



# The Real Reporter

A COMPENDIUM OF COMMERCIAL PROPERTY & CAPITAL NEWS

FEBRUARY 2, 2018

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## THE REAL REPORT

### Curley Coup

BOSTON — Somehow this month, veteran real estate broker **Christopher Curley** took a step back in time and into the future simultaneously upon



Christopher Curley



Steve Prozinski

returning to **NAI/Hunneman** after a hiatus of nearly 15 years. The firm's one-time **Rookie of the Year** explains to **Real Report** his decision to accept a principal role is partly homage to the privately held company's enduring legacy that will fete 90 years in business next season, but more so, Curley stresses he was attracted by the steps leaders **COO Steven Prozinski** and **Peter Evans** are taking to prepare the operation for new millennium challenges—and opportunities.

“There is a much different vision of the company than there was in the past,” observes Curley, praising the firm’s “solid core of veterans supported

continued on page 76

## Developer John Rosenthal Wins Marathon, Breaks Ground on \$240M Gerding Edlen JV

BY JOE CLEMENTS

BOSTON — For many of his heartfelt pursuits, John Rosenthal has been resolutely on the side of stopping things, whether it be nuclear plants along the San

Andreas fault, chronic homelessness, gun violence and now his frantic and painfully personal crusade to end the carnage of opioid

addiction, a casualty count for which he keeps a tally—“over 100,000 people dead in two years”—and a list tragically including the Newton native’s beloved nephew.

But as was evident Tuesday over-

looking the Massachusetts Turnpike and David Ortiz Way, the leader of Meredith Management is also capable of see page 74



John Rosenthal



Kelly Saito



Frank F. Petz

## Newmark Lists Crown Jewels for Grander

BY JOE CLEMENTS



300 Crown Colony Dr., Quincy MA

QUINCY — Having last year bought two first-class office towers in North Quincy, Grander Capital Partners is hardly abandoning the City of Presidents, but the home-grown opportunity fund has elected to harvest two other Class A buildings

continued page 78

## US2 \$1B Somerville Plan on Fast Track

BY JOE CLEMENTS

SOMERVILLE — The logo for developer Union Square Station Associates (US2) is colored orange, but the Mid-

western firm’s ambitious \$1 billion plan to transform a swath of gritty real estate here into “an economic engine” of labo-

ratory and office space saw green lights across the board in late 2017 when city planners backed its “Coordinated Development Plan” and the Board of Alderman

awarded \$63 million of District Improvement Financing infrastructure funding including \$5.5 million to support the

see page 77



Greg Karczewski



Peter Bekarian



Molly Heath

# Horvath & Tremblay Apartment Crew Rolls On

BY JOE CLEMENTS

**M**ALDEN — A late 2017 surge that carried into the New Year has enabled the multifamily group at Horvath & Tremblay to process nearly \$25 million



Dennis Kelleher

in five transactions involving 141 apartments located throughout eastern Massachusetts — and Senior VP Dennis Kelleher tells Real Reporter the momentum is poised to continue well into the opening quarter with 20 deals ranging from \$1 million to \$12 million moving towards conclusions while other listings are being pursued to keep the pipeline stocked.



John Pentore

“We are fortunate to be incredibly busy right now . . . and there are no signs it is going to slow down,” Kelleher says of a practice group he leads with Vice President John Pentore operating under the Lynnfield company that also specializes in net-leased property sales, that division enjoying its own prolific stream of closings, trades

eclipsing \$55 million (see story, page 7).

Many of the winning bidders involved in the five completed apartment deals are private groups established in metropolitan Boston, including veteran Andreas A. Tsitos, who played a role in two of the

deals, selling one and buying another, but Kelleher says the pool has widened to include capital from other parts of the US and even abroad. “You see a more sophisticated buyer in the market today,” he says, continued on page 79

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## Seyon Group Wilmington Asset Getting 'Big' Tenant Response

BY JOE CLEMENTS



Bryan Blake

**W**ILMINGTON — The Seyon Group made a big play — literally — here in the Interstate 93 North industrial market with its \$24.9 million purchase of 613 Main St., a 430,450-sf behemoth secured via a Q4 deal negotiated by CBRE/NE. The boutique real estate investment firm paid all cash for the 35-year-old building in a venture with Wheelock



Mark Reardon

Street Capital targeting industrial product.

The substantial heft of 613 Main St. is having a positive impact trying to fill the facility, according to CBRE/NE principal Mark Reardon, part of the sales team and now working with Vice President Jake

Borden and Client Services Coordinator Matt Furey as exclusive leasing agents. What Reardon has to report is encouraging for the ownership.

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# Hospital Site Brings Healthy \$15.7M as Davis Cos. Wins Colliers Listing

**B**RIGHTON — A multi-family redevelopment is the anticipated strategy for Davis Cos. in its \$15.7 million purchase to begin 2018 of 1515 Commonwealth Ave., the 58,000-sf building on 2.1 acres traditionally serving as a hospital, with medical provider Curahealth the seller of the four-story property through an exclusive listing of Colliers International.

The timing appeared right for a disposition, as evidenced in the rapid escalation of value for a building outdated for its traditional purposes that still more than doubled in value since its October 2016 purchase for \$7.4 million.

Colliers Senior VP Christopher Sower, who oversees the multifamily practice group, reports a crush of activity once 1515 Commonwealth Ave. hit the block in early autumn via a team that included members of the Capital Markets team led by principals Scott Dragos and Doug Jacoby and featuring Assistant VPs Anthony Hayes and Timothy Mulhall plus Associate Daniel Hines. Also on the listing were Jennifer Price, now at Trammell Crow Residential, and Associate Jonathan Bryant.

The property's hilltop location had as much to do with the building's popularity as anything, Sower observes. "Views of the city are fantastic," he relays, and the property fronts an MBTA trol-

continued on page 80



Christopher Sower



Scott Dragos



Douglas Jacoby



Jennifer Price

# Quincy Apartments Sell for \$5.3M Via Marcus & Millichap Exclusive



Evan Griffith



Tony Pepdjonovic

**Q**UINCY — A well-maintained apartment building here south of Boston has changed hands for \$5.37 million—over \$223,000 per key—the 24-unit asset at 81 Pond St. among several substantial 2017 multifamily exchanges processed by the regional office of Marcus & Millichap which is based in Boston.

Marcus & Millichap First VP for Investments Evan Griffith and Senior Associate Tony Pepdjonovic handled the exclusive assignment to market 81 Pond St. on behalf of the seller, Terry & Curran LLC, and the duo also procured its buyer, S&N Pond Street LLC. The buying entity led by Nunzio Marinilli and Sheree Marinilli bor-

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# Fulcrum Reels in 24,000-SF MOB Asset



Robert Kirschner



Richard E. Putprush



James H. McEvoy

**S**CITUATE — In 2017, Fulcrum Real Estate Partners once again exceeded its minimum annual goal of making zero commercial real estate investments, wrapping up the season buying 56 New Driftway here on the South Shore in a \$3.82 million deal brokered by Conrad Group and financed with \$2.67 million from Country Bank for Savings. The seller is Atlantic Management Corp., separately a joint venture partner with Fulcrum on a pair of Marlborough flex buildings acquired in summer 2016 for \$11.5 million.

Fulcrum, founded in 2014 by CRE veterans Robert Kirschner and



56 New Driftway, Scituate MA

Richard E. Putprush, also owns an industrial building in Dedham and flex/office product in Coventry, RI, assets bought within a month of each other during the firm's inaugural campaign. Their acquisition approach is far more measured than similar funds

formed this decade to take advantage of the transformational market, but Fulcrum's principals explain that is the way it was structured, to pursue quality versus quantity as a way to protect investor capital.

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# HFF Secures \$250M for Bulfinch Crossing

**B**OSTON—Providing a game-changing boost to a transformational project in Boston’s Government Center district, the developers of Bulfinch Crossing at 100 Sudbury St. have secured a \$250 million construction loan for the ambitious project’s opening phase that will create a 46-story residential tower including apartments and luxury condominiums. HFF arranged the monies through Pacific Life Insurance Co., the mortgage banking firm acting on behalf of sponsors National Real Estate Advisors and its locally based development partner, the HYM Investment Group LLC.



John Fowler



Riaz Cassum



Jennifer Keller

Details of the financing beyond pegging the term at 15 years were not provided. HFF Executive Managing Director and co-founder John Fowler worked on behalf of the borrower along

with Senior Managing Director Riaz Cassum and Senior Director Jennifer Keller. Complex legal matters related to the financing were provided by a number of law firms including Difede Ramsdell Bender PLLC and Goulston & Storrs advising the borrower

and development team while the lender engaged Kelley Drye and Dain Torpy.

The first phase kicks off a larger endeavor that will bring 2.9 million sf to the 4.8-acre site surrounding the massive Gov- continued on page 76

## Berkadia Recruits Tom Gleason to Help Affordable Housing Push



Thomas Gleason



Steve Ervin

**B**OSTON — In an effort to support the growth of its affordable housing platform, Berkadia has enlisted the help of former Massachusetts Housing Finance Agency Executive Thomas Gleason, nationally known for his work in that sector for which the lender says “Berkadia is thrilled to tap into his insight and experience to expand its impact and reach in affordable housing.”

Steve Ervin, head of HUD production at Berkadia, explains the lender is “deep-

ly committed to the affordable housing space and the vital role it plays in communities,” having in 2017 seen “many exciting developments for our HUD and affordable housing teams,” with Gleason’s

arrival expected to enhance that activity. “Tom’s expertise and experience will play a crucial role in broadening our team while maintaining the highest standards of cus- continued on page 77

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\$1,032,000



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# C&W Oversees \$45M LCB Senior Living Recap

**W**ATERTOWN — One of metropolitan Boston's newest assisted living communities has secured a \$45 million infusion from Washington Capital Management Inc. Cushman & Wakefield's Senior



Richard Swartz

Housing Capital Markets team handled that exclusive assignment involving The Residences at Watertown Square undertaken on behalf of LCB Senior Living, the homegrown developer targeting independent living and memory care housing who will remain as operator of the 90-unit, five-story mid-rise.



Jay Wagner

The recapitalization comes as LCB continues to grow its portfolio from New England into the mid-Atlantic, with its current inventory at 1,750 senior housing apartments plus there is another 302 units under construction. Since being launched earlier



The Residences at Watertown Square, 20 Summer St., Watertown MA

this decade, LCB has broken ground on 14 properties, including the Watertown community at 20 Summer St., among 11 already completed. A Pennsylvania development is now in the works.

C&W's financing team arranging the Watertown transaction was led by Executive Managing Director Rick Swartz, Executive

Director Jay Wagner, Director James Doolley and Associate Caryn Donahue. Located in amenity rich Watertown Square makes the project that came on line in 2014 one of the few urban options for seniors regionally, Swartz relays. "Watertown Square is a natural fit for the city dweller who wants to

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## THANK YOU FOR A PRODUCTIVE 2017....

### 30 TRANSACTIONS >> \$600+ MILLION

#### SAMPLE TRANSACTIONS

148 STATE ST  
BOSTON

CBD OFFICE

**\$41M**

90 OAK ST  
NEWTON

SUBURBAN OFFICE

**\$16.2M**

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# CBRE/NE Wraps Up Holiday Season Trading Cambridge Deals for \$153M



Brattle Court, Harvard Square, Cambridge MA

CAMBRIDGE — The CRE investment sales pace eased off a bit in the final weeks of 2017, but one brokerage shop hustling to the finish was the CBRE/NE Capital Markets team that enjoyed an especially vibrant campaign listing prime properties across Cambridge, their activity focused along the Massachusetts Avenue corridor and in December, it narrowed to a pair of blockbuster Harvard Square transactions collectively accounting for \$153 million.



Brian R. Doherty



David J. Pergola



Bruce Lusa



Sara Forino

An impressive amount certainly, but it was only the final chapter for the CBRE/NE Cambridge business in 2017. All told, starting with the January 18th sale of an office building at 1100 Massachusetts Ave, last June's \$210 million trade of two west Cambridge office buildings and the \$75 million harvesting of 625 Massachusetts Ave. in August, CBRE/NE's crew led by principals Brian R. Doherty and David J. Pergola processed nearly \$475 million of Cambridge CRE last year, and one year prior were the brokers selling 1050 Massachusetts Avenue for another \$46 million. Other team members handling the assignments are First VP Bruce Lusa and Client Services Coordinator Sara Forino.

After 1280 Massachusetts Ave. was bought in early December by Intercontinental Real Estate Corp. for \$45 million, the final deal of 2017 involved a pair of eclectic buildings in Harvard Square that delivered \$108 million from Asana Partners of North Carolina in mid-December for a CBRE/NE client whose family had owned 1-8 Brattle St. and 17-41 Brattle St. since the 1940s.

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Cohasset Village Plaza, Cohasset MA

## Crosspoint Shops Cohasset, Buys Retail Plaza for \$13M

**C**OHASSET — An institutional quality shopping plaza in the heart of affluent South Shore enclave Cohasset has new owners following its \$13 million purchase by Crosspoint Associates, the Waltham firm that borrowed \$10.8 million from



Justin Smith

Christian Brannelly

Berkshire Bank to secure the 49,950-sf asset that was listed by Newmark Capital. Seller Black Creek Capital fared well from its \$9.7 million purchase of Cohasset Village Plaza in August 2007 when the Denver-based REIT was known as Diversified Property Trust. The seller leaves behind a convenience-oriented center on 7.6 linear acres featuring a CVS, H&R Block and a high-volume liquor store.

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## Glickman Brokers \$2.9M Trade; User Takes on Bellingham Asset



James Glickman

**W**ith guidance from CRE veteran James Glickman of NAI/Glickman Kovago & Jacobs, the Bellingham industrial property at 125 Depot St. has delivered a tidy return for its short-term owner who paid \$2.5 million in July 2015 for the 87,000-sf structure and has now harvested it for \$2.9 million. Buyer Atlantic Fence Supply of Boston Ltd. made an all-cash purchase of the 8.5-acre property from

Bellingham Investments Inc.

Carl McKenzie is president of Bellingham Investments Inc., whereas Atlantic Fence is led by President Michael O'Donnell and Harry Foreman, treasurer. In use since its completion in 1975, 125 Depot St. is notable for an efficient layout and its accessible location which is framed by Interstate 495 and bustling

continued on page 86

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# HOUSE

## Tax Law Changes for Energy Could Require Taking Charge

BY SUSAN A. BERNSTEIN

**B**OSTON — CALL TO ACTION: Extended deadlines in the new Tax Law for Alternative Energy put real estate developers on notice to avail themselves of these incentives for renewable and alternative energy use, and electric vehicles.

### REAL LEGAL



Susan A. Bernstein

The new federal Tax Law, known as the Tax Cuts and Job Act of 2017, has wide implications for energy issues, ranging from allowing oil drilling in the Arctic National Wildlife Refuge to preserving tax incentives and credits for wind energy, electric vehicles, solar energy, geothermal, hydropower, municipal solid waste and biomass.

During the debate in Congress, many energy tax credits were in danger of expiring, but lobbying efforts by the alternative energy industry saved many of them and were successful in extending energy investment tax credits to 2021 and 2022.

The plug-in vehicle tax credits of up to \$7,500 per person were on the chopping block, but were ultimately saved. However, they will “sunset” once a manufacturer sells 200,000 electric vehicles. Experts expect that certain companies, e.g. Tesla, General Motors, and likely Nissan will actually reach that total within the year. So, acting NOW can save drivers a lot.

Energy tax credits to support the development of wind and solar power development were also in danger of not being extended, as well as removing the tax credit finance incentive. This was due to the impact of the Base Erosion Anti-Abuse tax

continued on page 81

## Rock Climbing Gym Fills 26,000 SF for Expansion in Suburban Boston

**F**RAMINGHAM — Things are looking up for the owners of two suburban commercial properties thanks to a pair of leases

with Central Rock Gym, considered the Northeast’s leading indoor rock climbing chain. Burgess Properties principal Steve Nohrden negotiated terms for the tenant at 1451 Concord St. here in the MetroWest and at 10 Adam Rd. in Stoneham north of Boston.

The latter project involves new construction of a built-to-suit facility rising 45 feet in a single-story design plus mezzanine that will be vis-



Steve Nohrden



Courtney Green



continued on page 87 Scott Hughes

# What is Trendy vs. What is Right for Tenants

BY JIM TRUDEAU

**B**OSTON — With unemployment at very low levels throughout Greater Boston, companies are looking for ways to enhance their facilities or even relocate in an effort to recruit and maintain talent. In this environment, corporate tenants are reviewing workplace alternatives, which include technology upgrades, open offices, live-work-play locations, multiple amenities, sustainability and remote workforces.

## TENANT TIPS



JIM TRUDEAU  
Chief Design Officer,  
Cummings

It is important to be knowledgeable about cutting-edge workplace strategies, but it is also critical that organizations be discerning about what is just trendy and what is really in their best interests.

Why? Because, however exciting the latest “bells and whistles” may initially seem, they may or may not be good for the bottom line, and they may result in needless risks, including lost time and compromised performance.

So, a reality check may be in order to see what works and what doesn't for your workplace.

### Understanding the Variables and the Options

Of course, no two organizations are exactly the same, and that begs the need for customized workplace solutions that will vary based on your size, business goals, growth plans, industry sector and demographics.

In planning for your ideal office space, consider the following:

- **Technology.** Providing advanced technology tools, particularly coveted by Millennials and Gen Z, is perhaps the most vital factor in attracting new professionals and improving employee engagement (though concessions for less tech-savvy Baby Boomers are also prudent). High-speed Internet, data sharing and connectivity throughout the workplace are expected, while more specialized tools like video conferencing may be desirable as well, though they come at a price.

- **Open offices.** Studies show that flexible open office environments are gain-



PHOTO: DEREK SZABO

ing traction as companies strive to cut real estate costs by reducing rigid construction and promoting collaboration. While some research shows that this environment promotes productivity, it doesn't work for everyone. Pushback often comes from senior staff members who value their privacy and are annoyed by distractions. The answer is often a balance, a hybrid setting with com-

**A reality check may be in order to see what works and what doesn't for your workplace.**

mon areas, work stations, and limited private offices that accommodates future changes.

**Live-work-play.** Companies can benefit by recognizing that their employees have lives outside of work. A live-work-play dynamic accents convenience, with easy access to dining, shopping, banking, exercising, healthcare, day care and housing. In this light, amenity rich office parks provide attractive communities that consider employees' lifestyles and well-being. This is all about location, and on-site services such as ample free parking and prompt snow removal are key benefits.

**Atmosphere.** In addition to in-house technology, amenities, and aesthetics (such as building appearance, landscaping and fountains), office features such as natural

lighting, clean air, acoustics and ergonomic considerations may be other key parts of the prospective client package. These environmental factors are often tied to the growing wellness movement that takes into account holistic needs of employees.

- **Sustainability.** This isn't a recent trend, and the health benefits of “going green” are well-documented, but it is debatable whether the considerable expense and exhaustive paperwork associated with LEED certification is worth it. Also, the myth that the suburbs always lag behind the larger high-rent districts doesn't always hold true. Suburban parks, for example, are increasingly incorporating innovative energy initiatives, including rooftop solar arrays and commuting options such as public transit and bike racks are demonstrating you can go green without spending excessive of amounts of green!

- **Remote workers.** Virtual offices help to lower operating costs—with fewer dedicated seats as well as co-working provisions—and they make sense for employees such as sales staff who are often on the road and are self-motivated. Many managers fear, however, that this arrangement will result in a loss of control and accountability. Some studies show that virtual workers work more hours and are more efficient than in-house staff. Ultimately, employees need to return to home

continued on page 84

# HYM's Tom O'Brien: Suffolk Downs A Safe Bet

BY MIKE HOBAN

**B**OSTON — Suffolk Downs will still be offering live horse racing in 2018, but the action that Thomas O'Brien of the HYM Investment Group is paying closest attention to is the competition to see which city lands Amazon and its potential 50,000 jobs. HYM's affiliate, The McClellan Highway Development Co. LLC, purchased Suffolk Downs in a sale-leaseback transaction for \$155 million last May, and now Boston—and the storied racetrack—is considered among the front-runners to land the retail/technology giant.



Thomas O'Brien

O'Brien gave a detailed presentation on plans for the site before a crowd estimated at more than 250 at the Boston CREW luncheon held this past week at the Four Seasons Hotel. The program, entitled, "Innovation Economy: How It is Creating New Opportunities," began with a brief discussion of how development opportunities in Greater Boston have expanded in recent years.

"What is happening that is amazing to me, with regards to both commercial and residential development, is that people are setting themselves up to go to work or to live in totally different places in and around Boston that I never would have thought (possible)," observed O'Brien, citing developments in Somerville (such as Union Square and Assembly Row), Allston/Brighton (including Boston Landing, which HYM is redeveloping with New Balance and John Hancock Life Insurance Co.), and now areas surrounding East Boston and Revere. "Many people would have said five years ago, 'That's just not going to work.' But the way we thought about Suffolk Downs was that if we can make this a place where people will live or shop or enjoy a meal, and (we could create a sense of place), then we'll be able to find our way into attracting a great company."

