well as sharing ground level space with Yard House, the continued on page 15

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FASB Change Effort Seen Evolving in 2012

BY GREGORY M. MACCUNE, CPA

BOSTON — Accounting rule makers are proposing a significant overhaul of lease accounting standards which will have a profound impact on how tenants and other lessees account for leasing arrangements. The new rules would also impact many lessors; however, owners of investment property are likely to be largely unaffected by the changes.

In August 2010, the Financial Accounting Standards Board and the International Accounting Standards Board

REAL ADVICE

issued an exposure draft on their proposed changes to the lease accounting standards. The Boards undertook the project to revise lease accounting because many believe the current standards are not sufficiently transparent. Many of the complaints about the current standards relate to so-called operating leases which allow lessees to keep significant obligations, i.e., future lease payments, and assets, i.e., the right to use leased equipment or facilities, off their balance sheets.



Gregory M. MacCune

'The boards are expected to provide an exemption to the new rules ... for owners of investment properties.'

The proposed rule changes in the 2010 exposure draft were intended to address this issue by eliminating the concept of an operating lease and requiring lessees to recognize lease obligations and corresponding "right to use" assets on their balance sheets.

The FASB and IASB received almost 800 comment letters in response to their 2010 proposal. Most of the feedback confirmed the view that lease accounting rules need to be changed; however, many respondents expressed concern that the proposed rules were too complex and too costly to implement. In response, the FASB and IASB reopened their deliberations and are expected to issue a revised exposure draft sometime during the first half of 2012.

One of the more controversial provisions in the proposed rules was a requirement to include variable lease payments, including



Photo: Derek Szabo

contingent and percentage rents, in the determination of a lease payment obligation liability. The FASB and IASB have reconsidered this requirement and are expected to modify the proposed rules to limit the variable payment component of the lessee's liability to include only those payments that are based on a rate or index or are in substance disguised fixed lease payments.

The Boards are expected to maintain the proposed requirement that tenants and other lessees recognize a liability for lease payment obligations and "right to use" asset on their balance sheets. Similarly, many lessors would be required to replace the value of their assets held for leasing with an asset representing the value of future lease payments to be received, plus any expected residual value to the leased asset at the end of the lease term. However—and perhaps most importantly for owners of real estate—the Boards are expected to provide an exemption from the new rules for owners of investment properties. As such, the accounting for investment property will continue to follow the current model under which landlords record the underlying asset on their balance sheet and recognize lease income over the lease term. Tenants in investment properties will be subject to the new rules.

The proposed rules would not only affect the balance sheets of lessees, but

would radically change the way revenues and expenses from leasing arrangements are reported. Lessees would no longer report rent expense, but would instead recognize amortization expense related to the right to use asset and interest expense related to the lease payment obligation liability.

Based on the historical pattern of accounting rule making, final rules with respect lease accounting will not be issued until late 2012 or early 2013, and will probably not go into effect until fiscal year 2015 at the earliest, with retroactive application for prior periods required. However, it is expected that transitioning to the new rules will be a resource intensive project, so lessees and lessors are encouraged to begin planning now. ■

Gregory M. MacCune is a partner in the Boston office of Marcum Accountants, among the nation's largest independent accounting and advisory services firms. Mr. MacCune has more than 20 years experience in accounting, auditing and financial reporting, including comprehensive knowledge of generally accepted accounting principles and SEC reporting requirements. Clients include small, medium and large entities, including publicly held and privately owned companies spanning a variety of industries.

Commercial Deals

MILLION DOLLAR MORTGAGES/SALES JANUARY 16 - JANUARY 20, 2012

JAN 20TH

MORTGAGE: \$9,000,000 from **East Boston Savings Bank**

ADDRESS: 118-120 and 132-140 Pleasant St., Watertown

BORROWER: Cresset Pleasant LLC, managed by Edward Nardi

MORTGAGE: \$8,500,000 from **Belmont Savings Bank**

ADDRESS: 26 Cambridge St., Burlington

BORROWER: Escadrille Realty LLC, managed by Robert W. Murray

MORTGAGE: \$1,700,000 from **BayCoast Bank**

ADDRESS: 9 Tow Rd., Wareham

BORROWER: Kestrel Properties LLC, managed by David Smith

MORTGAGE: \$1,300,000 from **Eagle Bank**

ADDRESS: 184-190 Lexington St., Waltham

BORROWER: Taylor & Murphy Inc., managed by Wayne Taylor

BUYER: 853 Investments LLC, managed by Mark A. Clausen

SELLER: Barbara Govoni and Robert P. Govoni, trustees of the Double G Realty TR
PRICE/ADDRESS: \$275,000; 853-855 West Boylston St., Worcester

MORTGAGE: \$1,132,000 from **Spencer Savings Bank**

NOTES: Auto service station; building size is 5,875 sf, lot size is 24,200 sf; property last sold for \$40,000 in May 1982

BUYER: DJJC LLC, managed by Darlene Gallien

SELLER: Courtyard Apartments Inc, president Robert F. Burke, president

PRICE/ADDRESS: \$1,100,000; 240 Sandwich Rd., Falmouth

MORTGAGE: \$825,000 from **Eastern Bank**

NOTES: Multifamily property, constructed 2002; 13 apartments; lot size is 1.6 acres; property last sold for \$140,000 in Dec. 2001

BUYER: Dinosaur Capital LLC, managed by Mark T. Dutton and Scott I. Oran

SELLER: Exxonmobil Oil Corp.

PRICE/ADDRESS: \$925,000; 1 Merrimac St., a/ka/ 150 and 158 Friend St., Boston

MORTGAGE: \$1,015,000 from **Cambridge Savings Bank**

NOTES: Auto service facility, constructed 1948, renovated 2005; building size is 1,300 sf, lot size is 4,050 sf



Photo: Derek Szabo

JAN 19TH

MORTGAGE: \$29,500,000 from **US Bank**

ADDRESS: 102-110, 114 and 116 Riverside Ave.; and 8-10 Sables Ct., Medford

BORROWER: IA Urban Hotels Medford LLC, managed by Inland American Urban Hotels Inc.

MORTGAGE: \$5,000,000 from **RBS Citizens**

ADDRESS: 12 Kent Way, Newbury

BORROWER: 12 Kent Way LLC, managed by Richard J. Kelly, RJ Kelly Co.

MORTGAGE: \$3,500,000 from **Rockland Trust Co.**

ADDRESS: 77-79 Berkeley St. and 26-28 Chandler St., Boston

BORROWER: Chandler Inn Realty TR II and Berkeley-Chandler Inc., managed by Keith Gordon and Clifford Long

BUYER: 120 Salem Realty TR, managed by Collin Chun Yin Yip

SELLER: Baldwin Place Property Management Co., managed by Dominic DiCenso and Rosa DiPlacido

PRICE/ADDRESS: \$3,416,000; 120 Salem St., Boston

NOTES: Mixed-use property, constructed 1920, renovated 2002; building size is 8,875 sf, lot size is 1,900 sf; sellers' family ownership in property dates to Aug. 1976

MORTGAGE: \$3,000,000 from **Rockland Trust Co.**

ADDRESS: 56 & 56A Berkeley St., Boston

BORROWER: 56 Berkeley LLC, managed by Keith Gordon and Clifford Long

MORTGAGE: \$2,650,000 from **East Boston Savings Bank**

ADDRESS: 1 School St., Gloucester

BORROWER: 80 Middle Street Partners LLC, managed by Marc Gattineri

MORTGAGE: \$1,200,000* from **East Boston Savings Bank**

ADDRESS: 359 Commercial Street, Malden

BORROWER: 359 Commercial Street LLC, managed by Marc Gattineri

NOTES: *Construction mortgage

BUYER: MK Montague LLC, managed by James M. Kinsella and Charles Mahoney

SELLER: Edward H. Howe and Shun Kanda, trustees of the 9 Montague Street Realty TR

PRICE/ADDRESS: \$1,100,000; 5 Ballord Pl./9 Montague St., Cambridge

MORTGAGE: \$1,288,900 from **Winter Hill Bank**

NOTES: Industrial property, constructed 1899; building size is 3,950 sf, lot size is 4,350 sf; last sold for \$180,000 in May 1984