O'Brien related that his "eureka" moment that Suffolk Downs was a viable development site came following a meeting



Suffolk Downs, East Boston and Revere, MA

partner Douglas J. Manz and he had with racetrack owners prior to the acquisition. After returning to his office at One Congress St., O'Brien took a walk and decided to board the Blue Line at the State Street stop, arriving at Suffolk Downs station just 12 minutes later. "And I said to myself, if I can get on the Blue Line in the middle of downtown Boston, and get to Suffolk Downs station that quickly, then we have got something here. We can make it work—especially with 161 acres."

**One priority is to create open space on the site, with 40 acres dedicated to that purpose.**

HYM closed on the property months before Amazon announced it would begin its search for a second campus last September, so it was not a factor in their choice to acquire the property. And while he acknowledges landing Amazon would be the ideal scenario, HYM is proceeding with redevelopment plans regardless of Amazon's decision. The long-range plan for the site—109 acres in East Boston and 52 in Revere—is a mixed-use, transit-oriented assemblage that will include retail clusters at the Suffolk Downs and Beachmont Blue Line stations. The project has a

15 to 20-year timeline for build out.

There are two separate plans, however, for the 16.5-million sf of development HYM has proposed. Plan A, which O'Brien referred to as the "Amazon Alternative," allows for eight million sf of commercial and approximately 7.5 million SF of residential (7,500 units), with the remainder a mix of hotel and retail. The "non-Amazon" strategy would reduce the commercial space to five million sf and increase the residential component to 10 million SF, (approximately 10,000 units), plus hotel and retail. HYM has also requested an environmental waiver for the first phase of the project from the state (if Amazon were to choose Boston), to build over 500,000 SF of office space that would allow Amazon to open its headquarters in 2019 as scheduled.

One priority is to create open space on the site, with 40 acres dedicated to that purpose. The redevelopment will incorporate the "huge amount of existing wetlands" while also connecting with the "off-site treasures" such as the Belle Isle Marsh (a 188-acre salt marsh and urban nature preserve and public recreation area in East Boston) as well as the Revere and Constitution beaches.

O'Brien also addressed an issue that concerns many — the spectre of climate change and rising seas on the development site. The project has a

continued on page 75

# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

## JAN 19<sup>th</sup>

**BUYER:** Avalon Norwood Inc., c/o AvalonBay Communities

**SELLER:** Creative Development Management LLC and Plimpton Park Real Estate TR, c/o Charlotte F. Maynard

**PRICE/ADD:** \$9,900,000; 150-158 and 165 Lenox St., Norwood

**NOTES:** Industrial properties; 150-158 Lenox St. constructed 1965; building size is 90,800 sf, lot size is 2.7 acres; 165 Lenox St. constructed 1900; building size is 197,450 sf, lot size is 5.9 acres; properties last sold in June 1974 for \$500,000

**MTG:** \$7,500,000 from **Eastern Bank**

**ADD:** 1010 Harrison Ave., Boston

**BWR:** Morgan Memorial Goodwill Industries Inc., managed by Joanne K. Hilferty, president

**MTG:** \$5,600,000 and \$5,700,000 from

**Hingham Institution for Savings**

**ADD:** 45 and 57 Westland Ave, Boston

**BWR:** Westland Realty LLC, mgd. by Stephen Traynor

**MTG:** \$5,600,000 from **JPMorgan Chase Bank**

**ADD:** 94-96 Hemenway St. & 82-90 Westland Ave., Boston

**BWR:** James Lambrianidis, Nikolaos Pseudoikonomou, and Sophia Pseudoikonomou

**BUYER:** Balmia Associates LLC, managed by Michael C. Corrado

**SELLER:** Zodiac Associates LLC, mgd. by Francesco Piazza

**PRICE/ADD:** \$3,150,000; 1 Rex Dr., Braintree

**MTG:** \$2,520,000 from **North Shore Bank**

**NOTES:** Industrial property, constructed 1966; building size is 61,000 sf, lot size is five acres; last sold in Aug. 1982 for \$790,000

**MTG:** \$3,040,000 from **TD Bank**

**ADD:** 460 Hillside Ave., Needham

**BWR:** Hillside Investment Group LLC, managed by Allan Gersten and Kenneth Shapiro

**MTG:** \$2,500,000 from **Santander Bank**

**ADD:** 39, 41, 45, 54, 60, 64-66 and 65 Cedar St., 30 and 36 Fruit St., 6 Oak St., 12, 16, 28, 30 and 36 Roxbury St., 41, 47, 48, 51, 61 and 69 Sever St., 44-50, 53, 54 and 62 West St.; and 61, 62-64, 56, 66, 81 and 84 William St., Worcester

**BWR:** Becker College, managed by David A. Ellis, CFO

**MTG:** \$1,800,000 from **Digital Federal Credit Union**

**ADD:** 2240 State Rd., Plymouth

**BWR:** MCDE Realty LLC, managed by James DeVellis

**BUYER:** Kochman Reidt & Haigh Inc., managed by Paul Reidt, president; James H. Kochman, treasurer

**SELLER:** William D. Kochman

**PRICE/ADD:** \$1,400,000; 471 Page St., Units 7 and 8, Stoughton

**MTG:** \$1,120,000 from **BayCoast Bank**

continued on page 14

## CBRE Trades Two Apartment Assets; Walker & Dunlop Funds \$15.7M Buy



Talbot Apartments, 15 Manor Dr., Stoughton MA

**S**TOUGHTON — CBRE/NE's market-leading multifamily team has begun 2018 the same way the brokerage ended 2017—orchestrating another substantial apartment trade in metropolitan Boston. The contingent led by Vice Chairs Simon J. Butler and Biria St. John delivered a collective \$50.9 million to their separate clients in the process, \$15.7 million of the sum spent here on the South Shore where DSF Group has just closed on the Talbot Apartments, a 102-unit deal where CBRE/NE was advising enduring steward JVF Realty whose family had held 15 Manor Dr. since it was completed in 1968.

"We are pleased to have facilitated this transaction on behalf of the seller," Butler relays in a press release citing \$6 million in renovations over the past four years as a catalyst in stirring investor interest. "Talbot Apartments for all intents and purposes was rebuilt . . . after the original affordable restric-



Simon J. Butler



Biria St. John

tions expired," Butler says in reference to a federal program that created hundreds of thousands of apartments nationally in the 1960s and 1970s where landlords received favorable financing in return for keeping projects affordable over a set period spanning decades, the timetables for which has been expiring over the past 20 years.

Backed by \$10.2 million in financing from Walker & Dunlop, DSF Stoughton LLC secured a five-acre community located right off Route 27 and within a half-mile of the MBTA commuter rail connecting to downtown Boston. There are six buildings totaling 97,000 sf, and Butler indicates solid constitution of the structures combined with the recent capital improvements sets Talbot Apartments up as a value alternative to newer multifamily in the region which has seen a series of large apartment communities come on line this millennium.

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**NOTES:** Industrial condominiums; each unit is 6,975 sf; seller acquired U-7 in August 1998 for \$475,000; Unit 8 last sold in March 1988 for \$506,606

**MTG:** \$1,392,000 from **Needham Bank**  
**ADD:** 8 Rosenfeld Dr., Hopedale  
**BWR:** 8 Rosenfeld LLC, managed by John Boggian

**MTG:** \$1,095,000 from **Cornerstone Bank**  
**ADD:** 34A Worcester Rd., Charlton  
**BWR:** Terek S. Mroczkowski

**BUYER:** 28 Chestnut Melrose LLC, managed by Joshua H. Childs

**SELLER:** Mija Choi

**PRICE/ADD:** \$800,000; 28 Chestnut St., Melrose

**MTG:** \$1,072,500 from **Winter Hill Bank**

**NOTES:** Multifamily property, constructed 1900; building size is 4,925 sf, lot size is 6,150 sf; four units; last sold in May 2001 for \$413,651

## JAN 18TH

**BUYER:** CH LH Crosspoint Owner LLC, c/o CrossHarbor Capital Partners

**SELLER:** CP Associates Fee LLC, c/o Anchor Line Partners

**PRICE/ADD:** \$227,000,000; 900 Chelmsford St., Lowell

**MTG:** \$150,000,000 from **Cantor Commercial Real Estate Lending**

**NOTES:** Office property, constructed 1979 to 1984 in various stages, renovated 2015; former Wang Towers building size is 1.2 million sf, lot size is 14.7 acres; last sold in July 2014 for \$100,000,000

**MTG:** \$102,000,000 from **Wells Fargo Bank**  
**ADD:** 501 Congress St., South Boston  
**BWR:** CG Waterside II L.P., c/o Gables Group

**MTG:** \$64,487,814 from **Northwestern Mutual Life Insurance**

**ADD:** 3686, 3688 and 3690 Washington St., Boston  
**BWR:** The Residences at Forest Hills Station LLP, c/o Criterion Property Co., Dallas

**MTG:** \$33,000,000 from **Red Mortgage Capital**  
**ADD:** Sundry Parcels, Boston

**BWR:** Boston Rehabilitation Associates I L.P., managed by Paul B. Clayton

**MTG:** \$15,500,000 from **Northern Bank & Trust Co.**  
**ADD:** Sprague St., aka 8 Industrial Dr., Boston  
**BWR:** Highland Yard 5 Associates LLC, managed by Peter Murphy

**BUYER:** Minardi Metrowest Properties LLC, managed by Mario Minardi and Maurice Minardi

**SELLER:** Pondview JV Owner LLC, managed by Peter C. Nordblom, president; Michael O'Neill, treasurer

**PRICE/ADD:** \$13,068,985; 150 and 200 Donald J. Lynch Blvd., Marlborough

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## Crow Alights in Burlington (Again), Buys Newmark Retail Deal for \$29M



Middlesex Marketplace, 90 Middlesex Tpk., Burlington MA

**B**URLINGTON — Crow Holdings Capital Partners appears comfortable in this suburban Route 128 mainstay, or at least an area orbiting the sprawling Burlington Mall, its ardor demonstrated in the Texas investor buying two shopping plazas here via separate deals listed by the Newmark CRE sales team and its retail practice group. Both assignments were led by Executive Managing Director Geoffrey Millerd and Managing Director Justin Smith working in concert with US Head of Capital Markets Robert E. Griffin Jr.

Following up on Crow's \$14.7 million purchase of The Shops at Mall Road to begin Q4, a CHC affiliate has separately spent \$29.0 million in taking control of Middlesex Marketplace, twice the amount for that center which is newer than the Mall Road property and heftier as well, it sporting 38,250 sf compared to 31,625 sf in a linear layout for the Shops at Mall Road. On a per-sf basis, CHC paid \$758 per sf for Middlesex Marketplace compared to \$465 per sf in the initial acquisition.

Whereas RJKelly Co. was Newmark's



Geoff Millerd



Justin Smith



Paul Penman



Christopher Peterson

client on the prior assignment, R.C. Trust retained the brokerage group as agent for 112 Middlesex Turnpike, a 12.3-acre site best known for years as home to Burlington Dodge and a hot potato for development more recently. Its location is adjacent to Route 128 and across from the Burlington Mall. The Shops at Mall Road also has a presence along Middlesex Turnpike a few blocks north. Managed by Paul A. Calvo, 90-92 Middlesex Turnpike last changed hands in August 1991 when it could be had for \$200,000.

"Middlesex Marketplace represents an exceptional property for CHC as the firm continues its expansion into New England," Smith says in a statement where he explains the five-year-old property benefits from "an exceptional food- and service-oriented rent roll," a roster highlighted by a free-standing build-to-suit facility for Del Frisco's Grille, the upscale-casual sister concept of Del Frisco's Double Eagle Steak House. A Qdoba Restaurant is also at the Marketplace, while non-food retail-

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**NOTES:** Mixed-use properties; 150 Donald J. Lynch Blvd. a retail property, constructed 2000; building size is 9,300 sf, lot size is 1.5 acres; day-care center; 200 Donald J. Lynch Blvd. an office property, constructed 2001; building size is 116,725 sf, lot size is 7.3 acres; properties last sold in Dec. 2014 in seven-building, \$34,000,000 portfolio deal

**BUYER:** 27 H St LLC, mgd. by Michael J. Froio-Moore  
**SELLER:** Green Brick Development LLC, managed by Steven M. Turner

**PRICE/ADD:** \$3,200,000; 27-29 H St., South Boston  
**MTG:** \$6,920,000 from Needham Bank

**NOTES:** Industrial property, constructed 1950; building size is 4,100 sf, lot size is 3,450 sf; last sold in April 2014 for \$1,600,000

**BUYER:** Somerville Community Corp., Inc., managed by Van Hardy, president; Kathy McGilvray, treasurer  
**SELLER:** Rosemary Paden, fka Rosemary Bain and William Falcetano

**PRICE/ADD:** \$2,500,000; 11 and 11A Austin St., Somerville

**MTG:** \$1,210,250 from Somerville Affordable Housing TR

**NOTES:** Multifamily property, constructed 1900; building size is 8,975 sf, lot size is 6,525 sf; six units; last sold in Oct. 1996 for \$275,000

**BUYER:** Boston Majordomo LLC, managed by Fushuang Liu

**SELLER:** Ann Marie Dawley, trustee of Heath Realty TR  
**PRICE/ADD:** \$2,200,000; 34 Heath St., aka 133 Heath St., Somerville

**NOTES:** Multifamily property, const. 1962; building size is 14,725 sf, lot size is 13,000 sf; 16 units; seller's family acquired property in Jan. 1962 for \$14,000

**MTG:** \$1,960,000 from Bank Rhode Island

**ADD:** 1056 North Rd. and 475 Southampton Rd., Westfield

**BWR:** American Dream Realty LLC and SAO JOAO Realty LLC, managed by Emanuel Sardinha and Joao J. Sardinha

**BUYER:** 80 Elm Partners LLC, managed by J. Gerson Bloch, president and treasurer

**SELLER:** 80 Elm Street LLC, mgd. by Joseph White Jr.

**PRICE/ADD:** \$1,900,000; 80 Elm St., Watertown

**MTG:** \$1,235,000 from East Boston Savings Bank

**NOTES:** Industrial property, constructed 1900; building size is 19,950 sf, lot size is 33,975 sf; last sold in Dec. 2013 for \$650,000

**BUYER:** PCM LLC, managed by Brian McGeoghegan

**SELLER:** Lorraine L. Langone and Robert J. Langone, trustees of J.A. Realty TR

**PRICE/ADD:** \$1,700,000; 65 Industrial Park Rd., Hingham

**MTG:** \$1,700,000 from **Lorraine L. Langone** and **Robert J. Langone**

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## Cresset, Novaya Assemble in Somerville With \$35M Buy Aided by Newmark, HFF



5 Middlesex Ave., Somerville MA

**SOMERVILLE** — Two savvy CRE investors who have each carved out their own niche regionally have joined together in the \$35 million purchase of a 162,800-sf office building in this teeming inner suburb of Boston, as Cresset Development and Novaya Real Estate Ventures point to the transformational Assembly Square area as a catalyst for targeting 5 Middlesex Ave. Newmark advised longtime owner RD Management in the negotiations, while HFF arranged \$31 million in financing for the buyers, CDNV Assembly LLC, funds to be used for acquisition and capital improvements to the asset which was 100 percent occupied at closing.

"Somerville, and particularly Assembly Square, has become one of the most desirable locations within metro



Peter Carbone III



Phil Giunta



Christopher Phaneuf



Jennifer Keller

Boston," Novaya principal Peter Carbone III relays in a press release announcing the agreement, maintaining the city "has truly become one of the best 'Live/Work/Play' environments in eastern Massachusetts."

Newmark principal Philip Giunta was exclusive agent for RD Management, and has subsequently been retained as

exclusive leasing agent for the new stewards. HFF Managing Director Christopher Phaneuf and Senior Director Jennifer Keller assembled the debt package.

Cresset Development President Ed Nardi concurs being in the Assembly Square Mixed Use Development which provides direct MBTA access via a new MBTA station put his firm and Novaya continued on page 85

# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**NOTES:** Industrial property, constructed 1979; building size is 23,900 sf, lot size is 2.4 acres; sellers' family ownership in property dates to June 1976

**MTG:** \$1,500,000 from **Walpole Cooperative Bank**  
**ADD:** 146 Will Dr., Canton  
**BWR:** Anthony Yebba and Nicholas Yebba, trustees of A & N Realty TR

**BUYER:** 264 Pleasant Street Real Estate Holdings LLC, managed by Richard Cooper and Shawn Shea  
**SELLER:** 264 Pleasant Street LLC, mgd. by Brad Aham  
**PRICE/ADD:** \$1,300,000; 264 Pleasant St. Marblehead  
**MTG:** \$1,125,000 from **East Boston Savings Bank**  
**NOTES:** Hospitality property, constructed 1872; building size is 6,325 sf, lot size is 33,575 sf; inn; last sold in May 2011 for \$1,075,000

**MTG:** \$1,100,000 from **HarborOne Bank**  
**ADD:** 1460 Pleasant St., Bridgewater  
**BWR:** M.C. Realty Holdings LLC, mgd. by Russell Stoehr

**MTG:** \$1,072,215 from **Eastern Bank**  
**ADD:** 460 Lowell St., Methuen & 433 Station Ave., Yarmouth  
**BWR:** Petro Realty Corp., managed by Aaron I. Cutler, president and treasurer

## JAN 17th

**MTG:** \$37,400,000 from **Eastern Bank**  
**ADD:** 240 Canal St., Lawrence  
**BWR:** Washington Mills Apartments II L.P., managed by Stephen M. Chapman

**MTG:** \$10,650,000 from **KeyBank**  
**ADD:** 601 Albany St., Boston  
**BWR:** Albany Associates LLC, c/o Hamilton Co., managed by Harold Brown

**MTG:** \$4,463,000 from **Berkeley Point Capital**  
**ADD:** 40 Taylor St., Framingham  
**BWR:** Claffin House Associates L.P., managed by Gerald Schuster, president; Brian E. Callahan, treasurer

**MTG:** \$3,000,000 from **JP Morgan Chase Bank**  
**ADD:** 22-23 and 25-27 Temple Place, Boston  
**BWR:** Notashul LLC, managed by James A. Nicholson

**MTG:** \$2,500,000 from **First Ipswich Bank**  
**ADD:** Hines Way and Parker St., Newburyport  
**BWR:** Joseph G. Hill, trustee of Parker 2 Realty TR

**MTG:** \$2,163,750 from **MountainOne Bank**  
**ADD:** Lots 14 to 26 Roscommon, Walpole  
**BWR:** Whitman Homes Inc., managed by Richard P. Whittington, president and treasurer

**BUYER:** PMV22 LLC, managed by Steven Munroe and Beran Peter  
**SELLER:** Michael Gurtler, trustee of New Gray Manor Realty TR

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## Two Nordblom Assets Bring \$13M Via Kelleher & Sadowsky, Newmark



200 Donald J. Lynch Blvd., Marlborough MA

**M**ARLBOROUGH — Nordblom Co. has carved off two properties at Solomon Pond Park, the 50-acre business campus obtained in this MetroWest stronghold three years earlier. The Burlington-based firm has reaped \$13.0 million from this past week's trade of 150 and 200 Donald J. Lynch Blvd. to Minardi MetroWest Properties LLC. Newmark Capital Markets was listing agent for the assets while Kelleher & Sadowsky negotiated terms for the buyer.

The more substantial of the pair changing hands is 200 Donald J. Lynch Blvd., a 116,750-sf office building encompassing three stories versus the one-level, 9,250-sf 150 Donald J. Lynch Blvd. that is fully leased to Super Stars Learning Center. Occupancy at 200 Donald J. Lynch Blvd was a healthy 95 percent upon its transfer, major tenants including Brookfield Power,

ReWalk Robotics and Western Digital in a building that dates to 2001.

Newmark was advising Pondview JV Owner LLC, the Nordblom Co. entity that paid \$34 million in December 2014 for seven assets and 495,000 sf at Solomon Pond Park. In harvesting 150 and 200 Donald J. Lynch Blvd., Kelleher & Sadowsky principal William D. Kelleher

IV was joined by Vice President James P. Cozza as buyer representatives. The seller's agent had handled the 2014 exchange to Nordblom from Great Point Investors that was first unveiled by Real Reporter, team members including US Head of Capital Markets Robert E. Griffin Jr., Vice Chair Edward C. Maher Jr. and Executive Managing Director Matthew E. Pullen. Director James Tribble and Associate Director Samantha Hollowell were also on the assignment

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James Tribble



Samantha Hollowell



William J. Kelleher IV



James P. Cozza



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**PRICE/ADD:** \$1,300,000; 22-24-26 Waltham St., Maynard  
**MTG:** \$975,000 from **Webster Five Cents SB**  
**NOTES:** Multifamily property, constructed 1900; building size is 7,800 sf, lot size is 12,550 sf; 12 units; last sold in June 2000 for \$200,000

**BUYER:** 64 Dexter Street LLC, managed by Giuseppe Fodera and Charles W. Sapochetti

**SELLER:** Raymond F. Cipriani Jr.

**PRICE/ADD:** \$1,200,000; 64 Dexter St., Medford

**MTG:** \$1,552,500 from **Middlesex Federal Savings**

**NOTES:** Multifamily property, constructed 1900; building size is 3,650 sf, lot size is 3,775 sf; four units; seller's family ownership in property dates to Sept. 1961

**BUYER:** Dot Realty Holdings LLC, managed by Anne Biele-McClure, James Biele McClure and James McClure

**SELLER:** George Morris

**PRICE/ADD:** \$1,175,000; 2149-2151 Dorchester Ave., Boston

**MTG:** \$882,000 from **Rockland Trust Co.**

**NOTES:** Multifamily property, const. 1920, renovated 2009; building size is 3,250 sf, lot size is 5,000 sf; four- to six units; last sold in Sept. 2008 for \$227,000

## JAN 16th

**MTG:** \$200,000,000 from **Teachers Insurance and Annuity Association of America**

**ADD:** 112 Mall Rd., Burlington

**BWR:** CH Retail Fund II/Boston Mall Road LLC, mgd. by M. Kevin Bryant and Anne L. Raymond

**BUYER:** 1513 Iyannough LLC, managed by Joseph P. Keller, Catherine MacGregor and Molly MacGregor

**SELLER:** Cape Cod Center LLC, mgd. by Floyd J. Silvia

**PRICE/ADD:** \$5,782,000; 1489-1513 Iyannough Rd., Hyannis

**MTG:** \$4,000,000 from **Cape Cod Five Cents SB**

**NOTES:** Retail prop., const. 1996; bldg. size is 22,400 sf, lot size is 4.4 acres; last sold in Sept. 1993 for \$350,000

**MTG:** \$5,000,000 from **TD Bank**

**ADD:** 47, and 49-51 Eliot St., 6-8 Pleasant St. and 203, 205 and 207 Union St., Natick

**BWR:** Matthew A. Connell

**BUYER:** FRE Springfield MA Realty LLC, c/o SunTrust Equity

**SELLER:** Medical Applications of Massachusetts Inc., managed by Mark Fawcett, treasurer

**PRICE/ADD:** \$2,961,538; 2000 Main St., Springfield

**NOTES:** Medical office property; building size is 10,825 sf, lot size is 1.2 acres; seller's ownership in property dates to May 1978

**BUYER:** 255 Highland Avenue LLC, managed by Phillip J. Privitera

**SELLER:** Vincent Caputo, Filomena Perrone aka Phyllis Perrone and John P. Perrone

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## Long-Held Hub Apartment Building Trades for \$5M Via Christie, McGee



90 St. Botolph St., Boston MA

**B**OSTON — NAI/Hunneman brokers Carl Christie and Daniel McGee negotiated the late 2017 sale of a 10-unit apartment building in the city's thickly settled South End, the \$5 million result one of several multifamily transactions completed by the investment sales professionals this past year, including another Q4 trade of two dozen units in Belmont for \$8.0 million and an 11-unit apartment building in Cambridge that fetched \$6.8 million earlier in the season.

Regarding the Boston asset at 90 Botolph St. that closed during the final week of December, Christie relays in a press release that "there was a tremendous amount of interest in the property due to its location in one of Boston's most sought-after neighborhoods," pointing to that aspect as well as the asset's solid condition and healthy occupancy levels as among the "primary reasons this property went under agreement quickly for the full asking price." The buyer is 16 Pinckney Street



Carl Christie



Daniel McGee

LLC, an operation managed by Barry S. Samuels which borrowed \$3.71 million from Walpole Cooperative Bank to facilitate the purchase.

Conveniently situated just steps from the MBTA Green Line on the Huntington Avenue line that connects to Government Center, 90 St. Botolph St. was fully occupied at the time of its sale, and the brokers further praise its ownership for having kept the brick-clad structure "well-maintained and well-managed . . . for over 25 years." Dating to 1899 but renovated in 2000, 90 St. Botolph St.

contains 5,875 sf set on a 2,050-sf parcel held by 90 St. Botolph St. LLC and its manager, Keith Gordon, since paying a mere \$29,720.02 in September 1982.

Christie, an Executive VP at NAI/Hunneman, and Assistant VP McGee handled both sides of the latest sales process, representing the seller and also procuring the winning bidder. Along with a pair of studio apartments, 90 St. Botolph St. has eight one-bedroom units. ■

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**PRICE/ADD:** \$2,560,000; 255 Highland Ave., Somerville  
**MTG:** \$1,792,000 from **Leader Bank**

**NOTES:** Multifamily property, constructed 1900; building size is 6,825 sf, lot size is 6,100 sf; six units; sellers' family ownership in property dates to June 1968

**BUYER:** William V. Avanesian and Charles P. Haydon  
**SELLER:** 619 Hammond Street LLC, managed by Michael J. Hynes

**PRICE/ADD:** \$1,400,000; 619-621 Hammond St., Brookline

**MTG:** \$840,000 from **Dedham Institution for Savings**

**NOTES:** Retail property, constructed 1950; building size is 3,825 sf, lot size is 6,600 sf; last sold in June 2013 for \$1,400,000

**BUYER:** The Brahmin Group LLC, mgd. by Varun Punj  
**SELLER:** Sebastian Birritteri and James Stella, trustees of Boston Light Realty TR

**PRICE/ADD:** \$1,200,000; 355 Ferry St., Everett  
**MTG:** \$180,000 from **Boston Light Realty TR** and \$780,000 from **Velocity Commercial Capital**

**NOTES:** Retail property, constructed 1920; building size is 9,750 sf, lot size is 3,700 sf; restaurant; last sold in Oct. 2007 for \$575,000

**BUYER:** Bizunesh Groom and Yohannes Sahlu  
**SELLER:** Ben Realty Group Inc., managed by Ben Chudnovsky, president

**PRICE/ADD:** \$1,105,000; 477-477A Dudley St., Boston  
**MTG:** \$815,600 from Santander Bank

**NOTES:** Multifamily property, constructed 1899, renovated 1999; building size is 6,450 sf, lot size is 1,950 sf; four- to six units; last sold in July 2012 for \$567,500

## JAN 12TH

**MTG:** \$37,115,000 from **Needham Bank**

**ADD:** 131 North Water St., Edgartown  
**BWR:** Harbor View Hotel Owner LLC, c/o Upland Capital Corp., managed by Bernard Chiu

**BUYER:** 291 Turnpike LLC, managed by Euger Lin  
**SELLER:** Leslie S. Carey and Brendon P. Giblin, trustees of Westborough Land Realty TR

**PRICE/ADD:** \$3,130,000; 291 Turnpike Rd., Westborough

**MTG:** \$2,347,500 from St. Mary's Credit Union  
**NOTES:** Retail property, constructed 2001; building size is 9,525 sf, lot size is 5.1 acres; last sold in June 1997 for \$750,000

**MTG:** \$2,456,250 from **Patriot Community Bank**  
**ADD:** 633-641 Massachusetts Ave. and Mystic St., Arlington

**BWR:** Richard Meguerditchian, aka Dikran Meguerditchian

**MTG:** \$2,400,000 from **Blue Hills Bank**

**ADD:** 59 West Chester St., Nantucket  
**BWR:** Netore LLC, managed by Edward S. Toole



Aided by \$58,500,000 from JPMorgan Chase Bank, the Boston Marriott Quincy has a new owner following Kentucky based investor Columbia Sussex paying \$80,000,000 to secure the high-end 404-room hotel that came on line in 2000. Divested by Sunstone Real Estate Investors, 1000 Marriott Dr. sits on a 15.8-acre hilltop campus overlooking Interstate 93 South at the Braintree Split. Featuring meeting space, upscale restaurants, an expansive pool and even an elegant theater, the 287,900-sf facility was bought at a substantial discount to the \$119,000,000 yielded in May 2007 when commercial real estate sales reached a fever pitch just prior to the 2008 collapse. From its investment, Columbia's CP Quincy LLC also takes on a parking garage, that 14-year-old structure totaling 90,275 sf.

**BUYER:** Double Z Holdings LLC, mgd. by Alan Zucchini  
**SELLER:** APEM Inc. mgd. by Laurel Pittera, treasurer

**PRICE/ADD:** \$1,800,000; 63 Neck Rd., Haverhill

**MTG:** \$1,440,000 from **People's United Bank**

**NOTES:** Industrial property, constructed 1989; building size is 25,700 sf, lot size is 1.7 acres; last sold in Sept. 2000 for \$1,875,000

**BUYER:** 66-72 Ferry Street LLC, mgd. by Philip Privitera

**SELLER:** Dennis M. Assenzo and Michael G. Scalfani

**PRICE/ADD:** \$1,525,000; 66-72 Ferry St., Everett  
**MTG:** \$1,067,500 from **East Boston Savings Bank**

**NOTES:** Mixed-use property, const. 1930; building size is 9,425 sf, lot size is 8,800 sf; multifamily and retail; sellers' family ownership in property dates to June 1961

**BUYER:** 98 Bow Street LLC, c/o Jacqui Krum

**SELLER:** Charlene F. Finos and Robert Finos

**PRICE/ADD:** \$1,500,000; 98 Bow St., Everett

**NOTES:** Industrial property, const. 1935; building size is 5,550 sf, lot size is 10,075 sf; auto repair facility; sellers' family ownership in property dates to Aug. 1977

**BUYER:** James Murphy and Maureen F. Murphy

**SELLER:** Ryder Properties Company LLC, managed by Kenneth C. Ryder

**PRICE/ADD:** \$1,500,000; 566-568 Bridge St. and 168 North St., Weymouth

**NOTES:** Multifamily properties; 168 North St. constructed 2002; building size is 5,425 sf, lot size is 17,850 sf; four- to eight units; seller acquired properties in Nov. 1999 for \$150,000

**MTG:** \$1,500,000 from **First Republic Bank**

**ADD:** 165 Emerson St., Boston

**BWR:** JBEH Venture LLC, mgd. by Joseph P. Bisognano

**BUYER:** 4-32 Weston Ave Investment LLC, managed by Shichen Zheng

**SELLER:** Casserly Properties Land TR LLC, managed by Joseph P. Casserly

**PRICE/ADD:** \$1,460,000; 88-92 Old Colony Ave., Quincy

**MTG:** \$1,095,000 from **South Shore Bank**

**NOTES:** Multifamily property, constructed 1900; building size is 5,575 sf, lot size is 7,425 sf; six units; last sold in July 1997 for \$375,000

**MTG:** \$1,000,000 from **East Cambridge SB**

**ADD:** 44-48 Garden St., Everett

**BWR:** 129 Sherman Street Inc., managed by Edward O. Owens, president and treasurer

**MTG:** \$1,000,000 from **Citizens Bank**

**ADD:** 93 Fisher Ave., Brookline

**BWR:** Jeffrey Feuerman

## JAN 11TH

**BUYER:** CP Quincy LLC, c/o Columbia Sussex Corp., Crestview Hills, KY

**SELLER:** Sunstone Quincy LLC, c/o Sunstone Hotel Investors

**PRICE/ADD:** \$80,000,000; 1000 Marriot Dr., aka 1

Marriot Dr., Quincy

**MTG:** \$58,500,000 from **JPMorgan Chase Bank**

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**NOTES:** Hotel property, const. 2000; first building size is 287,900 sf, lot size is 15.8 acres; 404 rooms; second building a parking garage, constructed 2003; building size is 90,275 sf; last sold in May 2007 for \$119,000,000

**BUYER:** BIP Bellingham LLC, mgd. by Bernard J. Angelo, Frank B. Bilotta, John L. Fridlington and Jill A. Russo  
**SELLER:** ABP MA Bellingham LLC, managed by Shyam K. Reddy, Atlanta

**PRICE/ADD:** \$35,875,000; 419 Maple St., Bellingham  
**MTG:** \$30,000,000 from **CITI Real Estate Funding Inc.**  
**NOTES:** Industrial property, constructed 1988; building size is 451,000 sf, lot size is 90.7 acres; last sold in May 2004 for \$7,271,033

**BUYER:** CDNV Assembly LLC, c/o Cresset Development and Novaya Real Estate Ventures, managed by John H. Baxter, Peter Carbone III, Edward G. Nardi, Jeffrey Theobald et al

**SELLER:** Somerville Office Associates L.P., managed by Michael M. Ades  
**PRICE/ADD:** \$35,000,000; 5 Middlesex Ave., Somerville  
**MTG:** \$31,000,000 from **East Boston Savings Bank**  
**NOTES:** Office property, constructed 1980; building size is 245,550 sf, lot size is 9.1 acres

**MTG:** \$20,000,000 from **Bank of America**  
**ADD:** 2 Washington St., Auburn; and 346-384 Greenwood St. and 560-564 Southwest Cutoff, Worcester  
**BWR:** and RK Auburn Realty Associates LLC and RK Worcester Realty Associates, managed by Raanan Katz

**MTG:** \$15,000,000 from **East Boston Savings Bank**  
**ADD:** 960 Massachusetts Ave. and 100 Newmarket St., Boston  
**BWR:** 960 NewMarket LLC, c/o Charles River Realty Investors and National Development

**MTG:** \$9,000,000 from **KeyBank**  
**ADD:** 20 Pilgrim Hill Rd., aka 11 Pilgrim Hill Rd., Plymouth  
**BWR:** Empire Management Corp., managed by Lawrence M. Gordon, president and treasurer

**MTG:** \$4,600,000 from **The Village Bank**  
**ADD:** 1521 Beacon St., Newton  
**BWR:** 1521 Beacon Street LLC, managed by Jay Derenzo

**MTG:** \$4,350,000 from **Avidia Bank**  
**ADD:** 394 Chestnut St., Hudson  
**BWR:** Hudson Golf LLC, managed by Frederick Daley, III

**MTG:** \$3,300,000 from **Digital Federal Credit Union**  
**ADD:** 655 Summer St., Boston  
**BWR:** 655 Summer Holdings LLC, managed by Peter A. Pappas and Timothy A. Pappas

**BUYER:** FRE Yarmouth Port MA Realty LLC, c/o SunTrust Equity, mgd. by Alison McLeod, Greg Nall & Justin Wilde  
**SELLER:** Biomedical Applications of Massachusetts Inc., managed by Ronald Rogers, president; Mark Fawcett, treasurer



The free-standing Star Market at 18 Sisson Rd. in Harwich has a new owner following its \$17.0 million purchase by MS Harwich LLC, its managers being President Kenneth E. Frank and Treasurer Franklin Frank acquiring the 59,050-sf store from Dividend Capital Trust, which had spent \$14.4 million on the structure and 9.5 acres in October 2007. East Boston Savings Bank provided MS Harwich LLC \$6.6 million in financing for the property that was completed in 2003. There is just over 11 years remaining on the net-leased agreement that was initially struck for 25 years and has a trio of extension options.

**PRICE/ADD:** \$2,882,608; 241 Willow St., Yarmouth  
**NOTES:** Office property, constructed 1977; building size is 6,300 sf, lot size is 20,900 sf; property last sold in Dec. 1975 for \$41,776

**MTG:** \$2,079,000 from **Avidia Bank**  
**ADD:** Ellis Road and 994 Northfield Rd., Westminster  
**BWR:** 994 Northfield Road LLC, c/o Westminster Golf Course Inc., mgd. by William Gustus and Donald Lyons

**BUYER:** LA & CA LLC, managed by Hillel Bachrach, Enrique Darer, and Aurel Garban  
**SELLER:** Richard Magazu and Robert Magazu  
**PRICE/ADD:** \$1,580,000; 182-184 California St., Newton  
**MTG:** \$1,250,000 from **Hillel Bachrach**  
**NOTES:** Multifamily property, const. 1900; building size is 3,650 sf, lot size is 11,225 sf; four units; sellers' family ownership in property dates to July 1949

**BUYER:** James Murphy and Maureen T. Murphy, trustees of Murphy Realty TR  
**SELLER:** Ryder Properties Company LLC, managed by Kenneth C. Ryder  
**PRICE/ADD:** \$1,250,000; 49 Athens St., 537 Bridge St., Weymouth MA

**NOTES:** Multifamily property, constructed 2002; building size is 4,950 sf, lot size is 7,850 sf; four- to eight units; last sold in Oct. 2001 for \$160,000

**BUYER:** Keohane Realty Development TR, trustee of Denis F. Keohane  
**SELLER:** 145 Stoughton Street LLC, managed by Andrew Thomas Litchfield  
**PRICE/ADD:** \$1,050,000; 145 Stoughton St., Boston  
**MTG:** \$2,077,500 from **MountainOne Bank**  
**NOTES:** Multifamily property, const. 1900, renovated 1989; building size is 2,775 sf, lot size is 8,625 sf; rooming house; last sold in Nov. 2016 for \$700,000

**MTG:** \$1,020,000 from **Raymond C. Green Inc.**  
**ADD:** 150 Southampton St., Boston  
**BWR:** 150 Southampton St., LLC, mgd. by Daniel Gerber

## JAN 10th

**BUYER:** Town of Norwood  
**SELLER:** DIV Fairfield Investment Corp, Trumbull Center Investment Corp. and Trumbull Center L.P., c/o Davis Marcus Management Inc., mgd. by Jonathan Davis  
**PRICE/ADD:** \$13,000,000; 1 Investors Way, Norwood  
**NOTES:** Office property, constructed 1915; building size is 16,950 sf, lot size is 27 acres; portion of property seller acquired in July 1998 for \$33,000,000

**BUYER:** QILU Boston LLC, managed by Lianbing Cheng  
**SELLER:** John A. Farina, Jr. and John A. Farina, Sr., trustees of The Silver Lake Realty TR  
**PRICE/ADD:** \$10,500,000; 1480 Soldiers Field Rd., Brighton  
**NOTES:** Office property, constructed 1960, renovated 2007; building size is 24,000 sf, lot size is 38,800 sf; last sold in Aug. 1983 for \$850,000

**MTG:** \$2,600,000 from **Hingham Institution for Savings**  
**ADD:** 11 Hereford St., Boston  
**BWR:** Hereford Street RE LLC, managed by David Alex-Barton and Susan Alex-Barton

**BUYER:** TR 3225 Main Street LLC, mgd. by Jeffrey Bilezikian  
**SELLER:** P&J Exchange LLC, managed by Wendy S. Lapine and William F. Swift  
**PRICE/ADD:** \$2,155,000; 3225 Main St., Barnstable  
**MTG:** \$1,750,000 from **Cape Cod Cooperative Bank**  
**NOTES:** Office property, constructed 1960; building size is 9,375 sf, lot size is 6,976 sf; last sold in Dec. 2008 for \$1,685,000

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**BUYER:** TR 3231 Main Street LLC, mgd. by Jeffrey Bilezikian  
**SELLER:** 3231 Main LLC, managed by Wendy S. Lapine and William F. Swift

**PRICE/ADD:** \$2,000,000; 3231 Main St., Barnstable  
**MTG:** \$1,750,000 from **Cape Cod Cooperative Bank**  
**NOTES:** Office property, constructed 1925; building size is 6,500 sf, lot size is 10,025 sf; last sold in June 2008 for \$1,210,000

**MTG:** \$1,647,000 from **Jeanne D'Arc Credit Union**  
**ADD:** 384 and 386 Middlesex Rd., Tyngsborough  
**BWR:** Mary Beth Shanahan fka Mary Beth Quinn, trustee of Dream Realty TR

**BUYER:** TR 3231 Main Street LLC, mgd. by Jeffrey Bilezikian  
**SELLER:** 3239 Main LLC, managed by Wendy S. Lapine and William F. Swift

**PRICE/ADD:** \$1,600,000; 3239 Main St., Barnstable  
**MTG:** \$1,750,000 from **Cape Cod Cooperative Bank**  
**NOTES:** Office property, constructed 1750; building size is 2,675, lot size is 16,550 sf; last sold in Nov. 2009 for \$585,900

**BUYER:** Midstate Edwards Realty LLC, managed by Rebecca A. Edwards

**SELLER:** CCW Realty LLC, managed by Richard M. Carr, Walter M. Conlin Jr. and John F. Woods  
**PRICE/ADD:** \$1,600,000; 11 Midstate Dr., Auburn  
**NOTES:** Office property, constructed 1974; building size is 21,000 sf, lot size is 1.5 acres; last sold in May 2014 for \$900,000

**MTG:** \$1,225,000 from **First Republic Bank**

**ADD:** 66 Mozart St., Boston  
**BWR:** Phellarisimo LLC, managed by Dana Rosenblatt and Fred Starikov

**MTG:** \$1,225,000 from **First Republic Bank**

**ADD:** 66 Mozart St., Boston  
**BWR:** Phellarisimo LLC, managed by Dana Rosenblatt and Fred Starikov

**MTG:** \$1,175,000 from **First Republic Bank**

**ADD:** 39 Glen Rd., Boston  
**BWR:** VF Development LLC, managed by Vladimir Prokupets and Fred Starikov

**MTG:** \$1,120,000 from **First Republic Bank**

**ADD:** 2 Johnson Ave., Boston  
**BWR:** Abigail Properties LLC, managed by Fred Starikov and Stephen Whalen

## JAN 9th

**BUYER:** 957 Commonwealth LLC, mgd. by John Nolan  
**SELLER:** J&M Realty Inc., managed by Mitchell J. Glassman, president and treasurer  
**PRICE/ADD:** \$7,125,000; 957 Commonwealth Ave., Boston  
**NOTES:** Flex property, constructed 1919, renovated 2007; building size is 7,925 sf, lot size is 10,000 sf



The refurbished office building at 1480 Soldiers Field Rd. in Brighton near the transformative Boston Landing mixed-use complex has brought an eye-popping \$437 per sf in its \$10.5 million sale from an ownership group that had held the 24,000-sf building since August 1983 when Silver Lake Realty Trust spent \$850,000. The all-cash buyer is QILU Boston LLC, its manager Lianbing Cheng taking over from Silver Lake Realty Trust members John A. Farina Jr. and John A. Farina Sr. The two-story building that dates to 1960 is difficult to see from Soldiers Field Road due to its presence behind an off-ramp leading to Market Street and Boston Landing. It is also known as 50 Soldiers Field Pl.