BUYER: Robert A. Allessandro, trustee of Jenrob Realty TR

SELLER: Christopher Mitchell
PRICE/ADDRESS: \$1,010,000; 668 Massachusetts Ave., Boston

MORTGAGE: \$1,457,400 from **People's Federal Savings Bank**

NOTES: Funeral home, constructed 1900; building size is 4,625 sf, lot size is 1,950 sf; seller's family ownership in property dates to Sept. 1970

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES JANUARY 16 - JANUARY 20, 2012

continued from page 7

JAN 18TH

BUYER: Channel Holdings LLC, managed by Synergy Investments

SELLER: 260 Summer LLC, managed by Paul E. Taylor III

PRICE/ADDRESS: \$25,000,000; 250-254 and/256-260 Summer St., a/k/a 250 Summer St., Boston

MORTGAGE: \$18,000,000 from **HSBC Realty Credit Corp.**

NOTES: Eight-story office building, constructed 1910, renovated 2002; building size is 56,300 sf, lot size is 6,200 sf

MORTGAGE: \$6,084,000 from **Rockland Trust Co.**

ADDRESS: 9 Althea St., 5 Dawes Ter. and 7 St. Mark's Rd, Boston; and 162 Albion St. and 14 Stickney Ave., Somerville

BORROWER: Hatfield Properties LLC, managed by James R. Hatfield

BUYER: MC-EB Realty LLC, managed by James J. Karam, president

SELLER: SE McClellan Highway LLC, managed by Carol S. Parks, president of Sawyer Enterprises

PRICE/ADDRESS: \$3,750,000; 415 McClellan Hwy., Boston

MORTGAGE: \$3,000,000 from **Cambridge Savings Bank**

NOTES: Commercially zoned land; lot size is 6.2 acres; seller inherited property in January 2008

BUYER: Lowell Mammoth Development LLC, managed by Coffman Realty Inc.

SELLER: Kenneth J. Kaiser Jr., trustee of Kencol Investment TR

PRICE/ADDRESS: \$1,450,000; 1733, 1743-1745, 1747-1749 and 1767 Middlesex St., Lowell

MORTGAGE: \$6,916,000 from **East Boston Savings Bank**

NOTES: Middlesex Village; lot size is 16,975 sf;



Photo: Derek Szabo

MORTGAGE: \$1,100,000 from **East Cambridge Savings Bank**

ADDRESS: 125 Hampshire St., Cambridge

BORROWER: Lorain Funding LTD Inc., managed by Gorka Brabo, manager

MORTGAGE: \$1,033,750 from **Abington Bank**

ADDRESS: 180-182 Gold St., Boston

BORROWER: MLBK LLC, managed by Brian Kaplan and Mark Little

MORTGAGE: \$1,033,750 from **Abington Bank**

ADDRESS: 13-15 Story St., U-1, South Boston

BORROWER: 13-15 Story Street LLC, managed by Brian Kaplan

JAN 17TH

MORTGAGE: \$32,000,000 from **Connecticut General Life Insurance Co.**

ADDRESS: 6 Cambridge Center, Cambridge

BORROWER: IA Urban Hotels Cambridge LLC, secretary Scott W. Wilton

NOTES: Cambridge Residence Inn

MORTGAGE: \$8,100,000 from **Manufacturers and Traders Trust Co.**

ADDRESS: 116 Polpis Rd. and 57 Shawkemo Rd., Nantucket

BORROWER: VBDC LLC, managed by Maureen Heasley and Philip G. Heasley

BUYER: Nantucket Hotel Holdings LLC, managed by Mark A. Snider

SELLER: 77 Easton Street, LLC, managed by David A. Bronson

PRICE/ADDRESS: \$2,825,000; 77 Easton St., Nantucket

MORTGAGE: \$3,041,145 from **Stanmar Inc.**

NOTES: Four-building hotel property; main building constructed 1892; building size is 23,450 sf, lot size is 1.2 acres; second building a restaurant, constructed 1890; building size is 4,625 sf; third building a dormitory, constructed 1940; building size is 3,450 sf; fourth building a cottage, constructed 2000; building size is 1,925 sf; property last sold for \$22,000,000 in June 2010 following foreclosure by TD Bank

BUYER: Salvatore Capital Partners LLC, managed by Gregory J. Salvatore and John R. Salvatore

SELLER: Joseph C. Whitney

PRICE/ADDRESS: \$1,135,000; 680 High St., Westwood

NOTES: Retail property, constructed 1950; building size is 3,800 sf, lot size is 14,500 sf; sellers' family ownership in property dates to May 1954

MORTGAGE: \$1,000,000 from **Eastern Bank**

ADDRESS: *64 and 79 Beacon St., 9 Harris Ct. and 42 Jackson St., Worcester

BORROWER: Brady Sullivan Worcester Properties LLC, managed by Shane D. Brady, Christopher J. Starr and Arthur W. Sullivan

NOTES: *Borrower acquired properties on Dec. 23rd, 2011, for \$1,100,000

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES JANUARY 16 - JANUARY 20, 2012

JAN 20TH

BUYER: Linda S. Schlein and Ted E. Schlein, trustees of Schlein Family TR
SELLER: Elizabeth Feldmann, 321 Dartmouth Street Condominium
PRICE/ADDRESS: \$3,500,000; 321 Dartmouth St, U-4, Boston
NOTES: Unit in low-rise condominium; unit size is 2,575 sf; four bedrooms and 3.5 baths; unit last sold for \$3,233,750 in Nov. 2006

BUYER: Karen Fish-Will
SELLER: Caren A. Bayne and Jeffrey J. Crown
PRICE/ADDRESS: \$2,754,375; 54 Westerly Rd., Weston
MORTGAGE: \$2,000,000 from **MetLife Home Loans**
NOTES: Single-family English Manor, constructed 2001; house size is 5,500 sf, lot size is 1.3 acres; five bedrooms and four baths; last sold for \$827,000 in Aug. 1999

BUYER: Julie E. Hainsselin and Noel C. Hainsselin
SELLER: 9 Shoestring Lane Realty TR, managed by Stefanos Efstratoudakis
PRICE/ADDRESS: \$1,655,000; 9 Shoestring Ln., Westwood
MORTGAGE: \$450,000 from **ING Bank**
NOTES: Single-family Colonial, constructed 2009; house size is 5,525 sf, lot size is 8,325 sf; five bedrooms and 6.5 baths; last sold for \$1,200,000 in Nov. 2003

BUYER: Lora Simon
SELLER: Mary A. Ham and Ronald E. Ham, trustees of Portside Realty TR
PRICE/ADDRESS: \$1,510,000; 8 Maurice Rd., Wellesley
MORTGAGE: \$750,000 from **NE Moves Mortgage**
NOTES: Single-family Colonial, constructed 2011; house size is 3,700 sf, lot size is 15,975 sf; four bedrooms and 3.5 baths; property last sold for \$549,000 in Feb. 2011

BUYER: James Berlin, trustee of James Berlin TR
SELLER: 107 Florence Street LLC, managed by Babak Veyssi
PRICE/ADDRESS: \$1,400,000; 105-111 Florence St., U-111, Newton
NOTES: New unit in the low-rise Birches Condominium, established 2011; unit size is 3,600 sf; three bedrooms and 2.5 baths; property last sold for \$1,000,000 in April 2009

BUYER: Angela Hill Meringoff and Todd Adam Meringoff
SELLER: John F. Evans, trustee of 31 Garrison Road Realty TR



Cambridge Savings Bank has delivered \$783,750 in financing to John L. Magee and Anne P. Marotta, enabling their \$1,045,000 purchase of 92 Willis Rd. in Sudbury from Jason M. Fox and Wendy S. Fox. Built in 2005, the single-family Colonial features four bedrooms and 4.5 baths in its expansive 5,500-sf frame. The property last changed hands for \$425,000 in March 2001.

PRICE/ADDRESS: \$1,425,000; 28 Thomas Road, Wellesley
MORTGAGE: \$1,100,000 from **Cambridge Savings Bank**
NOTES: Single-family Colonial, constructed 2011; house size is 3,500 sf, lot size is 9,925 sf; five bedrooms and 3.5 baths; property last sold for \$652,500 in Jan. 2011; Declaration of Homestead

BUYER: Dreamcasa LLC, managed by Tullio Capasso and Carolina Trujillo
SELLER: Judith A. Mabel
PRICE/ADDRESS: \$1,335,000; 50 Naples Road, Brookline
MORTGAGE: \$1,530,000 from **Needham Bank**
NOTES: Two-family, constructed 1900; building size is 4,300 sf, lot size is 6,900 sf; last sold for \$75,000 in Dec. 1976

BUYER: David R. Neilson and Jane P. Neilson
SELLER: Priscilla A. Costello and William Douglas Costello, trustees of the Nedra J. Costello 1997 Revocable TR
PRICE/ADDRESS: \$682,500; 99 Pilgrim Rd., Wellesley
MORTGAGE: \$1,211,000 from **Needham Bank**
NOTES: Single-family Ranch, constructed 1953; house size is 1,975 sf, lot size is 15,000 sf; three bedrooms and 2.5 baths; last sold for \$58,000 in July 1970

BUYER: Brooke B. Razzaghi and Hossein Razzaghi
SELLER: Mordecai M. Danesh, trustee of 212 Winchester Street TR
PRICE/ADDRESS: \$1,060,000; 212 Winchester Street, Brookline
MORTGAGE: \$760,000 from **Bank of America**
NOTES: New unit in low-rise, two-unit condominium, converted Jan. 2012; unit size is 3,375 sf; four bedrooms and 3.5 baths; property last sold for \$1,145,000 in Aug. 2010
MORTGAGE: \$1,050,000 from **Eagle Bank**
ADDRESS: 150 East St., Lexington
BORROWER: Legal Engineering LLC, managed by J. Craig Weeks

BUYER: John L. Magee and Anne P. Marotta
SELLER: Jason M. Fox and Wendy S. Fox
PRICE/ADDRESS: \$1,045,000; 92 Willis Rd., Sudbury
MORTGAGE: \$783,750 from **Cambridge Savings Bank**
NOTES: Single-family Colonial, constructed 2005; house size is 5,500 sf, lot size is 1.6 acres; four bedrooms and 4.5 baths; last sold for \$425,000 in March 2001; Declaration of Homestead

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES JANUARY 16 - JANUARY 20, 2012

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MORTGAGE: \$1,000,000 from **Poli Mortgage Group**

ADDRESS: 36 Edmunds Road, Wellesley
BORROWER: Andrew S. Brown and Michelle H. Brown

MORTGAGE: \$1,000,000 from **RBS Citizens**
ADDRESS: 297 Marlborough St., Boston
BORROWER: Caesar J. Belbel

JAN 19TH

MORTGAGE: \$3,364,790 from **JPMorgan Chase Bank**
ADDRESS: 81 Squam Rd., Nantucket
BORROWER: William G. Spears, trustee of the Thalassa TR

BUYER: James F. Reynolds, trustee of Old Pocha Road Nominee TR
SELLER: Bradford H. Blaser and Janet W. Blaser, trustees of Old Pocha Road Trust of 2004
PRICE/ADDRESS: \$3,125,000; 16 Old Pocha Rd., Edgartown
NOTES: Single-family, constructed 1920; house size is 900 sf, lot size is 12.5 acres; two bedrooms and one bath; sellers' family ownership in property dates to July 1946

BUYER: Daniel J. Plaine and Susan A. Plaine
SELLER: David H. Knoll and Marcia Knoll Forde
PRICE/ADDRESS: \$2,000,000; 50 North Neck Rd., Edgartown
NOTES: Single-family Ranch, constructed 1972; house size is 2,500 sf, lot size is 8,700 sf; three bedrooms and two baths; sellers' family ownership in property dates to Aug. 1973

BUYER: Theodore A. Clark
SELLER: Harry Barnett and Pamela H. Barnett a/k/a Pamela H. Savory
PRICE/ADDRESS: \$1,890,000; 95 Hampshire Rd., Wellesley
NOTES: Single-family Garrison, constructed 1953; house size is 4,150 sf, lot size is 23,350 sf; five bedrooms, three baths and two half-baths; last sold for \$950,000 in July 1999; Declaration of Homestead

BUYER: CIL Realty of Massachusetts Inc.
SELLER: Catherine M. Shemeligan, guardian of the property of Geraldine Shemeligan
PRICE/ADDRESS: \$260,000; 351 Salisbury St., Worcester
MORTGAGE: \$1,762,932 from **TD Bank**
NOTES: Two-family, constructed 1919; building size is 3,722 sf, lot size is 34,400 sf; property last sold in May 1959



A Hopkinton Colonial constructed in 1993 has been purchased from Maureen J. English by Nicole E. Decoteau and Andreas Graham, who paid \$1,025,000 for 10 Stonegate Rd. The 4,525-sf, five-bedroom single-family sits on a one-acre lot near Whitehall State Park. Key Home Mortgage Corp. provided the buyers a \$400,000 mortgage to finance the property whose prior trade came in May 1994 when it fetched \$481,515.

MORTGAGE: \$1,570,000 from **Nantucket Bank**
ADDRESS: 29 Quaise Rd., Nantucket
BORROWER: Barbara Jelleme and Carl M. Jelleme

BUYER: Connaught O'Connell Mahony and Gael Mahony
SELLER: Mary C. Williams, trustee of Williams Family Nominee TR
PRICE/ADDRESS: \$1,357,000; 53 Mount Vernon St., U-1, Boston
NOTES: Unit in low-rise condominium; unit size is 2,200 sf; two bedrooms and 2.5 baths; unit last sold for \$73,500 in Aug. 1991

BUYER: Nesson A. Bermingham and Nina L. Ross
SELLER: Eric D. Lammers and Jennifer A. Lammers
PRICE/ADDRESS: \$1,850,000; 13 Cazenove St., a/k/a 15A Cazenove St., Boston
MORTGAGE: \$1,350,000 from **First Republic Bank**
NOTES: Single-family brick Rowhouse, constructed 1910, renovated 2003; house size is 3,650 sf, lot size is 1,125 sf; three bedrooms, three baths and two half-baths; last sold for \$1,119,400 in Jan. 2003

MORTGAGE: \$1,275,000 from **Fairway Independent Mortgage**
ADDRESS: 84 Royalston Rd., Wellesley
BORROWER: Adam Epstein and Lucia Epstein

MORTGAGE: \$1,260,000 from **Eastern Bank**
ADDRESS: 5 Clay Pit Road, Aquinnah
BORROWER: Matthew J. Burlage and Miki Yoshino Burlage, a/k/a Miki Yoshino

MORTGAGE: \$1,085,000 from **Boston Private Bank & Trust Co.**
ADDRESS: 1 Cherry Brook Rd., Weston
BORROWER: Bonnie B. Blanchfield and Gregg S. Meyer

BUYER: Nicole E. Decoteau and Andreas Graham
SELLER: Maureen J. English
PRICE/ADDRESS: \$1,025,000; 10 Stonegate Rd., Hopkinton
MORTGAGE: \$400,000 from **Key Home Mortgage Corp.**
NOTES: Single-family Colonial, constructed 1993; house size is 4,525 sf, lot size is one acre; five bedrooms and 4.5 baths; property last sold for \$481,515 in May 1994; Declaration of Homestead

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES JANUARY 16 - JANUARY 20, 2012

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MORTGAGE: \$1,000,000 from **Bank of America**
ADDRESS: 396 Jerusalem Road, Cohasset
BORROWER: Carolyn R. Soules & Jason H. Soules
NOTES: Borrowers acquired property for \$1,950,000 on Dec. 30th, 2011