**BUYER:** AU Isabella LLC, c/o ARX Urban Capital LLC, managed by Benjamin S. Moll and Daniel R. Moll

**SELLER:** Lloyd T. Graves  
**PRICE/ADD:** \$2,510,000; 11 Isabella St., Boston  
**MTG:** \$3,552,800 from **Cambridge Savings Bank**  
**NOTES:** Multifamily property, const. 1899, renovated 1995; building size is 4,075 sf, lot size is 1,925 sf; four- to six units; last sold in March 1984 for \$150,000

**BUYER:** CNO 1025 Plain LLC, managed by Timothy Cloe

**SELLER:** Elizabeth B. Cook and Peter A. Cook  
**PRICE/ADD:** \$2,400,000; 1025 Plain St., Marshfield  
**MTG:** \$1,752,000 from **MountainOne Bank**  
**NOTES:** Office prop., const. 1985; bldg. size is 10,800 sf, lot size is 1.2 acres; last sold in Oct. 1991 for \$670,000

**MTG:** \$1,744,000 from **Citizens Bank**

**ADD:** 52 Church St., Boston  
**BWR:** 52 Church Street Realty LLC, managed by John G. Masci, Harry S. Raphael and Jeffrey J. Simmons

**MTG:** \$1,600,000 from **CIT Bank**

**ADD:** 121 Liberty St., Brockton  
**BWR:** 121 Liberty LLC, managed by Alex Meruelo

**BUYER:** CCO Holdings LLC managed by William Castle, Aaron Cutler, and Christopher P. Ohl  
**SELLER:** North Andover Shell Inc., managed by John Ferreira, president; Wendy Ferreira, treasurer

**PRICE/ADD:** \$1,500,000; 980 Osgood St., North Andover  
**MTG:** \$1,300,000 from **North Andover Shell Inc.**

**NOTES:** Retail property, constructed 1988; building size is 1,475 sf, lot size is 1.3 acres; gas station; last sold in March 1985 for \$200,000

**MTG:** \$1,480,000 from **Cape Ann Savings Bank**  
**ADD:** 128R and 130 Eastern Ave., and 14 Parket St., U-1, Gloucester

**BWR:** Grace Hope Realty LLC, managed by James D. Aspesi and Roseanne P. Aspesi

**MTG:** \$1,150,000 from **Institution for Savings in Newburyport and Its Vicinity**

**ADD:** 392-404 Merrimac St., Newburyport  
**BWR:** Marie Gagnon and Matthew Gagnon, trustees of Henrie Realty TR

**BUYER:** Mass Venture Properties Group LLC, managed by Brian Li

**SELLER:** 40 Southville Road LLC, managed by William A. Depietri  
**PRICE/ADD:** \$1,000,000; 40 Southville Rd., Southborough  
**MTG:** \$800,000 from **Avidia Bank**  
**NOTES:** Industrial property, constructed 2010; building size is 8,050 sf, lot size is one acre; last sold in Jan. 2015 for \$278,400

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## JAN 8th

**BUYER:** DSF Stoughton LLC, c/o DSF Group, managed by Thomas Mazza and Josh D. Solomon

**SELLER:** JVF Realty LLC, managed by Louis T. Falcone Jr.

**PRICE/ADD:** \$15,700,000; 15 Manor Dr., Stoughton

**MTG:** \$10,200,000 from **Walker & Dunlop LLC**

**NOTES:** Multifamily property, constructed 1968, renovated 2012 to 2016; building size totals 97,900 sf, lot size is five acres; 102 units; sellers' family ownership in property dates to Sept. 1968

**MTG:** \$13,900,000 from **The Village Bank**

**ADD:** 81 Vista Ave., Newton; 17-21 Prospect St., Waltham; and 59 Nobscoot Rd., Weston

**BWR:** Capasso Hospitality LLC, managed by Jerrod C. Capasso and Paul E. Capasso

**BUYER:** 120-120A Salem Street LLC, managed by Andreas A. Tsitos

**SELLER:** Salem Two Realty LLC, managed by David Rufo

**PRICE/ADD:** \$5,850,000; 120 Salem St. and 120A Salem St. Malden

**MTG:** \$9,000,000 from **Bank of New Hampshire**

**NOTES:** Multifamily properties; 120 Salem St. constructed 1932; building size is 23,725 sf, lot size is 10,275 sf; 26 units; last sold in June 2007 for \$2,869,260; 120A Salem St. constructed 1900; building size is 3,250 sf, lot size is 4,250 sf; three units; last sold in June 2007 for \$506,340

**BUYER:** 166 Mountain Avenue LLC, managed by Andreas A. Tsitos

**SELLER:** Sorello Realty LLC, managed by David Rufo

**PRICE/ADD:** \$5,600,000; 166 Mountain Ave., Malden

**MTG:** \$9,000,000 from **Bank of New Hampshire**

**NOTES:** Multifamily property, constructed 1930; building size is 26,325 sf, lot size is 12,800 sf; 34 units; last sold in Sept. 2007 for \$2,750,000

**BUYER:** Morgan Memorial Goodwill Industries Inc., mgd. by Joanne Hilferty, pres.; Nancy Aubrey, treas.

**SELLER:** Goodwill Headquarters Inc., managed by Joanne K. Hilferty, president

**PRICE/ADD:** \$4,201,243; 1010 Harrison Ave., Boston

**NOTES:** Retail property, constructed 1950, renovated 1982; building size is 29,875 sf, lot size is 1.3 acres; property donated to seller in June 1985

**MTG:** \$3,600,000 from **Andrews Survey & Engineering Inc.**

**ADD:** 333 Commerce Dr., Quincy

**BWR:** Robert C. Maslow

**BUYER:** Evergrande Properties LLC, mgd. by Wai Lee Wong

**SELLER:** Quincy Adams Construction Co. Inc, mgd. by Robert Cherubini, president; Peter Cherubini, treasurer

**PRICE/ADD:** \$2,825,000; 323 Newport Ave., Quincy

**MTG:** \$2,825,000 from **Middlesex Federal SB**



A coveted Cape Cod retail plaza comprising 1489-1513 Iyannough Rd. (Route 132) at the gateway to Hyannis has brought \$5.78 million in a purchase by 1513 Iyannough LLC from original developer Cape Cod Center LLC, its manager Floyd J. Silvia. Constructed in 1996, the 4.4-acre property last sold in September 1993 at a consideration of \$350,000. Cape Cod Five Cents Savings Bank provided the new owners \$4.0 million in acquisition financing for the 22,000-sf building. Their 1513 Iyannough LLC is managed by Joseph P. Keller, Catherine MacGregor and Moly MacGregor.

**NOTES:** Mixed-use property, constructed 1920; building size is 14,100 sf, lot size is 6,225 sf; commercial and multifamily; last sold in March 1974 for \$120,000

**MTG:** \$2,825,000 from **Middlesex Savings Bank**

**ADD:** 301-305 Newport Ave., Quincy

**BWR:** M&W Properties LLC, mgd. by Wai Lee Wong

**BUYER:** Mezzaluna 61 LLC, managed by Giancarlo Micozzi, president and treasurer

**SELLER:** Peter Basile, trustee of The Litchfield Realty TR

**PRICE/ADD:** \$2,650,000; 61 Crescent St., Waltham

**MTG:** \$2,017,500 from **Brookline Bank**

**NOTES:** Multifamily property, constructed 1965; building size is 10,050 sf, lot size is 10,750 sf; 15 units; last sold in July 2002 for \$650,967

**MTG:** \$2,100,000 from **Lowell Five Cent SB**

**ADD:** 275 and 275A Salem St. Woburn

**BWR:** Cieri Group LLC, mgd. by Frank Cieri & Penelope Cieri

**BUYER:** Amanda Koutalakis and Steve Koutalakis

**SELLER:** BCRZ LLC, managed by Robert Deeb

**PRICE/ADD:** \$1,500,000; 64 Putnam St., Winthrop

**MTG:** \$1,450,000 from **BCRZ LLC**

**NOTES:** Retail property, constructed 1914; building size is 12,625 sf, lot size is 10,450 sf; last sold in March 2014 for \$1,100,000

**MTG:** \$1,403,000 from **Granite State Economic Development Corp.**

**ADD:** 28 York Ave., Randolph

**BWR:** Femelville LLC, managed by Gary N. Melville and Joseph J. Melville

**MTG:** \$1,364,090 from **North Shore Bank**

**ADD:** 6 Heath's Court & 131, 135 and 139 River St., Lynn

**BWR:** River Street Business Park LLC, managed by Gerardo Raffaele

**MTG:** \$1,300,000 from **MutualOne Bank**

**ADD:** 95 Russell St., Littleton

**BWR:** Kaylyn LLC, mgd. by Nancy Brattan & Robert Brattan

## JAN 5TH

**MTG:** \$49,700,000 from **CPIF Lending LLC**

**ADD:** 3 D St., 378-384, 400, 404 and 408-410, Dorchester Ave., Boston

**BWR:** Dot Square Partners LLC, mgd. by David Boyea

**BUYER:** Broad 125 Realty Partners LLC, managed by Sean Wilder

**SELLER:** Paul Ferazzi, trustee of 125 Broad Street Realty TR

**PRICE/ADD:** \$14,000,000; 123-125 Broad St., Boston

**MTG:** \$9,100,000 from **Eastern Bank**

**NOTES:** Office property, constructed 1899, renovated 1999; building size is 26,600 sf, lot size is 3,975 sf; last sold in June 1998 for \$1,165,000

**BUYER:** Capasso-Crafts Street LLC, managed by Jerrod C. Capasso and Paul E. Capasso

**SELLER:** Michael F. Iodice Jr., trustee of Chatham Investment Trust of Newton

**PRICE/ADD:** \$13,900,000; 29 Crafts St., Newton

**NOTES:** Office property, constructed 1986; building size is 109,175 sf, lot size is 1.2 acres; last sold in March 1985 for \$700,000

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**MTG:** \$8,000,000 from **MountainOne Bank**

**ADD:** 215 Adams St., Quincy

**BWR:** 215 Adams Street LLC, mgd. by Thomas O'Connell

**BUYER:** Lacourt Enterprises LLC, mgd. by Mouhab Rizkallah

**SELLER:** Malina Realty LLC, managed by David Rufo

**PRICE/ADD:** \$5,000,000; 161, 165 and 171 Salem St. and 6 Washington St., Medford

**MTG:** \$3,500,000 from First Republic Bank

**NOTES:** Multifamily property, constructed 1928; building size is 17,525 sf, lot size is 7,650 sf; 24 units; last sold in Jan. 2004 for \$2,085,000

**MTG:** \$3,933,000 from **New England Certified Development Corp.**

**ADD:** 500 Potash Hill Rd., and 18 Progress Ave., U-2, Tyngsborough

**BWR:** Darryl Wickens, trustee of Tyngsboro Sports Realty TR

**BUYER:** Patricia F. Laubhan and Randolph G. Laubhan

**SELLER:** KT Robinson Realty LLC, managed by Kevin R. Robinson and Mary P. Robinson

**PRICE/ADD:** \$2,425,000; 27 Main St., Falmouth

**MTG:** \$1,350,000 from **Rockland Trust Co.**

**NOTES:** Hospitality property, constructed 1849; building size is 6,200 sf, lot size is 1.2 acres; eight units; bed and breakfast; last sold in Jan. 2010 for \$825,000

**BUYER:** RCG 40 Stone LLC, mgd. by Alex Steinbergh

**SELLER:** David Crosby

**PRICE/ADD:** \$1,990,000; 40 and R40 Stone St., Beverly

**MTG:** \$1,500,000 from **David Crosby**

**NOTES:** Multifamily property, constructed 1973; building size is 5,550 sf, lot size is 18,725 sf; six units; last sold in Jan. 2010 for \$825,000

**BUYER:** Pineapple Realty LLC, managed by Darlene M. McSorley and Jeremy L. McSorley

**SELLER:** LMP-Bolt LLC, managed by Luis M. Pedroso

**PRICE/ADD:** \$1,600,000; 123 and 123.1 Bolt St., Lowell

**MTG:** \$1,250,000 from **Lowell Five Cent SB**

**NOTES:** Industrial props.; 123 Bolt St. bldg. size is 24,625 sf, lot size is 2.2 acres; 123.1 Bolt St. a land parcel; lot size is 2.3 acres; props. last sold in Jan. 2012 for \$850,000

**BUYER:** More Magic LLC, managed by Michael Nash

**SELLER:** 15 Leach Street LLC, mgd. by Daniel T. Curtin

**PRICE/ADD:** \$1,400,000; 15 Leach St., Salem

**MTG:** \$1,120,000 from Needham Bank

**NOTES:** Multifamily property, constructed 1925; building size is 6,550 sf, lot size is 9,950 sf; six units; last sold in April 2014 for \$851,500

**BUYER:** Mallon Road Development LLC, managed by Lenora Cruz and Ricardo Cruz

**SELLER:** John J. Keenan

**PRICE/ADD:** \$1,400,000; 31 Mallon Rd., Boston

**NOTES:** Multifamily property, constructed 1899, renovated 1999; building size is 5,450 sf, lot size is 5,075 sf; four- to six units; last sold in July 1996 for \$45,000



Monogram Gourmet Foods LLC has purchased a 70,725-sf industrial building at 330 Ballardvale St. in Wilmington for \$3,011,739 from Progressive Gourmet Realty Ltd., an operation led by President Christian R. Collias. Its seller had held the 26-year-old building that is set on 4.9 acres near Interstate 93 North since August 2004 when it traded at \$3,300,000. Monogram Gourmet Foods LLC, whose CEO is Karl Schledwite, borrowed \$1,393,923 from TD Bank to acquire 330 Ballardvale St.

**BUYER:** R&D Quincy LLC, managed by Daniel E.

Paisner and Robert H. Paisner

**SELLER:** 147-155 Coddington Street Realty TR and Brewster Family Land TR LLC, managed by George W. Brewster

**PRICE/ADD:** \$1,300,000; 147-155 Coddington St., Quincy

**NOTES:** Retail property, constructed 1965; building size is 3,050 sf, lot size is 19,300 sf; automated car wash; last sold in May 1996 for \$600,000; see related sale this date below

**BUYER:** R&D Quincy LLC, managed by Daniel E. Paisner and Robert H. Paisner

**SELLER:** 459 Southern Artery Realty TR and Brewster Family Land TR LLC, managed by George W. Brewster

**PRICE/ADD:** \$1,300,000; 459 Southern Artery, Quincy

**NOTES:** Retail property, constructed 1945; building size is 7,300 sf, lot size is 10,750 sf; automated car wash; last sold in May 1996 for \$600,000; see related sale this date above

**BUYER:** JAM Real Estate Management LLC, managed by John A. Melchione

**SELLER:** Freshwater Property Management LLC, managed by Mark Deredrian

**PRICE/ADD:** \$1,000,000; 361-363 Union St., Rockland

**MTG:** \$500,000 from **MountainOne Bank**

**NOTES:** Mixed-use property, constructed 1880; building size is 7,750 sf, lot size is 16,125 sf; last sold in Dec. 2005 for \$585,000

**MTG:** \$1,000,000 from **Colonial Federal SB**

**ADD:** 725 Broad St., Weymouth

**BWR:** 725 Broad Street LLC, managed by James A. Hession

## JAN 4th

**MTG:** \$2,000,000 from Property & Casualty Initiative LLC and \$24,550,000 from Citizens Bank

**ADD:** 500 Financial Park, Franklin

**BWR:** Benjamin Franklin Educational Foundation Inc., managed by Donald Tappin, president; Gerald Cimmino, treasurer

## JAN 3rd

**BUYER:** Alan B. Sharaf, Fred Starikov and Stephen Whalen, trustees of 345 Boylston Street Nominee TR

**SELLER:** Legacy Pearl LLC, c/o Legacy Real Estate Ventures, managed by Michael L. Price

**PRICE/ADD:** \$4,600,000; 345 Boylston St. and 1 Jackson St., Newton

**MTG:** \$3,450,000 from **Norwood Cooperative Bank**

**NOTES:** Office property, constructed 1973; building size is 18,600 sf, lot size is 6,575 sf; last sold in June 2013 for \$2,926,000

**BUYER:** Monogram Gourmet Foods LLC, managed by Karl Schledwite, CEO

**SELLER:** Progressive Gourmet Realty Ltd., managed by Christian R. Collias, president and treasurer

**PRICE/ADD:** \$3,011,739; 330 Ballardvale St., Wilmington

**MTG:** \$1,393,923 from **TD Bank**

**NOTES:** Industrial property, constructed 1992; building size is 70,725 sf, lot size is 4.9 acres; last sold in Aug. 2004 for \$3,300,000

**BUYER:** 250 Andover Street Peabody LLC, managed by Mark L. Klamann and Andrew B. Rose

**SELLER:** Realty Income Corp., managed by Gary M. Malino and Richard J. Vanderhoff

**PRICE/ADD:** \$1,750,000; 250 Andover St., Peabody

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**MTG:** \$1,120,000 from **First Republic Bank**

**NOTES:** Retail property, constructed 1979; building size is 4,650 sf, lot size is one acre; restaurant; last sold in Dec. 2001 for \$751,838

**BUYER:** Jeffrey C. Furmanick and Jonathan H. White  
**SELLER:** LaCombe Business Center LLC, managed by Paul A. DiTullio

**PRICE/ADD:** \$1,050,000; 58 Lacombe St., Marlborough

**MTG:** \$1,000,000 from **Avidia Bank**

**NOTES:** Industrial property, constructed 1972; building size is 10,200 sf, lot size is 1.2 acres; seller's family ownership in property dates to April 1969

## JAN 2nd

**BUYER:** JC/SMP Waltham Owner LLC, c/o Jumbo Capital, mgd. by Jay O. Hirsch, president and treasurer

**SELLER:** Stony Brook Holdings LLC, c/o Clarion Partners

**PRICE/ADD:** \$80,058,000; 5, 74 and 130 Turner St., Waltham

**NOTES:** Mixed-use properties; 5 Turner St. a retail property, constructed 1950; building size is 3,750 sf, lot size is 17,100 sf; 5 Turner St. acquired in July 2007 for \$1,200,000; 74 and 130 Turner St. office properties, constructed 1987; building size is 179,000 sf, lot size is 15.6 acres; 74 and 130 Turner St. acquired in April 2006 for \$55,000,000

**BUYER:** 825 University Property LLC, c/o Hilco Global, Northbrook IL, managed by Eric W. Kaup

**SELLER:** 825 University SUB LLC, c/o Hilco Global, Northbrook IL, managed by Eric W. Kaup

**PRICE/ADD:** \$30,500,000; 825 University Ave., Norwood

**MTG:** \$23,200,000 from Middlesex Savings Bank

**NOTES:** Industrial property, constructed 1981; building size is 146,225 sf, lot size is 18.6 acres; last sold in May 2016 for \$26,000,000

**BUYER:** DIV 1515 Commonwealth LLC, c/o Davis Cos.  
**SELLER:** Curahealth Property LLC, managed by Chris Corey, Chad Deardorff, Scott Hilinski, Ken McGee, and Sean Wieland

**PRICE/ADD:** \$15,750,000; 1515 Commonwealth Ave., Boston

**NOTES:** Hospital property, constructed 1900; building size is 56,000 sf, lot size is 2.1 acres; 55 beds; last sold in Oct. 2016 for \$7,475,000

**BUYER:** BPR Realty LLC, managed by Robert S. Korff  
**SELLER:** S-BNK Wayland LLC, c/o Cardinal Capital Partners Inc., Dallas

**PRICE/ADD:** \$2,700,000; 326 Boston Post Rd., Wayland

**NOTES:** Retail property, constructed 1972; building size is 5,025 sf, lot size is 41,100 sf; bank property; last sold in June 2000 for \$1,013,960

**BUYER:** 34 Talbot Road LLC, managed by Ruben Klein

**SELLER:** Talbot Road Realty LLC, managed by James David Glickman



Even as Rockland Trust Co. continues to expand its lending footprint into fresh territories, the bank remains active serving its traditional base south of Boston, and in one recent case, it helped finance the \$4.58 million purchase of a net-leased CVS Pharmacy at 321 Quincy Shore Dr. in Quincy with a loan of \$2.0 million to Man Quincy Shore Drive LLC. That was the winning bidder for an asset heretofore held by Full Moon LLC, an operation managed by Daniel J. Doherty III and Brian J. Kelly having owned the asset since paying \$1.0 million in February 2009, 10 years after its completion. Among the smaller stores size-wise for a CVS, the Quincy unit has 9,925 sf located on 1.5 acres. Jason C.Y. Man and Theresa Man are signatories for Man Quincy Shore Drive LLC.