BUYER: Stutman-Juhl Realty LLC, managed by Jon Juhl and Steven E. Stutman

SELLER: OWS I REO Corp., managed by N. Glenn Brooks

PRICE/ADDRESS: \$115,000; 102 Piedmont St., Worcester

MORTGAGE: \$1,000,000 from **Neighborhood Stabilization Loan Fund LLC**

NOTES: Three-family, constructed 1890; building size is 4,050 sf, lot size is 3,050 sf; property foreclosed on in June 2011; prior sale of \$86,000 in June 2001

JAN 18TH

BUYER: Dale E. Fowler and Sarah Ann Fowler, trustees of Fowler Wallis Realty Trust II

SELLER: West Development LLC, managed by Michael Hubbard

PRICE/ADDRESS: \$4,750,000; 101 West St., Beverly

NOTES: Single-family Colonial, constructed 2009; house size is 5,800 sf, lot size is one acre; four bedrooms and 2.5 baths; property last sold for \$1,550,000 in April 2008

BUYER: Fernando Dangond & Monica Lacouture
SELLER: Debra D. Poutsiaka & William J. Poutsiaka
PRICE/ADDRESS: \$1,675,000; 72 Byron Rd., Weston

MORTGAGE: \$1,000,000 from **RBS Citizens**
NOTES: Single-family Colonial, constructed 1997; house size is 5,175 sf, lot size is 1.4 acres; five bedrooms and 5.5 baths; last sold for \$2,000,000 in July 2002

BUYER: Andrew Van Ogtrop and Priscilla M. Van Ogtrop

SELLER: Deborah S. French

PRICE/ADDRESS: \$1,515,000; 6 Driftwood Ln., Weston

MORTGAGE: \$1,212,000 from **First Republic Bank**

NOTES: Single-family Colonial, constructed 1958, expanded and renovated in 2001; house size is 3,775 sf, lot size is 1.3 acres; four bedrooms and 3.5 baths; last sold for \$537,850 in Feb. 1993

BUYER: Donald F. Corcoran and Shelli Keeling Corcoran

SELLER: Patricia A. DeLuca, trustee of Deluca Builders Realty TR



A Boston Private Bank & Trust loan of \$1,145,000 has been utilized by Jeffrey M. Woods and Mira Woods to acquire 52 Fairlee Rd. in Newton from Lauren M. Coyne and Michael F. Coyne for \$1,425,000. The eight-year-old, 3,550-sf Colonial that features five bedrooms and 4.5 baths had been owned by the Coynes since their purchase for \$1,555,000 in April 2006.

PRICE/ADDRESS: \$1,300,000; 12 Carley Rd., Lexington

NOTES: Single-family Colonial, constructed 2011; house size is 4,250 sf, lot size is 8,950 sf; four bedrooms and four baths; property last sold for \$520,500 in April 2011

MORTGAGE: \$1,097,000 from **Leader Bank**
ADDRESS: 256 Caterina Heights, Concord
BORROWER: Adam Bruce Bowden and Toni Nichols Bowden

MORTGAGE: \$1,000,000 from **Poli Mortgage Group**

ADDRESS: 24 Lockwood Rd., Newton
BORROWER: Isaac D. Fine and Patricia H. White

BUYER: Dipanjan Chowdhury & Ritirupa Samanta
SELLER: Katie Kilroy and Kevin Kilroy
PRICE/ADDRESS: \$1,200,000; 151 Gardner Rd., Brookline

MORTGAGE: \$900,000 from **Bank of Canton**
NOTES: Single-family Tudor, constructed 1935; house size is 2,325 sf, lot size is 3,275 sf; four bedrooms and 2.5 baths; last sold for \$970,000 in Oct. 2008

BUYER: Gillian S. Meek and Jonathan B. Nesbit
SELLER: 79 Evelyn Road LLC, managed by Italo S. Visco

PRICE/ADDRESS: \$1,125,000; 79 Evelyn Rd., Newton

MORTGAGE: \$224,250 from **USAlliance Federal Credit Union** and \$465,750 from **Prospect Mortgage**

NOTES: Single-family Garrison Colonial, constructed 1935, expanded and renovated in 2011; house size is 3,150 sf, lot size is 11,825 sf; five bedrooms and 3.5 baths; property last sold for \$760,000 in Oct. 2010

MORTGAGE: \$1,149,000 from **Leader Bank**
ADDRESS: 17 Rutland Sq., Boston
BORROWER: Henry Helgeson

JAN 17TH

MORTGAGE: \$6,084,000 from **Rockland Trust Co.**

ADDRESS: 106-108 Sumner Street, Quincy
BORROWER: Hatfield Properties LLC, managed by James R. Hatfield

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES JANUARY 16 - JANUARY 20, 2012

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MORTGAGE: \$2,000,000 from **JPMorgan Chase Bank**

ADDRESS: 11 Yarmouth Rd., Brookline

BORROWER: Nada D. Kane & Steven N. Kane

BUYER: Geoffrey J. Tirman & Stacy M. Tirman

SELLER: Brian D. Tierney

PRICE/ADDRESS: \$1,650,000; 51 High St., Newburyport

NOTES: Single-story Antique, constructed 1800; house size is 4,925 sf, lot size is two acres; four bedrooms and three baths; last sold for \$1,125,000 in Jan. 2001

BUYER: Mirimav Management LLC, managed by Phillip Lowry and Kiat Tze Goh

SELLER: Dawn Eagleson, Kenneth Eagleson, Carolyn M. Howard, Dana Randles and Mark Randles

PRICE/ADDRESS: \$1,470,000; 102

Mattakesett Way, Edgartown

NOTES: Single-family Ranch, constructed 1979; house size is 1,800 sf, lot size is 22,225 sf; four bedrooms and two baths; property last sold for \$225,000 in July 1979

MORTGAGE: \$1,440,000 from **TD Bank**

ADDRESS: 38 Lehigh Rd., Wellesley

BORROWER: Julie A. Nicoletta and Robert J. Nicoletta

MORTGAGE: \$1,400,000 from **TD Bank**

ADDRESS: 49 Wilsendale St., Dover

BORROWER: Michael K. Ackland

BUYER: Jeffrey M. Woods and Mira Woods

SELLER: Lauren M. Coyne & Michael F. Coyne

PRICE/ADDRESS: \$1,425,000; 52 Fairlee Rd., Newton

MORTGAGE: \$1,140,000 from **Boston Private Bank & Trust Co.**

NOTES: Single-family Colonial, constructed 2004; house size is 3,550 sf, lot size is 15,300 sf; five bedrooms and 4.5 baths; last sold for \$1,555,000 in April 2006; Declaration of Homestead

MORTGAGE: \$1,419,000 from **Astoria Federal Savings and Loan**

ADDRESS: 361 Commonwealth Ave., Newton

BORROWER: Bryann Bromley-Nuzzo and James L.J. Nuzzo

MORTGAGE: \$1,400,000 from **Martha Vineyard Savings Bank**

ADDRESS: 6 Beach Plum Way, Aquinnah

BORROWER: Robert M. Hanlon



Dipanjan Chowdhury and Ritirupa Samanata have acquired 151 Gardner Rd. in Brookline, paying Katie Kilroy and Kevin Kilroy \$1,200,000 to secure a four-bedroom, 4.5-bath Tudor that dates to 1935. The buyers were backed by a \$900,000 mortgage from Bank of Canton. The Kilroys had owned 151 Gardner Rd. since paying \$970,000 in Oct. 2008.

MORTGAGE: \$1,335,000 from **Sovereign Bank**

ADDRESS: 32 Laurus Ln., Newton

BORROWER: Francie E. Bossman and Robert A. Bossman

MORTGAGE: \$1,260,000 from **People's United Bank**

ADDRESS: 50 Meadowbrook Rd., Weston

BORROWER: Brett Barenholtz and Eugena Barenholtz

BUYER: John W. Morris and Virginia F. Morris

SELLER: Katharine Keene Metell f/k/a

Katharine Keene

PRICE/ADDRESS: \$1,250,000; 34 Tiercel Ln., Chilmark

NOTES: Single-family, constructed 1998; house size is 2,025 sf, lot size is 5.8 acres; four bedrooms and three baths; seller inherited property in Nov. 1996

BUYER: Stephen Levin and Donna Roman

SELLER: Cherine K. Janzen, trustee of Cherine K. Janzen Revocable TR

PRICE/ADDRESS: \$1,045,000; 331 Pope Rd., Acton and Concord

MORTGAGE: \$52,500 and \$836,000 from **US Bank**

NOTES: Single-family Colonial, constructed 1998; house size is 3,700 sf, lot size is two acres; four bedrooms and 3.5 baths; seller acquired property for \$876,000 in Jan. 2009; Declaration of Homestead

BUYER: Stewart W. Kemp

SELLER: Nora A. Rodenbaugh and William L. Rodenbaugh

PRICE/ADDRESS: \$1,225,000; 81 Lothrop St., Beverly

NOTES: Single-family Colonial, constructed 1901; house size is 4,500 sf, lot size is 17,850 sf; seven bedrooms and 3.5 baths; last sold for \$175,000 in Jun 1979

MORTGAGE: \$1,200,000 from **RBS Citizens**

ADDRESS: 92 Bartons Way, Concord

BORROWER: Nancy R. St. Jean and Richard A. St. Jean, Jr.

MORTGAGE: \$1,150,000 from **Wellesley Bank**

ADDRESS: 5 Strathmore Rd., Brookline

BORROWER: Brian Ouellette and Sheryl R. Steeves

BUYER: Alison T. McCourt and Matthew R. McCourt

SELLER: Ann L. Nowak and Peter K. Nowak

PRICE/ADDRESS: \$1,023,000; 4-6 Pleasant St., a/k/a 86 Warren St., Boston

MORTGAGE: \$818,400 from **Poli Mortgage Group**

NOTES: Single-family Colonial, constructed 1899; house size is 3,350 sf, lot size is 3,800 sf; three bedrooms and three baths; last sold for \$280,000 in June 1994; Declaration of Homestead

Massachusetts Corporations

Organized January 16 - January 20, 2012

Corporation	Directors/Registered Agents	Address	Nature of Business
MGM Brimfield LLC	James Joseph Murren and Corey Ian Sanders, managers	3950 Las Vegas Boulevard South, Las Vegas NV 89119	Real estate development
BRE Retail Management GP Holding LLC	Robert Jambois, Lee Reeves and Steven Siegel, managers	420 Lexington Ave., 7th floor, NYC 10170	Real estate management
Northborough Retail Holdings LLC	Stephen R. Karp, manager	C/o NED Management @ 1 Wells Ave., Newton MA 02159	Dealing with real property
Northborough Mezz LLC	Stephen R. Karp, manager	C/o NED Management @ 1 Wells Ave., Newton MA 02159	Dealing with real property
Clubsides Holdings LP	Martin Lepler, general partner	C/o The Hamilton Co. @ 39 Brighton Ave., Allston MA 02134	Buy, hold, manage and sell real estate
Regency Boylston LLC	Steve Latimer, Christine Reinhart, Mark Weld & Jane Williams, mgrs.	C/o Clarion Partners @ 101 Arch St., 17th floor, Boston MA 02110	Ownership of real estate
Fairlane Swanson South LLC	Michael S. Grill, manager	C/o Fairlane Properties Inc. @ 1035 Cambridge St., Cambridge MA 02141	Deal w/certain real property at 155 Swanson Rd. and/or 159 Swanson Rd., Boxborough MA
Druid Village LLC	Joshua E. Latham, Jeff Rhuda & Landers Symes, mgrs.	50 Dodge St., Beverly MA 01915	Develop, purchase and sell real estate
LSREF 2 Clover Property 6 LLC	Marc L. Lipshy and Marisa McGaughey, managers	2711 N. Haskell Ave., Ste. 1700, Dallas TX 75204	Real estate investment
RHW Development LLC	Lisa Alberghini, president	C/o Planning Office for Urban Affairs @ 84 State St., Ste. 600, Boston MA	Deal with real estate
Colonial Methuen Associates LP	Joel Bertuzzi and Jeffrey Gorodensky, managers	Principal office @ 505 Park Ave., 17th floor, NYC 10023; MA office @ 25 Independence Dr., Methuen MA 01844	Ownership of real estate
Daniel Partners LLC	Daniel Katz and Daniel Kauffhal, managers	C/o Katz Properties @ 247 West 30th St., 11th floor, NYC 10001	Manage real estate
Langtry Investments LLC	Edward P. Nordberg Jr., manager	2 Wisconsin Cir., Ste. 540, Chevy Chase MD 20815	Real estate investment
GIG 02152 (Governors Investment Group 02152) LLC	Charles Kagunye, Elias K. Kagunye, Charles Kamau, Daniel Kamau and Elizabeth N. Kiarie, managers	1100 Governors Dr., #8, Winthrop MA 02152	Investments, including real estate
CIL Properties LLC	Lisa Conroy, Carole Ireland and John Ireland, managers	20 Keeler St. Pittsfield MA 01201	Invest in real properties
Burton Realty Management LLC	Jeffrey H. Winer, manager	246 Washington St., Weymouth MA 02188	Dealing with interests in real estate
18 Summit Avenue LLC	Natale S. Bonugli, manager	16 Summit Ave., Somerville MA 02143	Develop, invest in and own real estate
The Tenfold Club LLC	Annette Guerra, Cherie Nelson, Gloria Nelson and Nakeeah Robinson, managers	227 East Main St., Avon MA 02322	Real estate investment
Warsaw Capital LLC	Michael Warsaw, manager	500 Summer St., Ste. 204, Stamford CT 06901	Mortgage broker
The Triad Family LP	Alia A. Fadili, general partner	295 West Wyoming Ave., Stoneham MA 02180	Hold real estate for investment purposes
Broadway Parking LLC	Mark Kearins, manager	13 Pheasant Hill Rd., Norfolk MA 02056	Buy, develop, manage, own, rent and sell RE
17-19 Canal Street LLC	Brendan Daly and Christopher Finn, managers; Joseph C. Freeman, resident agent	Principal office @ 100 Station Landing, #509, Medford MA 02155; Joseph C. Freeman @ 7 Wells Ave., Newton MA 02459	Manage and own real estate
Toad Rock Road LLC	John D. Wiener and Sally Wiener, managers	Principal office @ 37 West 12th St., NYC 10011; MA office @ 4 State Rd., Aquinnah MA 02535	Maintain and own real estate
40 Main Street LLC	Nancy G. Morris and Stephen Morris, managers	40 Main St., Southborough MA 01772	Property management
BDMS LLC	Donald Sloan, manager	55 Harris St., Acton MA 01720	Deal with real property
Hillside St LP	Alex Peselman, general partner	Principal office @ 5 Green Park, Newton MA 02458	Acquire, manage and own certain real property at 63 Hillside St., Boston MA
Aaron J. Weinert Design Studio LLC	Aaron J. Weinert, AIA, manager	42 West Newton St., #2-14, Boston MA 02118	Architecture and interior design
Marlin Capital I LLC	Kenneth M. Goldberg, signatory	60 Wells Ave., Ste. 100, Newton MA 02459	Deal with real property
Country Places Development LLC	Jeffrey Horne, manager	156 Bare Hill Rd., Boxford MA 01921	Real estate development
Atwater Realty Co. LLC	Donna Moritz and Edward Moritz, managers	15 Hoover Rd., Walpole MA 02081	Buy, improve, lease, manage, sell real property
Abigail Enterprises LLC	Andrea Small, manager	51 Copeland St., Boston MA 02119	Deal in real estate
Masswest FTP LLC	Francis N. Murphy, manager	4 McIntosh Ct., Westborough MA 01581	Property development and management
Waypoint Assets LLC	Thomas Grosso, manager	270 North Main St., Ste. 406, Mansfield MA 02048	Real estate investing
Indian Ridge Investments LLC	Beatrice Strymish, manager	Newbridge on the Charles @ 33008 Great Meadow Rd., Dedham MA 02026	Acquire, finance, lease, manage, sell real property
One Elm Square LLC	Ibrahim Al-Qamari and Tasneem Dohadwala, managers	1 Elm Sq., Andover MA 01810	Buy, finance, hold, lease and manage RE
M.C.P. Development Inc.	Mary C. Packard, president, treasurer and secretary	15 Bayberry Way, Gloucester MA 01930	Acquire all types of real estate
Agawam Solar LLC	Peter F. Smith, manager; Ernest J. Panos, resident agent	88 Black Falcon Ave., Ste. 342, Boston MA 02210	Acquire, develop, manage and sell real property and energy projects
County Road Solar LLC	Peter F. Smith, manager; Ernest J. Panos, resident agent	88 Black Falcon Ave., Ste. 342, Boston MA 02210	Acquire, develop, manage and sell real property and energy projects
EBZ Solar LLC	Peter F. Smith, manager; Ernest J. Panos, resident agent	88 Black Falcon Ave., Ste. 342, Boston MA 02210	Acquire, develop, manage and sell real property and energy projects
Littlefield Investors LP	William C. Duvall, president; Nancy Davis, treas. & sec.	2000 McKinney Ave., #1000, Dallas TX 75201	Real estate