**PRICE/ADD:** \$2,000,000; 34 and 48 Talbot Rd., Northborough

**NOTES:** Industrial property and land parcel; 34 Talbot Rd. constructed 2010; building size is 18,000 sf, lot size is 2.1 acres; 48 Talbot Rd. lot size is 2.0 acres; properties last sold in Sept. 2009 for \$425,000

**MTG:** \$1,500,000 from **Fall River Five Cents SB**

**ADD:** 1-3 Kenwood Cir., Franklin

**BWR:** One Kenwood LLC, managed by Leo F. Blair and Cindy G. Hayes

**BUYER:** DR Beach Street LLC and DR Out Look LLC, managed by David Raisner and Daniel Rosow

**SELLER:** Donald Carignan

**PRICE/ADD:** \$1,250,000; 33 Airport Rd., Westfield

**MTG:** \$1,062,500 from **Berkshire Bank**

**NOTES:** Flex/industrial property, constructed 1985; building size is 24,675 sf, lot size is 4.6 acres; property last sold in Feb. 1982 for \$60,000

## DEC 29TH

**BUYER:** Chartwell Chocolate Factory LLC, c/o Chartwell Holdings, managed by Christopher Wyyett

**SELLER:** Fairfield Chocolate Factory LLC, c/o Fairfield Residential

**PRICE/ADD:** \$35,200,000; 1200, 1204, 1208 and 1220 Adams St. and Miller Lane, Boston

**MTG:** \$23,500,000 from Berkeley Point Capital LLC

**NOTES:** Mixed-use property, constructed 1899, renovated 1985; 133 apartments and one commercial unit; last sold in Dec. 2013 for \$24.0 million

**MTG:** \$480,000,000 from **Natixis**

**ADD:** 145 Seaport Blvd., Boston

**BWR:** Boston Seaport M1 & M2 Land LLC, managed by Hon K. Shing

**MTG:** \$2,325,000 from **Massachusetts Housing Partnership Fund Board**, \$8,174,823 from **Architectural Heritage Foundation Inc.** and \$31,455,556 from **TD Bank**

**ADD:** 576, 582, 590 and 600 Broadway, Lawrence

**BWR:** Trinity Van Brodie Four LP, c/o Trinity Financial

**MTG:** \$22,500,000 from **Brookline Bank**

**ADD:** 101 Seaport Blvd. Retail, U-101, Boston

**BWR:** WS Seaport L-1 LLC, c/o WS Development

**MTG:** \$18,300,000 from **Capital One Multifamily Finance LLC**

**ADD:** 42-44 and 62-70 Boston Rd., Chelmsford

**BWR:** CC Chelmsford Associates L.P., managed by Jeffrey Gorodensky

**MTG:** \$2,325,000 from **Massachusetts Housing Partnership Fund Board**, \$3,900,253 from **Architectural Heritage Foundation Inc.** and \$17,800,000 from **TD Bank**

**ADD:** 576, 582, 590 and 600 Broadway, Lawrence

**BWR:** Trinity Van Brodie Nine LP, c/o Trinity Financial Group

**MTG:** \$9,975,000 from **First Republic Bank**

**ADD:** 462-479 Washington St., Boston

**BWR:** Alexander A. Argiros, trustee of Brighton AMA Realty Ventures Nominee TR

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**MTG:** \$9,500,000 from **Rockland Trust Co.**

**ADD:** 25 and 41 Sawyer Passway, Fitchburg

**BWR:** Micron Products Inc., managed by Salvatore Emma, president; Derek T. Welch, treasurer

**MTG:** \$8,600,000 from **East Boston Savings Bank**

**ADD:** 28 Chestnut St., Foxborough

**BWR:** Chestnut Green Apartments LLC, managed by Matthew Abrams and Vincent G. O'Neill

**MTG:** \$8,385,000 from **The Community Preservation Corp.**

**ADD:** 71-75 aka Charlton St. & 80-98 Hall Rd., Sturbridge

**BWR:** Sturbridge DHC LLC, managed by Mark J. Rosen

**MTG:** \$8,000,000 from **Citizens Bank**

**PRICE/ADD:** \$10,742,588; 186, 188, 190 and 102 Cottage St., 72 Marginal St., 259-261, 263-265 and 344-350 Meridian St., 11 Seaver St., and 403 Sumner St., Boston

**BWR:** Landfall Community Associates II LLC, managed by Albert F. Caldarelli, president and treasurer

**BUYER:** Norbert Exchange LLC, managed by Samuel H. Slater and Jacqueline A. Slater Whitten

**SELLER:** Norbert Associates LLC, managed by Matthew J. Klefer

**PRICE/ADD:** \$7,895,000; 24-26 Sunnyside St., Norbert Unit, Jamaica Plain

**MTG:** \$5,372,000 from **Bank of America**

**NOTES:** Condo unit in low-rise property; unit size is 15,500 sf; unit last sold in Nov. 2013 for \$900,000

**MTG:** \$7,215,000 from **Community Preservation Corp.**

**ADD:** 39 Van Deene Ave., West Springfield

**BWR:** VAN Deene DHC LLC, managed by Mark Rosen

**MTG:** \$6,083,000 from **Wells Fargo Bank** and \$7,867,000 from **Cambridge Housing Affordable Lending LLC**

**ADD:** 2050 Massachusetts Ave., Cambridge

**BWR:** Russell Apartments LLC, managed by Margaret Donnelly Moran

**BUYER:** NSDJ Real Estate LLC, mgd. by Nicholas Osgood

**SELLER:** URS Realty Inc., mgd. by Karen S. Hughes

**PRICE/ADD:** \$6,000,000; 159 E Main St., Gloucester  
**MTG:** \$4,350,000 from **KHRE SMA Funding LLC**  
**NOTES:** Industrial property, const. 1961; first building size is 105,950 sf, lot size is 4.4 acres; second building size is 65,700 sf; last sold in Nov. 1993 for \$3,500

**MTG:** \$5,785,000 from **The Community Preservation Corp.**

**ADD:** 2 Belden Court, Agawam

**BWR:** Coachlight DHC LLC, managed by Mark J. Rosen

**BUYER:** 3 Chestnut LLC, managed by Aaron Papowitz

**SELLER:** 122 Chestnut LLC, mgd. by Leon Charkoudian

**PRICE/ADD:** \$4,800,000; 122 Chestnut St., Springfield



A non-descript industrial building at 265 Bear Hill Rd. in Waltham has yielded \$3.7 million in its sale to Lorenzo Property Holdings LLC from Standard Rivet Company Inc., a firm until recently operating from the two-level building which has 22,050 sf of space. Paula Shay Wallace is president and treasurer of Standard Rivet Company Inc., while Lorenzo Alonge is namesake principal of Lorenzo Property Holdings LLC. That group borrowed \$3.87 million from Northern Bank & Trust Co. to finance the deal of a building that last changed hands in January 2014 when it brought \$2.15 million. Standard Rivet Co. has relocated its metal stamping operations that run to the 19th century into a new plant in Florida.

**MTG:** \$8,000,000 from **Emerald Creek Capital 2 LLC**

**NOTES:** Multifamily prop.; bldg. size is 51,400 sf, lot size is 25,700 sf; 99 units; last sold in Jan. 1997 for \$200,000

**MTG:** \$4,030,000 from **The Community Preservation Corp.**

**ADD:** 47 Broad St., Westfield

**BWR:** Security Manor DHC LLC, mgd. by Mark Rosen

**BUYER:** GMG Realty LLC, managed by Vincent Spinali

**SELLER:** John W. Lash, trustee of The BLX Realty TR

**PRICE/ADD:** \$4,000,000; 222 Jubilee Dr. Peabody

**NOTES:** Industrial property, constructed 2006; building size is 38,025 sf, lot size is 2.9 acres; property sold in Sept. 2003 for \$571,300

**BUYER:** Taom Pacific I LLC, managed by Scott Reed

**SELLER:** Taom Heritage Lawrence I LLC, managed by Bryan Pereboom, Scott L. Reed and Jake Spellmeyer

**PRICE/ADD:** \$3,848,956; 4 Hampshire St., aka 5 Franklin St., Unit 1, Lawrence

**NOTES:** New unit in two-unit condominium; U-1 size is 397,150 sf; property last sold in May 2016 for \$720,000; see related sale this date below

**BUYER:** 48 Boylston Street Residential LLC, managed by Lisa B. Alberghini

**SELLER:** SFH 48 Boylston Street LLC, managed by Lisa Alberghini

**PRICE/ADD:** \$3,511,131; 48-52 Boylston St., Boston

**MTG:** \$1,452,000 from **Saint Francis House**

**Inc.**, \$1,452,000 from Eastern Bank, \$9,626,755

from **Commonwealth of Massachusetts** and

\$16,000,000 from **Bank of America**

**NOTES:** Mixed-use property; building size is 40,500 sf, lot size is 8,075 sf; last sold in April 2016 for \$8,533,657.53

**BUYER:** Boston 168 Allston Street LLC, mgd. by Mingji Xu

**SELLER:** 168 Allston Street LLC, managed by Thomas McNamara

**PRICE/ADD:** \$3,275,000; 168 Allston St., Boston

**NOTES:** Multifamily property, constructed 1920, renovated 2010; building size is 5,650 sf, lot size is 2,900 sf; seven-plus units; last sold in Aug. 2008 for \$1,490,000

**MTG:** \$3,163,000 from **ReadyCap Commercial**

**ADD:** 210, 212, 214 and 216 Green St., Cambridge

**BWR:** KAJE Investment Group LLC, managed by Christina L. Doe, Emmanuel Doe and Dennis Lee

**MTG:** \$3,000,000 from **Digital Federal Credit Union**

**ADD:** 1845 Commonwealth Ave. & 16 Sidlaw Rd., Boston

**BWR:** Temple Bnai Moshe, managed by Sergey Bologov, president; Paul Rayev, treasurer

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**BUYER:** HTK8 Yankee LLC, managed by Hassan Yatim and Tarek Yatim

**SELLER:** Shri Nathji Realty LLC, mgd. by Sanat D. Patel

**PRICE/ADD:** \$2,800,000; 67 West Boylston St., Worcester

**NOTES:** Retail property, const. 1950; building size is 2,425 sf, lot size is 24,225 sf; convenience store and gasoline mart; last sold in May 2011 for \$1,900,000

**MTG:** \$2,800,000 from **Santander Bank**

**ADD:** 11 Widett Cir., Boston

**BWR:** 11 Widett Circle LLC, mgd. by Robert Bossman

**BUYER:** Klaudius and Leipa LLC, managed by Christopher John Skehel

**SELLER:** Thirty Three Centre Street LLC, managed by Vanessa Noel Ginley

**PRICE/ADD:** \$2,750,000; 33 Centre St. and 5 Chestnut St., Nantucket

**MTG:** \$2,000,000 from **Vanessa Noel Ginley**

**NOTES:** Bed-and-breakfast, constructed 1860; building size is 3,025 sf, lot size is 2,625 sf; last sold in Oct. 2005 for \$2,800,000

**BUYER:** Klaudius and Leipa LLC, managed by Christopher John Skehel

**SELLER:** Five Chestnut Street LLC, managed by Vanessa Noel Ginley

**PRICE/ADD:** \$2,750,000; 5 Chestnut St., Nantucket

**MTG:** \$3,000,000 from **Hingham Institution for Savings**

**NOTES:** Bed-and-breakfast, constructed 1847; building size is 3,575 sf, lot size is 1,750 sf; last sold in Dec. 2001 for \$1,850,000

**MTG:** \$2,710,000 from **North Shore Bank**

**ADD:** Rear of 137 Folly Mill Rd., Salisbury

**BWR:** 139 Folly Mill Road LLC, managed by Rodeny P. Currie and Christopher Rahilly

**MTG:** \$2,543,200 from **TD Bank**

**ADD:** 196-198 Broadway, Lawrence

**BWR:** Pavel F. Quezada

**BUYER:** Western Avenue Joint Venture LLC, c/o Mugar Enterprises, managed by David T. Ting

**SELLER:** George Papadopoulos

**PRICE/ADD:** \$2,500,000; 270 Western Ave., Boston

**NOTES:** Retail property, constructed 1953, renovated 2011; building size is 1,925 sf, lot size is 6,975 sf; restaurant; last sold in May 1984 for \$140,000

**BUYER:** Christ Stamatou, trustee of PCS-Dixwell Realty TR

**SELLER:** LAVA Realty LLC, mgd. by Vishnu Thalanki

**PRICE/ADD:** \$850,000; 17 Roxton St., Boston

**MTG:** \$2,335,000 from **Centerville Bank**

**NOTES:** Multifamily property, const. 1899, renovated 2002; building size is 5,375 sf, lot size is 4,800 sf; four- to six units; last sold in Jan. 2006 for \$637,500

**MTG:** \$2,265,000 from **North Shore Bank**

**ADD:** 11 Alpha Rd., Chelmsford

**BWR:** 11 Alpha Road Realty LLC, mgd. by James McClutchy



A large industrial building at One Rex Dr. in Braintree is under new ownership for the first time since the early 1980s following its \$3.15 million sale to Balmia Associates LLC from Zodiac Associates LLC, entities managed by Michael C. Corrado and Francesco Piazza, respectively. North Shore Bank loaned \$2.52 million to Balmia Associates to buy the 61,000-sf structure that dates to 1966. It is located on five acres off Route 37 close to South Shore Plaza and had been held by Zodiac Associates LLC for more than 35 years, last trading in August 1982 for \$790,000.

**MTG:** \$2,008,000 from **Needham Bank**

**ADD:** 951-959A Dorchester Ave., Boston

**BWR:** 959 Dot LLC, managed by Adam Sarbaugh

**BUYER:** WYBB LLC, managed by Pavel Quezada

**SELLER:** One Marston LLC, managed by Ernesto Lopez

**PRICE/ADD:** \$2,000,000; 1 Marston St., Lawrence

**MTG:** \$2,543,200 from **TD Bank**

**NOTES:** Industrial property, constructed 1981; building size is 39,925 sf, lot size is 1.5 acres; last sold in Dec. 2014 for \$1,260,000

**BUYER:** Granite State Baptist Church, managed by Rev. Anthony Milas, president

**SELLER:** New England District of the Christian & Missionary Alliance Inc., managed by Thomas R. Flanders, president

**PRICE/ADD:** \$1,790,000; 284 Kenoza Ave., Haverhill

**MTG:** \$1,500,000 from **Enterprise Bank & Trust Co.**

**NOTES:** Tax-exempt property; building size is 15,775 sf, lot size is 4.6 acres; religious facility; last sold in Feb. 1963

**BUYER:** Benjamin Franklin Educational Foundation Inc., managed by Donald Tappin, president; Gerald Cimmino, treasurer

**SELLER:** Franklin Property Owner LLC, managed by Steven E. Goodman and John Matteson

**PRICE/ADD:** \$1,734,500; 500 Franklin Park, Franklin

**NOTES:** Land parcel; lot size is 41.7 acres; last sold in May 2015 for \$14,250,000

**MTG:** \$1,530,000 from **Boston Community Loan Co.** and \$12,500,000 from **Wellington Redevelopment 2 LP**

**ADD:** 22-26 and 25-27 Ethan Allen, 84 Irving St., 6-14 Jaques Ave., 714 Main St., and 23-37 46 and 62 Wellington St., Worcester

**BWR:** The Wellington Co., managed by Gilbert J. Winn, president; Michael T. Putziger, treasurer

**MTG:** \$1,400,000 from **Middlesex Federal SB**

**ADD:** 233 Libbey Industrial Pkwy, Weymouth

**BWR:** Michelle Tilton and Philip Tilton, trustees of ICCL Libbey TR

**BUYER:** Kristina Wei Chun Wang, trustee of Eldon Realty TR

**SELLER:** Li June Chen

**PRICE/ADD:** \$1,360,000; 86-92 Essex St., Haverhill

**NOTES:** Industrial property, constructed 1910; building size is 46,950 sf, lot size is 8,700 sf; last sold in June 2005 for \$1,200,000

**MTG:** \$1,354,000 from **Stearns Bank National Association**

**ADD:** 30 Log Bridge Rd., U-206, Middleton

**BWR:** EMW LLC, managed by Petko G. Getov

**BUYER:** HRE Fisk Place Ventures LLC, mgd. by Sean Hope

**SELLER:** Merle Mayers, aka Myrl Mayers, Personal Representative of The Estate of Edlin Lerin Neblett Ambrose

**PRICE/ADD:** \$950,000; 14 Fiske Pl., Cambridge

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**MTG:** \$1,165,000 from **Endeavor Capital Funding LLC**

**NOTES:** Multifamily property, const. 1900; building size is 3,950 sf, lot size is 2,500 sf; four units; seller's family ownership in property dates to May 1969

**MTG:** \$1,180,000 from **Meetinghouse Bank**

**ADD:** 1664-1668 Dorchester Ave., Dorchester  
**BWR:** M&O LLC, managed by Anthony McKernan

**BUYER:** Taom Pacific II LLC, managed by Scott Reed

**SELLER:** Taom Heritage Lawrence I LLC, managed by Bryan Pereboom, Scott L. Reed and Jake Spellmeyer

**PRICE/ADD:** \$1,151,044; 4 Hampshire St., aka 5 Franklin St., Unit 2, Lawrence

**NOTES:** New unit in two-unit condominium; U-1 size is 118,975 sf; last sold in May 2016 for \$720,000; see related sale this date above

**BUYER:** David Flanagan and Mark Flanagan, trustees of Central Realty TR

**SELLER:** Silvestro Schiavone, trustee of Building Block Realty TR

**PRICE/ADD:** \$1,000,000; 192 Central St., Saugus

**MTG:** \$750,000 from **Silvestro S. Schiavone**

**NOTES:** Industrial property, constructed 1972; building size is 12,750 sf, lot size is 29,975 sf; seller's family ownership in property dates to May 1979

## DEC 28th

**MTG:** \$47,000,000 from **TH Commercial Mortgage LLC**

**ADD:** 58-60 and 62-70 Long Wharf, Boston

**BWR:** CAP Long Wharf LLC, managed by Richard D. Cohen, president

**BUYER:** 19 Coolidge Hill Owner LLC, managed by Paul Ferreira

**SELLER:** Atlantic Plant Maintenance Inc., managed by Edward H. Hinds

**PRICE/ADD:** \$31,500,000; 19 Coolidge Hill Rd., Watertown

**MTG:** \$10,173,770 from **Jernigan Capital Operating Co. LLC**

**NOTES:** Industrial property, constructed 1956; building size is 21,850 sf, lot size is 38,775 sf; last sold in Jan. 1981 for \$450,000

**MTG:** \$31,445,556 from **TD Bank**

**ADD:** 576 Broadway, Lawrence

**BWR:** Trinity Van Brodie Four LP, c/o Trinity Financial

**MTG:** \$25,735,000 from **US Bank**

**ADD:** 131 and 133 Central St. and 33 Commercial St., Foxborough

**BWR:** Foxborough Regional Charter School

**MTG:** \$14,350,000 from **East Boston Savings Bank**

**ADD:** 2 Broadway, Lynnfield

**BWR:** Jam Enterprises 2 LLC, managed by Regina Monastiero



Country Bank for Savings financing of \$1,987,500 has enabled the \$2,650,000 purchase of 269-289 Main St. in Worcester, a commercial property totaling 14,875 sf built in 1925 on a 27,375-sf lot next door to the Worcester Palladium concert hall. Seller Two-Eighty Five Inc. had owned 269-289 Main St. since paying \$503,832 in May 1991, its managers including President John L. Sousa and Treasurer John C. Fisher. Clifford L. Rucker is the manager of 269-289 Main Street LLC, the entity which now controls the property that features both office and retail space.