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Massachusetts Corporations

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Corporation	Directors/Registered Agents	Address	Nature of Business
LO Littlefield GP Inc.	William C. Duvall, president; Nancy Davis, treas. & sec.	2000 McKinney Ave., #1000, Dallas TX 75201	Real estate
Harbor Point Partners LLC	Jay Corey, manager	41 William Bradford Rd., Dartmouth MA 02747	Real estate investment
Hillside Avenue LLC	Jeffrey C. Bass, manager	74 Hillside Ave., Newton MA 02465	Purchase, operate and sell real property
Preacher Enterprises LLC	Christopher C. Gangi, manager	247 Forest St., South Hamilton MA 01982	Buy, manage, renovate and sell commercial and residential property
120 Salem LLC	Collin Chun Yin Yip, manager	17 Laxfield Rd., Weston MA 02493	Acquire, lease, manage and own real estate
Age Realty LLC	Eva Markos, manager	65 Winter St., Nahant MA 01908	Dealing with interests in real estate
Barn Board Property Management Inc.	Edward Paul Lapointe III, president; Jonathan Richard Pino, treasurer and secretary	Principal office @ 321 Mason Rd., Dudley MA 01571	Property management
Quincy Real Estate Investment LLC	Christine E. Cordima, Eileen M. Cordima, Francis J. Cordima and Katherine M. Cordima, managers; Felix Consilvio, sig.	Principal office @ 14 Glencrest Dr., North Andover MA 01845; Felix Consilvio @ 92 High St., Ste. 27, Medford MA 02155	Real estate investing
Nebel Property Management Inc.	Inwin Nebelkopf, president & treasurer; Cory Nebelkopf, sec.	145 Old Second St., Fall River MA 02721	Property management
Lexvest Sutton LLC	Eric D. Shapiro and Julie Ann Shapiro, managers	C/o Lexvest @ 2 Shaker Rd., Ste. B218, Shirley MA 02420	Buy, develop, lease, manage, own & sell RE
Mosesian Properties LLC	Elaine Mosesian, manager	300 Boylston St., #304, Boston MA 02116	RE brokerage, investment and management
FAS Properties LLC	Frank A. Santucci III, manager	63 Ridge Rd., Rutland MA 01543	Apartment rentals
Cardaropoli Realty LLC	Anthony Cardaropoli, mgr; Stanley D. Komack Esq., res. agent	Principal office @ 203 Dickinson St., Springfield MA 01108; Stanley D. Komack Esq. @ 117 Park Ave., Ste. 201, West Springfield MA	Real estate
Rogers Lane LLC	David Carter and Bennett S. Yee, managers	10 Speen St., 4th floor, Framingham MA 01701	Buy and develop a single-purpose facility for commercial rental
Morris Heights LLC	Nicole Pace, manager; Michael Khoury Esq., resident agent	Principal office @ 335 Washington St., Norwell MA; Michael Khoury Esq., c/o Madoff & Khoury LLP @ 124 Washington St., Ste. 202, Foxborough MA	Develop, manage and own real estate
MOM Haven 12 LP	Alexander Szkaradek, general partner	Principal office @ 6115 Camp Bowie Blvd., Ste. 290, Fort Worth TX 76116; Alexander Szkaradek @ 138 Brooklet Dr., Lexington SC 29072	Real estate
Marco Company LLC	Marcia Ferreira and Mark Ferreira, managers; Lawrence D. Hunt Esq., resident agent	Principal office @ 74 Little River Rd., South Dartmouth MA 02748; Lawrence D. Hunt Esq., c/o Partridge Snow & Hahn LLP @ 128 Union St., Ste. 500, New Bedford MA 02740	Deal with real property
Destiny Properties LLC	Stephen J. Leppo, manager	11 Orsini Dr., Wakefield MA 01880	Real estate
Deer Run LLC	Raymond Regis, manager	162 Thompson Rd., Webster MA 01570	Develop, own and sell real estate
Brook Realty Trust LLC	Annette Saucier Ermini, manager	16 North Main St., Petersham MA 01366	Real estate
Route 177 Enterprises LLC	Glenn S. Viveiros, president and treasurer	C/o Telecom Contracting Co. Inc. @ 390 South Main St., Fall River MA	Acquire, hold, manage and sell real estate
34 Day Street (Norwood) LLC	Arthur Tenaglia, manager	34 Day St., Norwood MA 02062	Hold title to real estate
Nantucket Lighthouse Property Management Inc.	Peter S. McCusker, president, treasurer and secretary	109 Surfside Rd., Nantucket MA 02554	Property management
EH Pooled Investments LP	James T. Pappas, manager	1901 W. Braker Ln., Ste. D-200, Austin TX 78758	Real estate
MK Montague LLC	Charles Mahoney, manager	153 Naples Rd., Brookline MA 02446	Dealing with interests in real estate
SRS Belmont Hill Solar LLC	Michael T. Davis and John J. St. Hilaire, managers	C/o Solar Roof Systems @ 9 Ferry Rd., Lewiston ME 04240	Independent solar power production facility
P&M Investments LLC	Paul Rocha, manager	179 County St., Rehoboth MA 02709	Dealing with interests in real estate
855 Liberty Springfield LLC	Matthew Campagnari, manager	128 Federal St., Springfield MA 01105	Develop, manage and own real estate
Earthworks Properties LLC	Richard St. Yves and Ronald St. Yves, managers	134 Myricks St., Berkley MA 02779	Buy, devel., improve, lease, mnge. & sell RE
LIC Realty LLC	Lawrence Celester and Edward Mostone, managers	145 Homestead St., Boston MA 02122	Realty
Dorrance Bristol Norfolk Realty LLC	Carl G. Dorrance and Betty Hebert, managers	575 Wilmarth St., Attleboro MA 02703	Real estate
29 Nassau Avenue LLC	Bryan R. Langone, Jonathan J. Langone, Matthew R. Langone and Richard J. Langone, managers	38 Nassau Ave., Wilmington MA 01887	Buy, develop and own real property
Boston Property Holdings LLC	Peter McLoughlin, manager	37 Norwood St., Dorchester MA 02122	Real estate
KOZ Properties LLC	Alan A. Kosmider, manager	37 Broad St., Westfield MA 01085	Deal in real estate
CC Developments Inc.	Christos George Christakis, president, treasurer and secretary	256 Boston Rd., Parcel 31-4-6, Billerica MA 01862	RE development, purchasing and sales
Strategic Property Management LLC	Shawn C. St. Aubin	3 Marks Ln., Freetown MA 02717	Real estate
Bravo Realty LLC	Bruno M. Mitrano and Susan L. Mitrano, managers	19 Crooked Ln., Manchester-by-the-Sea, MA 01944	Buy, hold and manage income-producing real estate in Massachusetts
Independence Solar V LLC	Keith Peltzman and James Schwartz, managers	101 Tremont St., Ste. 611, Boston MA 02108	Develop, finance, operate and own renewable energy projects

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Massachusetts Corporations

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Corporation	Directors/Registered Agents	Address	Nature of Business
Independence Solar VI LLC	Keith Peltzman and James Schwartz, managers	101 Tremont St., Ste. 611, Boston MA 02108	Develop, finance, operate and own renewable energy projects
Independence Solar VII LLC	Keith Peltzman and James Schwartz, managers	101 Tremont St., Ste. 611, Boston MA 02108	Develop, finance, operate and own renewable energy projects
Sande Realty Inc.	John F. Wentzell, president, treasurer and secretary	12 Baypath Dr., Boylston MA 01505	Buy, lease and sell real property
PDS LLC	Paula Spyropoulos and Diana Zontini, managers	Principal office @ 1 Sand Pebble Way, South Portland ME 04106; MA office @ 542 Kendall Rd., Tewksbury MA 01876	Real estate
Parametric Portfolio Associates LLC	Brian Langstraat, Frederick S. Marius & Aaron Singleton, mgrs.	Principal office @ 1918 8th Ave., Ste. 3100, Seattle WA 02110	Investment management, including real estate
Macrae Asset Consulting LLC	Mark Macrae, manager	16 Adams Rd., Marblehead MA 01945	Acquisition of real property
6 Mill Road LLC	Raymond Gossefin, manager	67 Essex St., South Hamilton MA 01982	Manage RE & deal with all aspects of agriculture
Rocio Realty Inc.	Claudia R. Buckingham, pres.; Javier Jimenez Felipe Rincon, treasurer; Gregory Joseph Buckingham, secretary	470 Washington St., Ste. 23, Norwood MA 02062	Real estate
Simardco Inc.	David J. Simard, president, treasurer and secretary	24-26 Main St., South Hadley MA 01075	Rest. business & dealing with real property
Majestic Investment Properties LLC	Pedro Jimenez, manager; Sabino Bilotti, resident agent	Principal office @ 13-23 Worcester Pl., Holyoke MA 01040; Sabino Bilotti @ 272 Exchange St., Chicopee MA 01013	Buy, manage and sell commercial properties
Appalachian Holdings LLC	Michael R. Dion and Daniel A. Seymour, managers	11 Railroad Ave., Westfield MA 01085	Acquire, lease, manage, own and sell RE
Riva Capital Management LLC	David C. Abrams, manager; Elizabeth F. Henry, signatory	222 Berkeley St., Boston MA 02116	Investment management, including real estate

Fenway Triangle

continued from page 5

long-awaited California-based brew pub that will finally open in early March. The Boston Phoenix will continue to maintain offices on the third floor of 126 Brookline Ave. The split-level tenancy is a deviation from the conventional mixed-use model of ground floor retail, but with the lack of big block retail space available in Boston proper, it is becoming necessary for retail tenants to find alternative options.

“The larger retailers typically need more square footage and it’s hard to find (that much space) in the city on a single floor,” explains Sougarides. “So when these retailers come into the city they’ll look at two levels to get the square footage they need.” The industry veteran says the layout is similar to what Samuels has done with certain buildings around the corner on Boylston Street. At Guitar Center (1255 Boylston St.), there is a two-level flagship store with office space above, and in the CVS property at 1249 Boylston St., customers enter at ground level and can proceed to a lower level, with office space on the second floor.

Sougarides declined to comment on whether the anticipated signing of Target to a 170,000-sf lease to anchor the retail portion of the mixed-use Fenway Triangle project has been finalized, but focused instead on the mission of the developer, calling it a macro plan to create “an ‘urban village’



Fenway Trilogy, Boston MA

along Boylston Street that was on the neighborhood’s terms,” he says. “It’s a long term, multi-phased plan. We’ve got another building (Phase one of Fenway Triangle) that we’re going to start this year, and more projects we’ll develop over the years, but it will all depend on the economy, financing, and general market conditions.”

William J. Beckeman, president and CEO of Linear Retail Properties, has watched the evolution of Fenway closely for the last half-dozen years, and gives Samuels and the Red Sox “a lot of credit” for a rapid transformation. “It took some vision, and I’ve been converted to a believer,” conveys

Beckeman, whose firm owns several urban retail assets in the Hub. As for the Fenway, he says, “It has certainly emerged as an attractive area for young professionals.”

Chryssicas is equally bullish on the Fenway’s progress. “You’ve really got everything you need in the Fenway market now,” he says. “There’s one building that has Staples, Best Buy, Bed Bath and Beyond, then you’ve got Target (as rumored), Marshalls, and plenty of restaurants around there . . . (Samuels is) just really cementing that and transforming Fenway into one of the really desired neighborhoods.” ■

Calare Properties

continued from page 1

year-old structure. “We didn’t see a lot like it around, and felt there could be a real need for this type of space,” says Poitras. Besides the asset’s standout elements, Poitras says his firm and exclusive leasing broker Grubb & Ellis felt demand was improving between Burlington and New Hampshire. Indeed, a regional review this month put manufacturing among the unlikely bright spots driving the Bay State engine. Despite Building Four’s size, three viable options were pursuing the hulking facility, relays G&E Senior VP Thomas M. Aitken, who joined colleague Tyler Ewing as exclusive advisors to the landlord.

“There has been some good absorption up here,” Aitken says, a notion underscored by year-end figures from G&E showing positive net absorption of 679,000 sf in the northern tier, including 287,000 sf in Q4. That has put vacancy at 13.1 percent for the submarket of 86.2 million sf, much improved following a torpid stretch during the national recession. The vacancy is slightly below the overall Greater Boston rate of 13.6 percent for 242.2 million sf tracked by G&E. According to G&E, all but 67,000 sf of the positive net absorption for industrial in 2011 was registered in the North submarket.



Tyler Ewing

Equitable Real Estate Solutions President Mark Carangelo orchestrated the space search for Lasermax Roll Systems, a company uprooted from Northwest Park in Burlington due to the landlord’s construction of a Wegman’s Supermarket as the venerable flex development is converted to a multi-use facility. Lasermax was rumored to have been considering a CRE purchase in the area before leasing Building Four came into the picture.

The robust interest for Calare’s listing was generated partly by Building Four’s superior power exceeding 10,000 amps, observes Aitken, and features such as seven loading docks and an efficient lay-



900 Middlesex Turnpike, Building Four, Billerica MA

out. “You don’t have much over 80,000 sf like it off Route 3,” Aitken adds, maintaining that many firms prefer to be near Route 128 than in other large venues bordering New Hampshire. Tenants also were enthused at the proven six-building business park that provides immediate access to Route 3 at Exit 26, notes Aitken, although he credits the building’s veteran sponsorship as the main key to success. “It was Calare being proactive by going in and doing selective demolition and fixing up the exterior to make the building attractive, and being aggressive (on pricing) that got this building leased,” says Aitken. “They were fantastic to work with.”

A low basis of \$18 per sf gave Calare

the chance to finance upgrades, recounts Poitras, whose firm has embraced a will-do approach to filling space. That led to three million sf of 2011 commitments in the firm’s national portfolio of 13 million sf. “We’ve got some great traction right now,” Poitras reports, encouraging enough that Calare has two funds scouring the landscape for opportunities similar to 900 Middlesex Turnpike. Poitras voices optimism towards finding other diamonds-in-the-rough as banks and long-suffering owners move to disgorge under-achieving assets, but he concurs Building Four’s rebirth went unusually smooth, especially in a difficult environment. “We are thrilled,” says Poitras. “It is going to be a very high return for our investors.” ■

Seaport Lease

continued from page 3

Also in the announcement, Next Step Living President Geoff Chapin and CFO Brian Greenfield laud the city’s efforts to create a business-friendly atmosphere that is especially supportive of clean tech and new-age companies. Multiple public transit options also met the tenant’s needs, the principals add in relaying why 21 Drydock Ave. won out over other potential venues. Ongoing plans call for increased housing and solidifying a social infrastructure to further lure businesses to the Seaport. “The city of Boston has

made this choice easy for us on many dimensions,” Chapin says in the release where he also praises the functionality of the building along Drydock Avenue, a staple of the Hub’s working port.