**MTG:** \$11,000,000 from **Cambridge Savings Bank**

**ADD:** 3-9 Everett St., Revere

**BWR:** Mahoney Circle Associates LLC, managed by Paul J. Kneeland

**MTG:** \$7,200,000 from **Eastern Bank**

**ADD:** 11 Mayhew St., Dorchester

**BWR:** Boston Collegiate Charter School Foundation Inc., managed by Charles Cassidy, president

**BUYER:** Catherine L. Mygrant and Michael R. Mygrant

**SELLER:** York Trust II Inc, managed by Anthony J.

D'Amico, president; James C. D'Amico, treasurer

**PRICE/ADD:** \$3,800,000; 196 High St., Randolph

**NOTES:** Industrial property, constructed 2008; building size is 40,000 sf, lot size is 2.9 acres; sellers' family ownership in property dates to March 1966

**MTG:** \$2,900,000 from **Salem Five Cents SB**

**ADD:** 1033 Massachusetts Ave., Boston

**BWR:** 1033 Mass Ave Associates LLC, managed by Costanzo D. Fustolo

**BUYER:** Westwood Pavilion LLC, mgd. by Daniel Kazachkov

**SELLER:** Kenneth J. Revis and Jennifer R. Snider

**PRICE/ADD:** \$2,450,000; 100 High St., Westwood

**MTG:** \$2,405,000 from Bank of America

**NOTES:** Office property, constructed 1903; building size is 7,400 sf, lot size is 1.8 acres

**BUYER:** AHSC Essex Street Associates LLC, managed by Michael Mattos, president

**SELLER:** Lotus Realty LLC, managed by Li June Chen

**PRICE/ADD:** \$2,000,000; 98-112 Essex St., Haverhill

**MTG:** \$1,902,000 from **Lotus Realty LLC**

**NOTES:** Mill property, const. 1918; bldg. size is 84,150 sf, lot size is 18,175 sf; last sold in Dec. 2003 for \$635,000

**BUYER:** 120 Leland Street LLC, mgd. by Logan Huffman

**SELLER:** The Leland Corporation of Framingham, mgd. by Don Sebastian, president; Judy Norton, treasurer

**PRICE/ADD:** \$1,900,000; 120 Leland St., Framingham

**NOTES:** Industrial property, constructed 1950; building size is 87,575 sf, lot size is 3.9 acres; sellers' family ownership in property dates to Nov. 1960

**BUYER:** Chelmsford Street Holdings LLC, managed by Johnny Kayrouz

**SELLER:** Lowell Automatic Transmission Co. LLC, managed by Roger Montbleau, president and treasurer

**PRICE/ADD:** \$1,526,000; 202 Chelmsford St., aka 200 Chelmsford St., Lowell

**MTG:** \$1,350,000 from **Lowell Automatic Transmission Co. Inc.**

**NOTES:** Industrial properties; building size is 10,825 sf, lot size is 1.2 acres; last sold in Oct. 1989 for \$83,694

**BUYER:** Melissa Lackey and Brady P. Otey

**SELLER:** Sun Hill LLC, managed by Marion Pressley

**PRICE/ADD:** \$1,500,000; 28 Atlantic Ave., U-35/36, Boston

**NOTES:** Industrial condominiums; unit size totals 2,275 sf, unit last sold in Feb. 2013 for \$1,050,000

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**BUYER:** Northern Conference Corporation of Seventh-Day Adventists

**SELLER:** Augustine Okolo, trustee of 31 West Street TR

**PRICE/ADD:** \$1,350,000; 31 West St., Randolph

**NOTES:** Office property, const. 1985; bldg. size is 10,400 sf, lot size is one acre; last sold in Nov. 2012 for \$850,000

**MTG:** \$1,350,000 from **Digital Federal Credit Union**

**ADD:** 93-95 Green St., Lynn

**BWR:** 93-95 Green Street LLC, mgd. by Serop Nakashian

**BUYER:** KASA Springfield Realty LLC, managed by Gery Sampere

**SELLER:** H&S Olson of Springfield LLC, managed by Paul G. Olson III

**PRICE/ADD:** \$1,250,000; 748-752 Page Blvd. Springfield

**MTG:** \$875,000 from **Webster Bank**

**NOTES:** Retail property; building size is 9,600 sf, lot size is 5,900 sf; last sold in Feb. 2011 for \$625,000

**MTG:** \$1,250,000 from **Cape Cod Cooperative Bank**

**ADD:** 614 Iyannough Rd., Barnstable

**BWR:** MOTA Hotel LLC, managed by Ketan N. Patel and Narendra R. Patel

**MTG:** \$1,200,000 from **Brookline Bank**

**ADD:** 48 Linden St., Arlington

**BWR:** Michael Rebecca H. Gutner

**MTG:** \$1,050,000 from **Main Street Bank**

**ADD:** 133 Prichard St., Fitchburg

**BWR:** 133 Prichard Street LLC, managed by Vincent J. C. Campo Basso

**BUYER:** Trinity Worcester Courthouse L.P., c/o Trinity Financial

**SELLER:** City of Worcester, mgd. by Mayor Joseph Petty

**PRICE/ADD:** \$1,050,000; 2 Main St., Worcester

**MTG:** \$1,824,000 from **MHIC LLC**

**NOTES:** Tax-exempt property, const. 1900; bldg. size is 208,175, lot size is 4.4 acres; property donated to seller in Aug. 2014 by Commonwealth of Massachusetts

## DEC 27th

**MTG:** \$33,260,000 from **UMB Bank**

**ADD:** 48-50 Cranberry Hwy., Rochester

**BWR:** Zero Waste Solutions LLC, mgd. by Michael Camara

**MTG:** \$12,273,330 from **Boston Private B&T Co.**

**ADD:** 15 Haviland St. and 12 Hemenway St., Boston

**BWR:** 12 Hemenway LLC, managed by Karan Suri

**MTG:** \$4,839,000 from **Westfield Bank**

**ADD:** 130 Berkshire St. and 885 Grayson Dr., Springfield

**BWR:** Northeast Center for Youth & Families Inc.

**BUYER:** The Central Building Development Group LLC

**SELLER:** 332 Main Street Associates L.P., managed by Janet Krock, president



PHOTO: DEREK SZABO

**PRICE/ADD:** \$3,000,000; 332 Main St., aka 322 Main St., Worcester

**MTG:** \$3,000,000 from **Main Street Associates**

**L.P.**, managed by Kathryn Krock Parvin

**NOTES:** Office prop., const. 1926; bldg. size is 84,375 sf, lot size is 13,550 sf; last sold in Jan. 1981 for \$600,000

**MTG:** \$1,700,000 from **County Mortgage**

**ADD:** Wildwood Ln., Bourne

**BWR:** Eastern Sky LLC, managed by Brian E. Hebb

**MTG:** \$1,680,000 from **Clinton Savings Bank**

**ADD:** 1328-1334 and 1339-1341 Blue Hill Ave., Boston

**BWR:** Stamos Family Properties LLC, managed by Christ J. Stamos and George J. Stamos

**MTG:** \$1,600,000 from **Cape Cod Cooperative Bank**

**ADD:** 40 Crosby Street Ext., Yarmouth

**BWR:** Christina Luke, trustee of Greene Dragon Realty TR

**BUYER:** 9 Central Street LLC, managed by Edward J. Pignone Jr. and Richard J. Pignone

**SELLER:** Thomas Cahill, trustee of Lynn Shore Drive TR

**PRICE/ADD:** \$1,200,000; 9 Central St., aka 9 Central Sq., Stoneham

**MTG:** \$900,000 from **Lynn Shore Drive TR**

**NOTES:** Retail prop. const. 1922; bldg. size is 5,600 sf, lot size is 8,800 sf; last sold in Dec. 2010 for \$950,000

## DEC 26th

**MTG:** \$99,600,000 from **The Union Labor Life Insurance Co.**

**ADD:** 33, 35, 39-41, 51 and 61 Temple St., Boston

**BWR:** JDMD Owner LLC, c/o JDMD Holding, Armonk NY

**BUYER:** G&Z Real Estate Investment LLC, managed by Zhiqiang Gui and Xiaojie Zhang

**SELLER:** 135 Wells Avenue LLC, mgd. by John Doherty

**PRICE/ADD:** \$15,000,000; 135 Wells Ave., Newton

**NOTES:** Recreational facility, constructed 1973; building size is 63,000 sf, lot size is 6.3 acres; tennis club; last sold in June 2014 for \$16,398,308

**BUYER:** Beacon Mainsail 4 LLC, mgd. by James Keliher

**SELLER:** Boucai Properties LLC, mgd. by Solomon Boucai

**PRICE/ADD:** \$11,000,000; 142 Beacon St., Boston

**MTG:** \$12,000,000 from **Brookline Bank**

**NOTES:** Multifamily property, constructed 1900; building size is 12,075 sf, lot size is 3,450 sf; seven-plus units; last sold in Jan. 1995 for \$1,425,000

**MTG:** \$6,500,000 from **Fidelity Cooperative Bank**

**ADD:** 93 Nockegee St., Fitchburg

**BWR:** MAS Realty Corp., managed by Francesco Colangelo, president and treasurer

**MTG:** \$3,500,000 from **Citizens Bank**

**ADD:** 70 Everett Ave., Chelsea

**BWR:** 70 Harbour Pointe LLC, mgd. by Anthony Simboli

**MTG:** \$3,340,000 from **Webster Bank**

**ADD:** 1555 Main St., U-1, Building 3, Tewksbury

**BWR:** Willow Green Properties LLC, managed by Gayle Razzaboni Marasco and Paul A. Marasco

**MTG:** \$1,542,000 from **Everett Cooperative Bank**

**ADD:** 358B Centre St. and 9 Ronan St., Boston

**BWR:** HEA Boston LLC, managed by Alejandro Castillo and Clara G. Lopez

**BUYER:** DP Homes LLC, managed by Phu Thai Ho and Dan T. Ton

**SELLER:** Falcucci Properties LLC, mgd. by Thomas Falcucci

**PRICE/ADD:** \$1,150,000; 3 Melville Ave., Boston

**NOTES:** Medical property, constructed 1900, renovated 2011; building size is 6,050 sf, lot size is 21,075 sf; last sold in July 2015 for \$615,000

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MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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## DEC 22nd

**MTG:** \$30,495,000 from **Bank of New York Mellon Trust**  
**ADD:** 100 South St., Southbridge  
**BWR:** Harrington Memorial Hospital Inc., c/o MG2 Properties, managed by John McGrail and Joseph Donovan

**MTG:** \$15,000,000 from **East Boston Savings Bank**  
**ADD:** 507 and 518 Main St., Worcester  
**BWR:** Main Five Zero Seven LLC, c/o MG2 Properties, managed by John McGrail and Joseph Donovan

**MTG:** \$15,000,000 from **Eastern Bank**  
**ADD:** 233 Needham St., Newton  
**BWR:** MSIC Properties LLC, mgd. by Michael Hanson

**MTG:** \$14,700,000 from **Salem Five Cents SB**  
**ADD:** 49 Coolidge St., 48 Fuller St., and 420 Harvard St., Brookline  
**BWR:** 420 Harvard Associates LLC, managed by Yonathan Halperin, Jonathan Parkes and Victor Sheen

**MTG:** \$12,900,000 from **Employees Reassurance Corp.**, c/o Principal Real Estate Investors  
**ADD:** 60 Congress St., 55 Kilby St., 10 Liberty Sq. and 12 Post Office Sq., Boston  
**BWR:** GRE Liberty Square LLC, managed by Michael Della Fera and Joseph P. Mahoney

**MTG:** \$9,000,000 from **Enterprise Bank & Trust Co.**  
**ADD:** 71 Jackson St., Lowell  
**BWR:** Adden Redevelopment LLC, managed by Gilbert J. Winn, president

**MTG:** \$8,600,000 from **Middlesex Savings Bank**  
**ADD:** 135-139 Newbury St., Framingham  
**BWR:** Christa McAuliffe Charter School Foundation Inc., managed by Matthew Ehrenworth, treasurer

**MTG:** \$7,750,000 from **Enterprise Bank & Trust Co.**  
**ADD:** 35 Main St., North Reading  
**BWR:** Arenhall Corp., mgd. by Jonathan Hall, president

**BUYER:** Galleria Properties LLC, managed by Victor F. Coletti  
**SELLER:** Galleria Realty Associates LLC, managed by Dawn E. Piso  
**PRICE/ADD:** \$7,500,000; 500 Boston Providence Hwy., Norwood  
**NOTES:** Retail property, constructed 1989; building size is 28,975 sf, lot size is 2.5 acres; seller's family acquired property in July 1973 for \$15,000

**MTG:** \$6,000,000 from **Rollstone Bank & Trust Co.**  
**ADD:** 146, 150, 152, 170, 200, 210, and 228 Whalon St., Fitchburg; and 875, 905 and 975 Merriam Ave., Leominster  
**BWR:** Twin City Realty LLC, managed by Paul A. DiGeronimo



PHOTO: DEREK SZABO

**BUYER:** DAM Cambridge Ventures II LLC, managed by Daniel A. Martignetti Sr.  
**SELLER:** 50 Pleasant Realty LLC, managed by Ralph Di Girolamo  
**PRICE/ADD:** \$5,900,000; 46-52 Pleasant St., Malden  
**NOTES:** Retail property, constructed 1930; building size is 13,300 sf, lot size is 13,300 sf; last sold in June 2009 for \$810,000

**BUYER:** BIV-80 Shawmut LLC, c/o The Seyon Group, managed by Bryan Blake  
**SELLER:** A. Silvana Giner, trustee of HSL Realty TR  
**PRICE/ADD:** \$4,350,000; 80 Shawmut Rd., Lots B2 and C, Canton  
**NOTES:** Industrial property; last sold in July 1998 for \$2,010,000

**MTG:** \$4,000,000 from **Berkshire Bank**  
**ADD:** 1259 East Columbus Ave., Springfield  
**BWR:** Colvest/Columbus SPFLD LLC, managed by Frank Colaccino

**MTG:** \$2,750,000 and \$4,300,000 from **Rockland Trust Co.**  
**ADD:** 61, 65 and 69 Empire St., Allston  
**BWR:** Nigogos Atiniz and Nageeb Diarbakerly, trustees of Goldstein Investment TR

**MTG:** \$4,000,000 from **KeyBank**  
**ADD:** 37 Woodcock Ave., Haverhill  
**BWR:** Pine Brook Place LLC, mgd. by Deane H. Dolben

**MTG:** \$4,000,000 from **East Boston Savings Bank**  
**ADD:** 655-705 Eastern Ave., Malden  
**BWR:** DH Development LLC, managed by Joseph J. D'Alelio, Jr. and James P. DeVellis

**MTG:** \$3,000,000 from **Northern Bank & Trust Co.**  
**ADD:** 425 Walnut St., Lynnfield  
**BWR:** Wakefield Sports LLC, managed by Rasik Patel

**MTG:** \$2,500,000 from **First Republic Bank**  
**ADD:** 450 Paradise Rd., Swampscott  
**BWR:** CC Swampscott Lot B5 L.P., managed by Mark Klamann and Andrew B. Rose

**MTG:** \$2,500,000 from **Northern Bank & Trust Co.**  
**ADD:** 1 Anne St., 2 and 14 French St. and 1 Merrimack Place, Lowell  
**BWR:** Mack Canal LLC, managed by Robert P. Shaffer

**MTG:** \$2,384,050 from **East Boston Savings Bank**  
**ADD:** 11 Ashton Pl., Methuen  
**BWR:** Ashton Investment LLC, managed by Anthony J. Rossi

**BUYER:** HDX MS LLC, managed by Chengjie L. Ji  
**SELLER:** Dragon Court LJS LLC, managed by Leonard J. Samia  
**PRICE/ADD:** \$2,100,000; 52 Dragon Ct., Woburn  
**MTG:** \$1,432,000 from **Bank of America**  
**NOTES:** Industrial property, constructed 1984; building size is 13,400 sf, lot size is one acre; last sold in May 1993 for \$415,000

**MTG:** \$2,000,000 from **Citizens Bank**  
**ADD:** 1450 Hancock St., Quincy  
**BWR:** 1450 Hancock Street LLC, managed by Sau H. Cai and Linda Lan Nguyen

**MTG:** \$1,750,000 from **Avidia Bank**  
**ADD:** 90 Sterling St., West Boylston  
**BWR:** Craig Wambolt, trustee of Big Daddy Realty TR

**MTG:** \$1,525,000 from **Dedham Institution for Savings**  
**ADD:** 14 Atherton St., 142 Rosseter St. and 622 Walker St., Boston  
**BWR:** MS Land TR LLC, managed by Christopher Anderson and Kurt G. Stenhouse

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**BUYER:** Sofiya Popova and Stoyan A. Popov  
**SELLER:** Michael Glowacki, trustee of OPE Nominee TR  
**PRICE/ADD:** \$1,500,000; 85 Pleasant St., Nantucket  
**MTG:** \$71,105 and \$1,200,000 from **Cape Cod Five Cents Savings Bank**  
**NOTES:** Land parcel; lot size is 6,100 sf; seller's family ownership in property dates to Dec. 1983; seller's family acquired property in May 1979 for \$17,500

**MTG:** \$1,400,000 from **Needham Bank**  
**ADD:** 186 Boylston St., 69 Clifford St., 133 Harold St., U-1; 17 Old Morton St., U-1; and 22 Wentworth Ter., Roxbury  
**BWR:** TS Land TR LLC, mgd. by Christopher Anderson

**BUYER:** Whitman Homes Inc., managed by Richard P. Whittington, president and treasurer  
**SELLER:** ADM Agawam Development LLC, mgd. by Michael P. Hogan, president; George Krikorian, treasurer  
**PRICE/ADD:** \$1,320,000; Clover Drive, Lot 4-89, and Sunflower Way, Lot 4-91, Plymouth  
**NOTES:** Land parcels

**BUYER:** Kevin Hynes, trustee of Hynes Stockholders Realty TR  
**SELLER:** Fresh Tomatoes Enterprises, managed by David Brambila, president and treasurer  
**PRICE/ADD:** \$1,190,000; 1073 and 1077 Main St., Weymouth  
**NOTES:** Retail property and land parcel; 1073 Main St. constructed 1950; building size is 5,850 sf, lot size is 27,000 sf; restaurant; 1077 Main St. a land parcel; lot size is 11,775 sf; last sold in March 2006 for \$1,375,000

**MTG:** \$1,000,000 from Walpole Cooperative Bank  
**ADD:** 490, 500 and 510 Chapman St., Canton  
**BWR:** 500 Chapman Street Realty LLC, managed by Richard T. Miller, D.M.D.

## DEC 21st

**MTG:** \$75,278,861 from **Connecticut General Life Insurance Co.**  
**ADD:** 14 Wheeler Rd., Burlington  
**BWR:** Arborpoint At Burlington LLC, managed by Linda Houston

**MTG:** \$75,000,000 from **Acore Capital Mortgage LP**  
**ADD:** 135 William T. Morrissey Blvd., Boston  
**BWR:** 135 Morrissey Owner LLC, c/o Nordblom Co.

**MTG:** \$30,875,000 from **Rockland Trust Co.**  
**ADD:** 600 Technology Park Dr., Billerica  
**BWR:** Technology Park X L.P., managed by Arthur J. Gutierrez, president

**BUYER:** JSIP Webster Village LLC, managed by Matthew Frazier  
**SELLER:** Coneco Realty LLC, mgd. by Robert Lincoln, and Select Realty LLC, mgd. by Michael McGonigle  
**PRICE/ADD:** \$19,080,000; 0, 199 and 295 Webster St., Hanover



PHOTO: DEREK SZABO

**MTG:** \$15,118,000 from **Berkeley Point Capital**  
**NOTES:** Multifamily property, constructed 2015; two buildings total 55,000 sf, lot size is 15.4 acres; 76 units; property last sold in April 2006 for \$400,000

**MTG:** \$10,500,000 from **Cambridge Savings Bank**  
**ADD:** 1152 Main St., Whitinsville  
**BWR:** Industria Engineering Inc., managed by Richard C. McCarthy, president and treasurer

**MTG:** \$5,500,000 from **M&T Bank**  
**ADD:** School House Rd., Weymouth  
**BWR:** AEW Senior Housing Investors III and SHI III Weymouth LLC, c/o AEW Capital Investments

**BUYER:** 16 Pinckney Street LLC, mgd. by Barry Samuels  
**SELLER:** 90 St. Botolph LLC, managed by Keith Gordon  
**PRICE/ADD:** \$5,000,000; 90 St. Botolph St., Boston  
**MTG:** \$3,713,000 from **Walpole Cooperative Bank**  
**NOTES:** Multifamily property, const. 1899, renovated 2000; building size is 5,875 sf, lot size is 2,050 sf; seven-plus units; last sold in Sept. 1982 for \$29,720.02

**MTG:** \$1,000,000 and \$5,000,000 from **MutualOne Bank**  
**ADD:** 253-261 Hyde Park Ave., Boston  
**BWR:** Marina & Briana L.P., managed by Michael Mele, president and treasurer

**BUYER:** Inhabitants of The Town of Southborough  
**SELLER:** St. Mark's School of Southborough Inc., mgd. by Alys Scott, president; Frank Lopez-Balboa, treasurer  
**PRICE/ADD:** \$4,949,000; 36 Cordaville Rd., Southborough  
**NOTES:** Tax-exempt prop.; bldg. size is 3,000 sf, lot size is 60 acres; portion of property seller acquired in Nov. 1923

**BUYER:** Baystone Farm Pond LLC, managed by Todd S. MacDowell and Roy S. MacDowell, III  
**SELLER:** Framingham Franklin LLC, managed by Samuel Adams  
**PRICE/ADD:** \$4,700,000; 444-480 Franklin St., Framingham

**MTG:** \$5,000,000 from **MutualOne Bank**  
**NOTES:** Retail property, constructed 1976; building size is 53,500 sf, lot size is six acres

**BUYER:** JGK Hopkinton LLC, mgd. by Vickie Tu, pres.  
**SELLER:** BCC Property I LLC, managed by Joseph Boyle  
**PRICE/ADD:** \$4,550,000; 35 South St., Hopkinton  
**NOTES:** Flex/industrial property, constructed 1983; building size is 69,000 sf, lot size is 6.8 acres; last sold in June 2002 for \$6,400,000

**BUYER:** Gavin Foundation Inc., managed by John P. McGahan, president; Katie Kenneally Kelly, treasurer  
**SELLER:** Debra Keenan, trustee of 31 Old Colony Realty TR  
**PRICE/ADD:** \$4,300,000; 31-53 Old Colony Ave., Quincy  
**MTG:** \$600,000 from **City of Quincy** and \$1,631,822 from **Citizens Bank**  
**NOTES:** Medical office property, constructed 1961; building size is 18,500 sf, lot size is 30,000 sf; last sold in Oct. 2014 for \$2,400,000

**MTG:** \$3,100,000 from **Pilgrim Bank**  
**ADD:** 78, 86 and 88 Hammond St., Boston  
**BWR:** William M. Singleton Jr.

**MTG:** \$3,000,000 from **People's United Bank**  
**ADD:** 200 Inner Belt Rd., Somerville  
**BWR:** North River Inner Belt LLC, managed by Christopher S. Flagg and Christopher H. Pachios

**MTG:** \$3,000,000 from **MutualOne Bank**  
**ADD:** 215 West Central St., Natick  
**BWR:** 217 West Central Street LLC, managed by Logan R. Huffman

**BUYER:** Town of Chatham, mgd. by Jill R. Goldsmith  
**SELLER:** Lester W. Eldredge, Susan C. Eldredge and William C. Eldredge  
**PRICE/ADD:** \$2,500,000; 365 Main St., Chatham

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**NOTES:** Municipal properties, constructed 1900; first building size is 525 sf, lot size is 42,100 sf; second building size is 5,775 sf; last sold in April 1993 for 915/498

**MTG:** \$2,133,944 from **East Boston Savings Bank**  
**ADD:** 2 Rogers Ave., Lynn  
**BWR:** Brightwood L.P., managed by Robert P. Gilberg, president and treasurer

**BUYER:** Metro North Housing Corp., managed by Kathleen McKenna, president  
**SELLER:** Tri-City Community Action Program Inc., managed by D. Matthew Dugan, president; Charles Harak, treasurer  
**PRICE/ADD:** \$2,125,056; 115 Washington St., Malden  
**NOTES:** Multifamily property, constructed 1890; building size is 5,100 sf, lot size is 6,500 sf; 14 units; last sold in April 2007 for \$595,000

**BUYER:** PJM Family Enterprises LLC, managed by Paula Jean Murgo

**SELLER:** Cobble Hill Property Management LLC, managed by Seth J. Duchesneau  
**PRICE/ADD:** \$1,900,000; 22 Eskow Rd. and 230-236 Southwest Cutoff, Worcester  
**MTG:** \$2,000,000 from **Central One Federal CU**  
**NOTES:** Industrial properties; 22 Eskow Rd. constructed 1965; building size is 15,175 sf, lot size is 3.1 acres; 230 Southwest Cutoff constructed 1955; building size is 5,625 sf, lot size is 16,450 sf; 236 Southwest Cutoff constructed 1950; building size is 5,000 sf, lot size is 2.6 acres; properties last sold in June 2013 for \$2,000,000

**MTG:** \$1,600,000 from **Winter Hill Bank**  
**ADD:** 103-105 Orchard St., Somerville  
**BWR:** Alexan Kachaturian and Ifeanyi A. Menkiti

**MTG:** \$1,500,000 from **Cornerstone Bank**  
**ADD:** Ellingwood Circle, Lot 1-Lot 10, Framingham  
**BWR:** Ellingwood Circle LLC, managed by William Ellingwood Jr.

**MTG:** \$1,442,000 from **Wells Fargo Bank**  
**ADD:** 300 Hartford Ave., Bellingham  
**BWR:** Hartford Enterprise LLC, mgd. by Leo Vercollone

**MTG:** \$1,000,000 from **Dedham Institution for Savings**  
**ADD:** 355 Main St., Northbridge  
**BWR:** Leonard S. Jolles, trustee of Arcade Realty TR

## DEC 20th

**BUYER:** Arlington Street Quincy Hotel LLC, managed by Jeff Johnston and Mark R. Stebbins  
**SELLER:** Work Inc., managed by James Cassetta, president; David C. Anderson, treasurer  
**PRICE/ADD:** \$7,300,000; 1-15 Arlington St. and 22-30 Fayette St., Quincy  
**MTG:** \$6,250,000 from **Six Continents Hotels Inc.** and \$32,584,000 from **People's United Bank**



PHOTO: DEREK SZABO

**NOTES:** Land parcels; lot size is 1.3 acres; sellers' ownership in property dates to Dec. 1978

**BUYER:** Fulcrum Harbor LLC, managed by Robert C. Kirschner and Richard E. Putrush  
**SELLER:** Atlantic-Scituate Realty LLC, managed by David Capobianco, Irene T. Gruber and Joseph Zink  
**PRICE/ADD:** \$3,825,000; 56 New Driftway, Scituate  
**MTG:** \$2,677,500 from **Country Bank for Savings**  
**NOTES:** Medical office property, constructed 1974; building size is 25,400 sf, lot size is 1.7 acres; last sold in Nov. 2011 for \$3,363,400

**BUYER:** Ginns Family Libbey LLC, mgd. by Steven Ginns  
**SELLER:** Russell J. Anderson, trustee of Southeastern Industrial TR

**PRICE/ADD:** \$3,075,000; 195 Libbey Industrial Pkwy., Weymouth  
**MTG:** \$2,306,000 from **Rockland Trust Co.**  
**NOTES:** Industrial property, constructed 1987; building size is 37,700 sf, lot size is 3.1 acres; last sold in June 1990 for \$1,500,000

**BUYER:** Atlantic Fence Supply of Boston LTD, mgd. by Michael O'Donnell, president; Harry Foreman, treasurer  
**SELLER:** Bellingham Investments Inc., managed by Carl McKenzie, president and treasurer  
**PRICE/ADD:** \$2,900,000; 125 Depot St., Bellingham  
**NOTES:** Industrial property, constructed 1975; building size is 86,975 sf, lot size is 8.5 acres; last sold in July 2015 for \$2,586,513

**BUYER:** Brockton & Main LLC, managed by Benjamin Bradley, Jefferson Gaufin and Daniel Lyman  
**SELLER:** Jeffrey Weaver, trustee of Micro Wire Realty TR  
**PRICE/ADD:** \$2,600,000; 120 North Main St., Brockton  
**MTG:** \$4,545,000 from **Bank of Utah**  
**NOTES:** Industrial property, constructed 1950; building size is 67,657 sf, lot size is 1.8 acres; last sold in Dec. 1998 for \$300,000

**MTG:** \$2,439,000 from **First Republic Bank**  
**ADD:** 197-205 Kent St., Brookline  
**BWR:** 197-205 Kent Street LLC, mgd. by Earl N. Henry III

**MTG:** \$300,000 and \$2,200,000 from **Bank Gloucester**  
**ADD:** 69 and 73-79 Holden St., and 620 Broadway and O Morris St., Everett  
**BWR:** Carl J. Penta and Edward J. Penta Jr.

**BUYER:** 6-8 Ford Street LLC, mgd. by Reginaldo Piccinato  
**SELLER:** 6-8 Ford LLC, managed by Amanda Gardner  
**PRICE/ADD:** \$1,600,000; 6-8 Ford St., Boston  
**MTG:** \$1,200,000 from **East Cambridge SB**  
**NOTES:** Multifamily property, const. 1910, renovated 1990; building size is 2,400 sf, lot size is 1,675 sf; four- to six units; seller inherited property in May 2012

**BUYER:** Dana S. Russell, trustee of The Industrial TR  
**SELLER:** Collins Avenue Properties Inc., managed by Thierry Lovenbach, president  
**PRICE/ADD:** \$1,400,000; 0 Collins Ave., Lots 32H and 32-1H, Plymouth  
**NOTES:** Land parcels; lot size is 3.2 acres; last sold in Dec. 2008 for \$1,300,000

**MTG:** \$1,120,000 from **Cambridge Savings Bank**  
**ADD:** 2 Industrial Pkwy., Woburn  
**BWR:** JC & Co Realty LLC, managed by David A. Ayer

**MTG:** \$1,060,000 from **East Boston Savings Bank**  
**ADD:** 79 Farrington St., Quincy  
**BWR:** Jendavis LLC, managed by James H. Davis III and Robert Jensen

## DEC 19th

**BUYER:** AP Brattle Square LP, c/o Asana Partners, Charlotte NC  
**SELLER:** Brattle Square Properties LLC, managed by Pamela D. Brown and Wells B. Dow

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**PRICE/ADD:** \$54,000,000; 1-8, 17-37 and 39-41 Brattle St., Cambridge

**NOTES:** Mixed-use props.; 1-8 Brattle St. an office property, const. 1912; building size is 19,250 sf, lot size is 6,450 sf; 17-37 Brattle St. a retail property, constructed 1930; building size is 17,625 sf, lot size is 17,375 sf; 39-41 Brattle St. a retail property, constructed 1930; building size is 5,825 sf, lot sizes is 8,775 sf; sellers inherited properties in July 2005; see related sales this date

**BUYER:** Symphony RHF Partners L.P., managed by Laverne R. Joseph

**SELLER:** RHF Foundation Inc., mgd. by Laverne Joseph  
**PRICE/ADD:** \$49,174,145; 333 Massachusetts Ave., Boston  
**MTG:** \$74,500,000\* from **Massachusetts Housing Finance Agency**

**NOTES:** Multifamily property, const. 1980, structured as condo. unit; unit size is 163,125 sf; 216 apartments; \*mortgage also covers 334 Massachusetts Ave., Boston

**BUYER:** Symphony RHF Partners L.P., managed by Laverne R. Joseph

**SELLER:** RHF Foundation Inc., mgd. by Laverne Joseph  
**PRICE/ADD:** \$42,825,855; 334 Massachusetts Ave., Boston  
**MTG:** \$10,500,000 from **RHF Foundation Inc.** and \$74,500,000\* from **Massachusetts Housing Finance Agency**

**NOTES:** Multifamily property, constructed 1980, structured as condominium unit; unit size is 142,075 sf; 188 apartments; \*mortgage also covers 333 Massachusetts Ave., Boston

**BUYER:** AP Brattle Square LP, c/o Asana Partners, Charlotte NC

**SELLER:** Stearns Brattle Street LLC, mgd. by Gary Doyle  
**PRICE/ADD:** \$36,000,000; 1-8-7-37 and 39-41 Brattle St., Cambridge

**NOTES:** Mixed-use properties; 1-8 Brattle St. an office property, const. 1912; building size is 19,250 sf, lot size is 6,450 sf; 17-37 Brattle St. a retail property, constructed 1930; building size is 17,625 sf, lot size is 17,375 sf; 39-41 Brattle St. a retail property, const. 1930; building size is 5,825 sf, lot sizes is 8,775 sf; sellers inherited properties in July 2005; see related sales this date

**BUYER:** AP Brattle Square LP, c/o Asana Partners, Charlotte NC

**SELLER:** Marshall W. Stearns Trust LLC, managed by Elizabeth D. Stearns  
**PRICE/ADD:** \$18,000,000; 1-8-17-37 and 39-41 Brattle St., Cambridge

**NOTES:** Mixed-use properties; 1-8 Brattle St. an office property, constructed 1912; building size is 19,250 sf, lot size is 6,450 sf; 17-37 Brattle St. a retail property, constructed 1930; building size is 17,625 sf, lot size is 17,375 sf; 39-41 Brattle St. a retail property, constructed 1930; building size is 5,825 sf, lot sizes is 8,775 sf; sellers inherited properties in July 2005; see related sales this date



PHOTO: DEREK SZABO

**MTG:** \$4,000,000 from **South Shore Bank**

**ADD:** 30 Tremont St., Duxbury

**BWR:** Island Creek Village West L.P., managed by John W. Keith, president and treasurer

**BUYER:** BMG Holdings LLC, mgd. by Moshe Wechsler

**SELLER:** Lorilee I LLC, mgd. by Christopher Spagnoli  
**PRICE/ADD:** \$3,687,750; 34-36 Belmont St., 31-33 Fort Pleasant Ave., 886 State St./6 Andrew St. and 228 Locust St./183 Woodside Ter., Springfield

**MTG:** \$3,038,000 from **Greystone Servicing Corp.**  
**NOTES:** Multifamily props.; 34-36 Belmont Ave. bldg. size is 18,025 sf, lot size is 6,925 sf; 16 units; last sold in Oct. 2004 for \$629,000; 31-33 Fort Pleasant Ave. building size is 14,375 sf, lot size is 6,100 sf; 16 units; last sold in Jan. 2000 for \$460,000; 886 State St./6 Andrew St. bldg. size is 22,075 sf, lot size is 19,175 sf; 15 units; last sold in Feb. 2013 for \$140,000; 228 Locust St./183 Woodside Ter. bldg. size is 24,575 sf, lot size is 11,325 sf; 28 units; last sold in Nov. 2006 for \$775,000

**MTG:** \$2,750,000 from **Eastern Bank**

**ADD:** 580 Main St., Reading

**BWR:** C&S Capital Properties LLC, managed by Janet L. Senna and Joshua J. Senna

**MTG:** \$2,200,000 from **Hingham Institution for Savings**

**ADD:** 99-105 Front St., and 5-7 Otis St., Scituate

**BWR:** Spyros Mallios, trustee of Apollo Realty TR

**MTG:** \$1,906,904 from **Eastern Bank**

**ADD:** 81-117 Humboldt Ave., Boston

**BWR:** Marksdale Gardens Cooperative Corp., managed by Minnie B. Clark, president

**MTG:** \$1,500,000 from **Needham Bank**

**ADD:** 1180 Great Plain Ave., Needham

**BWR:** Congregational Church of Needham

**BUYER:** Sociedad Latina Inc., mgd. by Marta Rivera, pres.

**SELLER:** 1530 Tremont Street LLC, mgd. by Bruce Keary

**PRICE/ADD:** \$1,230,000; 1530 Tremont St., Boston

**MTG:** \$885,000 from **Eastern Bank**

**NOTES:** Office property, constructed 1899, renovated 2012; building size is 4,950 sf, lot size is 2,175 sf; last sold in July 1999 for \$186,012

**BUYER:** Correia Ventures LLC, managed by Joseph A. Correia II and Michael C. Correia

**SELLER:** Lynette L. Baudanza aka Lynette L. Bragel  
**PRICE/ADD:** \$1,150,000; 458 Main St., Wilmington  
**NOTES:** Office property, constructed 1985; building size is 14,000 sf, lot size is 31,375 sf; last sold in May 1986 for \$625,000

**BUYER:** 65 Belmont Holdings LLC, managed by Moshe Wechsler

**SELLER:** Lorilee I LLC, mgd. by Christopher Spagnoli  
**PRICE/ADD:** \$1,012,250; 65 Belmont Ave., aka 17 Leyfred Ter., Springfield

**MTG:** \$834,000 from **Greystone Servicing Corp.**  
**NOTES:** Multifamily property; building size is 21,77 sf, lot size is 12,200 sf; 16 units; last sold in Oct. 2010 for \$425,500

## DEC 18th

**MTG:** \$185,000,000 from **American General Life Insurance**

**ADD:** 427 Walnut St., Lynnfield

**BWR:** Market Street Retail South LLC, managed by Michael Medvin

**BUYER:** Iconic Copley Plaza Hotel LLC, managed by Ashkenazy Acquisition Corp.

**SELLER:** Felcor Copley Plaza Owner LLC, c/o RLJ Lodging TR, managed by Ross H. Bierkan, president  
**PRICE/ADD:** \$163,000,000; 138 St. James Ave., Boston  
**MTG:** \$95,000,000 from **Deutsche Bank**

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# Commercial Deals

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**NOTES:** Hotel property, constructed 1912; building size is 281,125 sf, lot size is 40,175 sf; 383 rooms; last sold in Aug. 2010 for \$92,696,206

**BUYER:** CH Realty VIII/R Boston Marketplace LLC, c/o Crow Holdings

**SELLER:** Paul A. Calvo, trustee of R.C. TR

**PRICE/ADD:** \$29,000,000; 90-92 Middlesex Tpk., Burlington

**NOTES:** Retail property, constructed 2013; building size is 30,075 sf, lot size is 12.3 acres; retail property, Middlesex Marketplace; seller's family acquired property in June 1984 for \$1,100,000

**MTG:** \$28,000,000 from **East Boston Savings Bank**  
**ADD:** 1500-1530 Hancock St., Quincy

**BWR:** Hancock Q Plaza LLC, managed by Andrian Shapiro and Edward Shapiro

**MTG:** \$26,500,000 from **Rockland Trust Co.**

**ADD:** 3 Belcher St., 1034 East St., 7 Elm St. and 7, 11 and 15 Glenwood Ave., Walpole

**BWR:** 1034 East Street LLC, managed by Henry G. Grilli and Gerard C. Lorusso

**BUYER:** 827-829 Boylston Street LLC, mgd. by Louis Karger  
**SELLER:** 827 Boylston Street Boston LLC, managed by Helen Lee and Jhae S. Lee

**PRICE/ADD:** \$20,600,000; 827-829 Boylston St., Boston

**MTG:** \$18,500,000 from **First Republic Bank**

**NOTES:** Mixed-use property, constructed 1910, renovated 2006; building size is 15,2525 sf, lot size is 5,400 sf; commercial and multifamily; seller's ownership in property dates to Jan. 1979

**BUYER:** MS Harwich LLC, managed by Kenneth F. Frank, president; Franklin Frank, treasurer

**SELLER:** TRT Harwich LLC, c/o Dividend Capital, Denver CO

**PRICE/ADD:** \$17,000,000; 16 and 18 Sisson Rd., Harwich

**MTG:** \$6,600,000 from **East Boston Savings Bank**

**NOTES:** Retail property, constructed 2003; building size is 59,050 sf, lot size is 9.5 acres; last sold in Oct. 2007 for \$14,443,506

**BUYER:** 233 Beacon Street LLC, managed by Andrew B. Constantine

**SELLER:** Clifford R. Cohen, Personal Representative of The Estate of Joseph Massik

**PRICE/ADD:** \$7,400,000; 233 Beacon St., Boston

**MTG:** \$3,800,000 from **Brookline Bank**

**NOTES:** Multifamily prop., const. 1910; building size is 7,200 sf, lot size is 2,125 sf; seven-plus units; seller's family ownership in property dates to Sept. 1969

**MTG:** \$6,712,000 from **Boston Private B&T Co.**

**ADD:** 363 Neponset St., Canton; 241 West Central St., Natick; and 80-82 Olympia Ave., Woburn

**BWR:** George T. Albrecht and George Albrecht, Jr., trustee of 241 West Central Street Realty TR and 80-82 Olympia Avenue Realty TR



PHOTO: DEREK SZABO

**MTG:** \$5,800,000 from **Centerville Bank**

**ADD:** 4-6 Court St. and 236-240 Salem St., Medford

**BWR:** HHC One Salem LLC, managed by Milan Patel

**MTG:** \$4,600,000 from **Brookline Bank**

**ADD:** 101 Beacon St., Boston

**BWR:** One-O-One Beacon LLC, managed by Andrew B. Constantine

**MTG:** \$4,312,500 from **TD Bank**

**ADD:** 270 Shrewsbury St., Boylston

**BWR:** J&M Batista Family L.P., managed by John C. Batista, president and treasurer

**MTG:** \$2,500,000 from **Patriot Community Bank**

**ADD:** 336 Turnpike Rd., Westborough

**BWR:** Ryan Development LLC, mgd. by Robert Walker

**BUYER:** Robert I. Bechek and Elizabeth Freeman

**SELLER:** Town of Dover, managed by David Ramsay, town administrator

**PRICE/ADD:** \$2,050,000; 46 Springdale Ave., Parcel B, Dover

**NOTES:** Municipal property; lot size is 27.2 acres; seller acquired property in Jan. 2015 for \$5,550,000

**BUYER:** Curlew Quincy LLC, managed by Xiao Zhen Yu

**SELLER:** Nicholas DiGiusto, trustee of DiGiusto Trust

**PRICE/ADD:** \$1,700,000; 42 Water St., Quincy

**NOTES:** Industrial prop., const. 1965; building size is 4,000 sf, lot size is 34,100 sf; auto repair facility; seller's family ownership in property dates to Sept. 1967

**BUYER:** Charley2017 LLC, managed by Brian Holmes

**SELLER:** Barbara R. Doering

**PRICE/ADD:** \$1,400,000; 162 Grove St., Franklin

**NOTES:** Industrial property; building size is 13,200 sf, lot size is four acres; truck terminal; last sold in April 1987 for \$350,000