Officials did not say whether any work is required to make the expanded Next Step space available for occupancy, or when that might be completed. Tenants have been able to strike favorable allowances due to the loose real estate environment. Jones Lang LaSalle puts the Seaport District office vacancy rate at 16.7 percent for 5.8 million sf, although the submarket did post an impressive net absorption of plus-442,000 in 2011. ■

McClellan Highway

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McClellan Highway, East Boston MA

Karam—who did not respond to questions by press deadline—Cronin agrees the parcel’s value has been enhanced by prospects of the casino, although he stresses the expansive property that sits at the corner of a major lighted intersection and is also close to Logan International Airport possesses a value in its own right. “The demographics are great there,” says Cronin, as are the physical characteristics such as access and visibility from Route 1A (a/k/a McClellan Highway). Albeit one of the grittier stretches of land west of Route One Saugus, with many sites housing garish auto rental centers, Park-N-Fly lots and air cargo facilities on top of a sprawling oil terminal, McClellan Highway has nonetheless attracted a Hampton Inn and a Comfort Inn opened at Bell Circle in Revere last decade. There is also a former Holiday Inn-turned-Marriott a few doors down from 415 McClellan Highway. That assemblage, observers note, suggest a hotel could be a viable concept for First Bristol, especially given the firm’s track record of hotel development and operation and regardless of the casino result.

As in much of the firm’s diverse portfolio that also includes retail—seen as another option for the East Boston property—First Bristol’s hotel experience has been focused in the South Coast and Rhode Island regions. The list does extend up to Norwood as well where First Bristol runs a Hampton Inn. The firm’s website counts 620 units presently in its purview.

According to one source, First Bristol has one vision of a garden-style hotel at 415 McClellan Highway that would leave enough room for retail or a restaurant pad. One unanswered question is whether city of Boston officials have been apprised of First Bristol’s intentions, with efforts to determine that status unsuccessful as of press deadline. Cronin did say there were signals that uses such as another parking lot or freight-forwarding facility would be less accepted by the Mayor Thomas Menino administration, perhaps in deference to having a casino-supportive attitude.

Cronin for his part was uninspired to reflect on such issues, expressing satisfaction at having completed the assignment after nearly three years of marketing the site in one of the most challenging economies seen during his lengthy career. “The object was to monetize the site for Sawyer, and that’s what we did,” he says, adding, “I think it (served) everyone’s needs.” ■



ANNUAL REVIEW

THE YEARLY REPORT ON GREATER BOSTON’S 2011 CRE MARKET

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CambridgePort district, Cambridge MA

Vertex HQ Sale

continued from page 1

buildings where Vertex was founded in the 1980s and intends to convert the 1.2-acre complex to a residential use.

“That’s the word,” relays one source who claims “first-hand” knowledge of the successful partnership that supposedly beat out a bevy of contenders weighted towards multifamily development, a bent observers had predicted when The Real Reporter relayed in early October that CBRE/New England had been retained to market the infill property where Vertex today occupies 36,000 sf. The quartet of buildings involved are 40 Allston St., 618 Putnam Ave. and 228-240 Sidney St.

Calls to CBRE/NE were not returned by press deadline, and efforts to contact Morse were also unsuccessful. Nonetheless, sources maintain the deal could be consummated in February, although the Vertex lease extends through next year and has a renewal option that could run to 2015. According to some strategists, that could actually be a good thing given that the buyer would reap cash flow while permits were being secured. Other elements that appear to have

aligned for residential conversion of the Sidney Street parcel include a favorable financing climate, Cambridge’s support for such product and the location bordering a thickly settled neighborhood yet also close to bustling Massachusetts Avenue and the Red Line subway connecting Harvard Square and downtown Boston.

“It’s a great opportunity for that (use), and a lot of (suitors) really recognized that,” says one industry observer who predicts the Morse contingent will move quickly to get permitting in place once the deal is consummated. “That market is on fire right now,” says the expert. The process has already moved quickly under the purview of CBRE/NE’s Capital Markets Group. In the October article, team members overseeing the sale were pegged as Christopher Angelone, Matthew Pullen and Josh Klimkiewicz, with guidance from Cambridge brokers Curtis Cole and Greg Lucas.

In some respects, the idea that a multifamily developer could

outlast other bidders in a city ripe for laboratory and office functions indicates the “perfect storm” coming together for multi-

family construction in Greater Boston (see story, page four), according to an investment sales specialist tracking the talks. Specifics on pricing needed to buy the complex were not available, although reports pegged the likely range in the \$6 million to \$7 million sphere. CBRE/NE is selling the buildings that were erected between 1910 and 1925 on behalf of the Vappi family, longtime owners well known in New England for their commercial construction company.

The pending transaction is another holdover from CBRE/NE’s busy 2011 investment sales pipeline. Earlier this month, the group brokered the sale of Boston’s 179 Lincoln St. to Invesco in a \$75 million result for client Millennium Partners that also moved through fastidiously. In all, CBRE/NE traded close to \$1 billion in 2011, with Sidney Street and 179 Lincoln St. to be counted as 2012 trades. ■



Christopher Angelone



Josh Klimkiewicz



Matthew Pullen

The Real Report

continued from page 1

bringing out to market on behalf of a family whose ownership dates to the **Woodrow Wilson** administration.

"It will only add to the value," Sower says of the listing being a dual offering that encompasses 53 units and a smidgen of prized retail. The campaign is being run by BRA's **Multi-Housing Investment Sales Division**, a team launched less than a year ago but already boasting nearly 20 trades to its credit for a 2011 consideration in excess of \$45 million. Some of the assets brokered in the opening season featured premier addresses in Beacon Hill, the Back Bay and Brookline, but BRA founder **Jason S. Weissman** concurs with Sower that the Harvard Square assignment is especially gratifying to the company which celebrated its 10th year in business in 2011. "This opportunity is absolutely special to us," Weissman relays this week in terming the buildings at **48 JFK St.** and **115 Mt. Auburn St.** "tremendous product" that he anticipates could even generate institutional attention along with the stable of regional investors he predicts will be fully in tune to the significance of such assets being made available.



Jason S. Weissman

The buildings that bookend the western gateway to Harvard Square are steps from famed **Brattle Street** and offer apartment tenants a venue where they can "work, live and play," relays Weissman. "The demand drivers don't get any better," he says. Besides employees at leading Cambridge life sciences companies and high-tech giants including **google** and **Microsoft**, graduate students of **Harvard University** are a natural pool of tenants building owners can draw from, notes Weissman. Local retail amenities include **CVS**, **the Coop**, **Starbucks** and **Urban Outfitters**.

BRA will let bidders establish pricing for the package, a portfolio which is titled



Harvard Square, Cambridge MA

"The Portfolio in the Square," and Weissman says he anticipates the competition will be closely watched by industry professionals trying to gauge what the true value might prove to be for such long-held assets. Lacking a target price does not have Weissman concerned. "People from all over the planet know what Harvard Square is all about," he says. "It has a cache that is very hard to find and that will (create) a lot of excitement in the buildings." A call for offers is expected in the coming weeks after the anticipated

onslaught of suitors is apprised of the particulars and are given a chance to respond.

The larger of the two buildings is 115 Mt. Auburn St., a six-story structure that dates to 1880. The unit mix includes six studios, 24 one-bedroom units and the retail suite. A few blocks away towards Central Square, 115 Mt. Auburn St. has stood since 1902. The 3.5-story building has 21 apartments, one of them a studio and the remainder one-bedroom units, plus the retail portion. The entire portfolio is at 100 percent occupancy.



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Unum Asset Trade Could Hit \$25M



BY JOE CLIMENTI
The building on Foster Street is one of the largest assets owned by Unum, a Fortune 500 insurance company. The building is a 12-story, 1.2 million sq ft structure that was built in 1985. Unum is looking to sell the building, and the estimated value is \$25 million. The building is located in the Financial District of New York City. The building is a Class A office building with a high-end finish. The building is currently occupied by Unum's headquarters. The building is a prime location for a high-end office building. The building is a prime location for a high-end office building. The building is a prime location for a high-end office building.