**MTG:** \$1,200,000 from **Webster Five Cents SB**

**ADD:** 39, 43 and 47 West St., Worcester

**BWR:** Mansour Gaval

## DEC 15th

**MTG:** \$250,000,000 from **Pacific Life Insurance Co.**

**ADD:** 100 Sudbury St., U-WP-B1, Boston

**BWR:** Bulfinch WPB1 Owner LLC, managed by Jeffrey J. Kanne

**MTG:** \$54,800,000 from **Webster Bank**

**ADD:** 20 Corporate Dr., Burlington

**BWR:** Burlington Centre Twenty Corporate Owner LLC

**MTG:** \$33,500,000 from **East Boston Savings Bank**

**ADD:** 400 Rivers Edge Dr., Medford

**BWR:** PL 400 Rivers Edge Drive LLC, managed by John J. Preotle Jr.

**BUYER:** The Residences at Forest Hills Station LLP, c/o Criterion Development Partners

**SELLER:** LAZ Boston Commuter Lots LLC, c/o LAZ Parking Realty Investors

**PRICE/ADD:** \$11,750,000; 15 Morton St. and 3694 Washington St., Boston

**NOTES:** Land parcels; lot size totals 2.2 acres; last sold in March 2010 for \$6,500,000

**MTG:** \$6,100,000 from **MutualOne Bank**

**ADD:** 188-190 Sumner St., East Boston

**BWR:** 188-190 Sumner Street LLC, c/o MG2 Properties, managed by John McGrail and Joseph Donovan

**BUYER:** Testudine Partners LLC, managed by Jonathan R. McLaughlin

**SELLER:** The Haverdyne Company LLC, managed by Robert F. McLaughlin

**PRICE/ADD:** \$5,600,000; 135 Ward Hill Ave., Haverhill

**MTG:** \$550,000 from **Robert F. McLaughlin**  
**NOTES:** Industrial property, constructed 1997; building size is 58,800 sf, lot size is 4.2 acres; last sold in Sept. 1997 for \$200,000

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**BUYER:** Chelmsford Properties LLC, c/o Brady Sullivan, managed by Shane D. Brady and Arthur W. Sullivan

**SELLER:** 199 & 201 Riverneck Road Holdings LLC, c/o CWC Capital Asset Management

**PRICE/ADD:** \$5,200,000; 199 and 201 Riverneck Rd., Chelmsford

**NOTES:** Office properties, constructed 1985; 199 Riverneck Rd. building size is 94,825 sf, lot size is 21 acres; 201 Riverneck Rd. building size is 90,400 sf; seller acquired properties in Oct. 2017 via foreclosure deed valued at \$4,100,000

**MTG:** \$2,690,000 from **Institution for Savings in Newburyport** and Its Vicinity

**ADD:** 12 and 16 Main St., and 11 and 17 School St. Rockport

**BWR:** Rockport Music Inc., managed by Anthony Beadle, executive director

**BUYER:** Westwood Brookside LLC, managed by Stephen Gladstone

**SELLER:** James E. Goode

**PRICE/ADD:** \$2,400,000; 401-409 Washington St., Westwood

**MTG:** \$2,160,000 from **Eastern Bank**

**NOTES:** Multifamily property, constructed 1969; building size is 8,075 sf, lot size is one acre; nine units; seller's family acquired property in Feb. 1959

**MTG:** \$2,040,000 from **Belmont Savings Bank**

**ADD:** 77 Rocky Neck Ave., Gloucester

**BWR:** Springwater Realty LLC, mgd. by Dennis A. Dyer

**MTG:** \$2,000,000 from **Cambridge Savings Bank**

**ADD:** 189 St. Botolph St., Boston

**BWR:** 189 St. Botolph LLC, managed by Darren Swain

**MTG:** \$1,450,000 from **Hingham Institution for Savings**

**ADD:** 1395-1397 Furnace Brook Pkwy., Quincy

**BWR:** Jeffrey Aronson and Maureen Aronson

**BUYER:** Psuriel LLC, managed by Vidal Primitario

**SELLER:** Daxad LLC, mgd. by Juan Yopez and Luis Yopez

**PRICE/ADD:** \$1,081,575; 25 Marston St., U-B, Lawrence

**MTG:** \$550,000 from **Enterprise Bank & Trust Co.**

**NOTES:** Industrial condominium; unit size is 57,175 sf; seller acquired property pre-conversion in May 2006 for \$1,600,000

## DEC 14

**MTG:** \$95,000,000 from **Massachusetts Mutual Life Insurance Co.**

**ADD:** 109 Beverly St., aka 95 Haverhill St., aka 96-120 Beverly St., Boston

**BWR:** IMP Victor LLC, c/o Institutional Multifamily Partners LLC

**BUYER:** Sun Life Assurance Company of Canada

**SELLER:** Paradigm Direct Summer Street LLC, c/o Paradigm Properties, managed by Kevin McCall

**PRICE/ADD:** \$19,000,000; 93 Summer St., Boston



PHOTO: DEREK SZABO

**NOTES:** Office property, constructed 1987, renovated 2007; building size is 25,000 sf, lot size is 5,500 sf; last sold in June 2015 for \$4,884,482.28

**MTG:** \$10,500,000 from **Cambridge Savings Bank**

**ADD:** 55 Bearfoot Rd., Northborough; and 939 Southbridge St., Worcester

**BWR:** Industria Engineering Inc., managed by Richard C. McCarthy, president and treasurer

**MTG:** \$9,700,000 from **Belmont Savings Bank**

**ADD:** 1285 Beacon St., Brookline

**BWR:** 1285 Beacon Investors LLC, c/o Bulfinch Cos., managed by Eric D. Schlager and Robert A. Schlager

**BUYER:** Behavioral Health Network Inc., managed by Katherine B. Wilson, president; Lynn Brown, treasurer

**SELLER:** Honore LLC, mgd. by Raipher D. Pellegrino

**PRICE/ADD:** \$9,189,000; 417 Liberty St. and 35 Heywood St., Springfield

**MTG:** \$7,480,000 from People's Bank

**NOTES:** Office properties; 417 Liberty St. building size is 47,000 sf, lot size is 2.1 acres; last sold in Jan. 2002 for \$300,000; 35 Heywood St. building size is 14,750 sf, lot size is 1.4 acres; last sold in Sept. 2008 for \$386,500

**BUYER:** OSJ of Saugus LLC, managed by Alan Perlman, John D. Conforti and Marc Perlman

**SELLER:** Taylor Saugus L.P., managed by Joshua W. Katzen, president

**PRICE/ADD:** \$6,600,000; 1020 Broadway, Saugus

**NOTES:** Retail property, constructed 1995; building size is 39,750 sf, lot size is 3.4 acres; last sold in April 1995 for \$3,500,000

**MTG:** \$5,100,000 from **American Memorial Life Insurance Co.**

**ADD:** 50 Salem St., Lynnfield

**BWR:** David M. Stone

**MTG:** \$4,015,000 from **Citizens Bank**

**ADD:** 10-40 Hayward St., Quincy

**BWR:** BNW Realty LLC, managed by Miao Kun Fang

**MTG:** \$4,000,000 from **Rockland Trust Co.**

**ADD:** 74 Holliston St., and 67A, 67B, 67C, and 67D Main St., Medway

**BWR:** Charter Medway II LLC, managed by Paul Brandes and Daniel Zelson

**MTG:** \$3,435,000 from **Bank of Canton**

**ADD:** 0 Millmount St., Boston

**BWR:** A.C.D. Development LLC, managed by Anthon DiLetzia and Charles DiLetzia

**MTG:** \$2,888,000 from **Historic Tax Credit Fund LLC** and \$3,820,000 from **Eastern Bank**

**ADD:** 24 Essex St., Haverhill

**BWR:** Wingate Street LLC, c/o Chinburg Properties, managed by Eric J. Chinburg

**BUYER:** 2 Lawton LLC, managed by Mai Luo

**SELLER:** 2-24 Lawton Place LLC, mgd. by Peter B. Lee

**PRICE/ADD:** \$2,650,000; 2-24 Lawton Pl., Waltham

**MTG:** \$3,090,200 from **Beverly Bank**

**NOTES:** Multifamily property, constructed 1920; building size is 11,975 sf, lot size is 25,700 sf; 12 units; last sold in July 2012 for \$375,000

**MTG:** \$1,931,700 from **First Savings Bank**

**ADD:** 281 Maple St., East Longmeadow

**BWR:** Does Dental Realty Co LLC, mgd. by James Does

**BUYER:** Hemisphere Development Group LLC, managed by Kai Zhao

**SELLER:** Curahealth Property LLC, managed by Kenneth McGee, chief operating officer

**PRICE/ADD:** \$1,900,000; 15 King St., Peabody

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**NOTES:** Medical office property, const. 1962; building size is 77,950 sf; last sold in Nov. 1993 for \$5,500,000

**MTG:** \$1,500,000 from **Newburyport Five Cents Savings Bank**

**ADD:** 19 Gardner Ave. and 124-126 University Ave., Lowell  
**BWR:** BMH University LLC and Nineteen Gardner Ave LLC, managed by Kathleen A. Sartorelli

**MTG:** \$1,250,000 from MutualOne Bank

**ADD:** 972-974 Blue Hill Ave., Boston  
**BWR:** Semont Holdings LLC, mgd. by Christopher Anderson

**MTG:** \$1,200,000 from **Eastern Bank**

**ADD:** 56 Highland Ave., and 164 Massapoag Ave., Sharon  
**BWR:** Amie B. Sapphire and Jonathan Sapphire

**MTG:** \$281,200 from **Home Loan Investment Bank** and \$1,150,000 from **Newburyport Five Cents SB**

**ADD:** 162-164 and 170-172 Riverside St., Lowell  
**BWR:** BMH Riverside LLC, mgd. by Kathleen Sartorelli

**MTG:** \$1,000,000 from **Lowell Five Cent SB**

**ADD:** 15 Davidson St. and 1 East Merrimack St., aka 5-7 East Merrimack St., Lowell  
**BWR:** One Riverfront LLC, managed by David T. Daly

**MTG:** \$1,000,000 from **Everett Cooperative Bank**

**ADD:** 309 American Legion Hwy., Revere  
**BWR:** Leitrim Group LLC, managed by Matthew Philibin

**BUYER:** Church 28 Realty LLC, managed by Jeffrey Rosario Turco

**SELLER:** Elizabeth A. Curnane, trustee of Chapultepec Properties Realty TR

**PRICE/ADD:** \$850,000; 28 Church St., Everett

**MTG:** \$1,000,000 from **Everett Cooperative Bank**  
**NOTES:** Mixed-use property, constructed 1910; building size is 3,600 sf, lot size is 1,750 sf; last sold in Dec. 2000 for \$200,000

## DEC 13th

**MTG:** \$32,080,000 from **Red Mortgage Capital LLC**

**ADD:** 30 Railroad St., Andover  
**BWR:** Andover Commons LLC, managed by Richard J. High, president

**MTG:** \$8,671,250 from **Florence Bank**

**ADD:** 101 Wason Ave., Springfield  
**BWR:** 101 Wason Avenue LLC, managed by John A. Wunderlich, president; Daniel K. Murphy, treasurer

**MTG:** \$3,200,000 from **People's Bank**

**ADD:** 1956-1976 Memorial Dr., Chicopee  
**BWR:** Memorial Drive Associates LLC, managed by Eliot B. Gersten

**MTG:** \$3,000,000 and \$11,000,000 from **Rockland Trust Co.**

**ADD:** Off West Central St., Natick  
**BWR:** Pasquale Franchi, trustee of KCN Realty TR



PHOTO: DEREK SZABO

**BUYER:** Sargent Ave LLC, mgd. by Michael Delsesto  
**SELLER:** Joy P. Schiff and Harold F. Thidemann Jr., Karl E. Thidemann, Personal Representative of The Estate of Emmy L. Thidemann

**PRICE/ADD:** \$3,000,000; 33 Sargent Ave. Somerville  
**MTG:** \$3,000,000 from **First Republic Bank**  
**NOTES:** Multifamily property, const. 1890; building size is 9,975 sf, lot size is 6,800 sf; 11 units; sellers' family ownership in property dates to Aug. 1963

**MTG:** \$2,800,000 from **Century Bank and Trust Co.**

**ADD:** 5 Forge Parkway, Franklin  
**BWR:** James F. Daddario and Curtis P. Patalano, trustees of JD Family TR

**MTG:** \$2,515,000 from **Lowell Five Cent SB**

**ADD:** 1 and 2 Park Dr., Units 5, 6 and 8-15, Westford  
**BWR:** Westford WP LLC, managed by Robert Walker

**BUYER:** 239 South Street LLC, managed by Pavel Perlov

**SELLER:** South Street Realty LLC, managed by Ronald Nation, president

**PRICE/ADD:** \$2,200,000; 239 South St., Hopkinton  
**MTG:** \$1,760,000 from Citizens Bank

**NOTES:** Office property, constructed 2000; building size is 19,825 sf, lot size is 1.4 acres; property last sold in Feb. 1996 for \$55,000

**BUYER:** Marshvegas Realty LLC, managed by Atef Ayoub and Victoria Masoud

**SELLER:** Snow Road Management LLC, managed by Charles A. Giacchetto

**PRICE/ADD:** \$1,499,000; One Snow Rd., Marshfield  
**MTG:** \$1,124,250 from Coastal Heritage Bank

**NOTES:** Office prop., const. 1972; bldg. size is 10,500 sf, lot size is one acre; last sold in March 2004 for \$1,125,000

**BUYER:** 971-973 Blue Hill Ave LLC, managed by Patrick Targete

**SELLER:** Yulius Katsas and Alexander Kuritnik

**PRICE/ADD:** \$1,375,000; 971-973 Blue Hill Ave., Boston

**MTG:** \$1,100,000 from **Abington Bank**

**NOTES:** Multifamily property, constructed 1910; building size is 9,975 sf, lot size is 6,850 sf; seven-plus units; last sold in Nov. 1997 for \$190,000

**MTG:** \$1,060,000 from **MutualOne Bank**

**ADD:** 9 Meadow St., Natick  
**BWR:** 22 3<sup>rd</sup> Street LLC, managed by Carlos Hanzi

## DEC 12th

**MTG:** \$25,000,000 from **Thrivent Financial for Lutherans**

**ADD:** 19 Mass Ave., Arlington  
**BWR:** Claremont Arlington Suites LLC, managed by Elias Patoucheas, president and treasurer

**MTG:** \$12,000,000 from **East Boston Savings Bank**

**ADD:** 71 Greenwood Ave., Swampscott  
**BWR:** Fisherman's Watch Condominiums LLC., managed by David Groom and Thomas Groom

**BUYER:** West Park 1500 LLC, managed by Christopher F. Egan, John R. Egan and Michael J. Egan

**SELLER:** West Park Drive Holdings LLC, c/o CWC Capital Asset Management

**PRICE/ADD:** \$6,190,500; 1500 West Park Dr., Westborough

**NOTES:** Office property, constructed 1988; building size is 80,675 sf, lot size is 8.5 acres; last sold in Oct. 2017 for \$7,500,000

**BUYER:** Park Place Wrentham LLC, managed by Matthew C. Clark and Kathleen Kudirka

**SELLER:** Peter Rezza and William H. Slattery, trustees of Eagle Brook Estates Realty TR

**PRICE/ADD:** \$4,800,000; Off Park Street, Lots 1 to 92, Open Space A, B, C and D; and Parcels A, B & D, Wrentham

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**MTG:** \$3,800,000 from Peter Rezza and William H. Slattery, trustees of **Eagle Brook Estates Realty TR**  
**NOTES:** Land parcels; sellers' ownership in property dates to July 1967

**MTG:** \$4,425,000 from **Beverly Bank**  
**ADD:** 8, 12, 14, 20, and 25 Chase St. and 87 Baker St., aka 29 Chase St., Lynn  
**BWR:** Chase Apartments LLC, mgd. by Andreas Tsitos

**BUYER:** 537 Clapp Street LLC, mgd. by Paul McGrath  
**SELLER:** WGI Holdings LLC, managed by Jeffrey Plank  
**PRICE/ADD:** \$4,050,000; 75-79 Clapp St., Dorchester  
**NOTES:** Retail property, constructed 1920, renovated 2009; building size is 3,150 sf, lot size is 20,575 sf; last sold in Sept. 1997 for \$300,000

**MTG:** \$2,000,000 from **Watertown Savings Bank**  
**ADD:** 337-349 Watertown St., Newton  
**BWR:** May Nineteen Family LP, managed by Antonietta M. Gallinelli and Roberto C. Gallinelli

**MTG:** \$1,657,600 from **MountainOne Bank**  
**ADD:** 48 Saville St., Cambridge  
**BWR:** 48 Saville Street LLC, managed by Donald Eurich, Harold B. McShane and Ronald L. Smith

**MTG:** \$1,200,000 from **South Shore Bank**  
**ADD:** 389-391 Water St., Quincy  
**BWR:** Wing LLC, managed by Michael Ozog and Christopher Stec

**MTG:** \$1,200,000 from **South Shore Bank**  
**ADD:** 119 Newbury St., Brockton  
**BWR:** Wind Properties LLC, managed by Michael Ozog and Christopher Stec

## DEC 11th

**MTG:** \$36,089,800 from **Walker & Dunlop**  
**ADD:** 1575 Tremont St., Boston  
**BWR:** Longwood Apartments LLC, c/o Bluestone Capital Partners

**BUYER:** Mauruuru Properties LLC, mgd. by Gregory Clark  
**SELLER:** Creative Development Management LLC, managed by Charlotte F. Maynard

**PRICE/ADD:** \$16,250,000; 1238, 1240, 1242 and 1254 Chestnut St.; 10, 20, 26 and 70 Linden St.; 69 Mechanic St.; 80, 88 and 90 Oak St.; and 10, 20, 26 and 30 Ossipee Rd., Newton

**MTG:** \$22,212,201 from **Shem Creek Newton LLC**  
**NOTES:** Mixed-use properties; 1238, 1240, 1242 and 1254 Chestnut St. an office property, constructed 1887; building size is 145,150 sf, lot size is 2.1 acres; 10, 20, 26 and 70 Linden St. an industrial property, constructed 1938; building size is 1,800 sf, lot size is 34,200 sf; 69 Mechanic St. a parking lot; lot size is 5,550 sf; seller's family ownership in property dates to May 1979



PHOTO: DEREK SZABO

**BUYER:** Shrewsbury Crossing II LLC, managed by Philip O. Shwachman, president and treasurer  
**SELLER:** Shrewsbury KSI 481 LLC, c/o Kimco Realty  
**PRICE/ADD:** \$11,950,000; 571 Boston Tpk., Shrewsbury  
**MTG:** \$9,000,000 from **Digital Federal Credit Union**  
**NOTES:** Retail property, constructed 1989; building size is 110,050 sf, lot size is 12.1 acres; last sold in March 1993 for \$13,506,582

**BUYER:** West Park 1500 LLC, managed by Christopher F. Egan, John R. Egan and Michael J. Egan  
**SELLER:** 1500 West Park Drive Holdings LLC, c/o CWC Capital Asset Management  
**PRICE/ADD:** \$6,190,500; 1500 West Park Dr., Westborough  
**NOTES:** Office prop., const. 1988; bldg. size is 80,875 sf, lot size is 8.6 acres; last sold in Oct. 2017 for \$7,500,000

**BUYER:** Somerville Community Corp. Inc., managed by Daniel LeBlanc, CEO  
**SELLER:** Ann Marie Dawley, trustee of The Hurbro TR  
**PRICE/ADD:** \$5,400,000; 355 Broadway, Somerville  
**MTG:** \$5,558,000 from **East Boston Savings Bank**  
**NOTES:** Multifamily property, constructed 1996; building size is 13,225 sf, lot size is 8,700 sf; 16 units

**BUYER:** 121 Brookside LLC, mgd. by Christopher Butts  
**SELLER:** Chandler Cazenove LLC, managed by Fred Starikov and Steve Whalen  
**PRICE/ADD:** \$1,720,000; 121-123 Brookside Ave., aka 127 Brookside Ave., Jamaica Plain  
**MTG:** \$1,290,000 from **MutualOne Bank**  
**NOTES:** Land parcels; lot size totals 8,675 sf; seller acquired property in May 2016 for \$1,375,000 along with 428 Amory St.

**BUYER:** Banner Worcester Storage LLC, c/o managed by Milton Pinsky, Banner Real Estate Group, Skokie IL  
**SELLER:** John W. Higgins Armory LLC, managed by Brian Thibeault

**PRICE/ADD:** \$1,500,000; 90 Barber Ave., Worcester  
**NOTES:** Parking lot; lot size is 4.5 acres; portion of property seller acquired in Dec. 2014 for \$850,000

**MTG:** \$1,091,250 from **Mansfield Cooperative Bank**  
**ADD:** 25-27 Lothrop St., Boston  
**BWR:** 50 Bateman LLC, managed by Patrick McKenna

## DEC 8th

**MTG:** \$136,571,316 from **The Union Labor Life Insurance**  
**ADD:** Beacon Street, Brookline Avenue, David Ortiz Way and Maitland Street, Boston  
**BWR:** Fenway Center Owner 1-2 LLC, c/o Meredith Management

**MTG:** \$12,000,000 from **Eastern Bank**  
**ADD:** 151 Cedar St., Woburn  
**BWR:** Independent Tallow Company LLC, managed by Mordecai J. Levovitz

**BUYER:** Storage Portfolio II Subsidiary LLC  
**SELLER:** Extra Space Properties Two LLC  
**PRICE/ADD:** \$10,642,000; 2 Industrial Way, Tyngsborough  
**MTG:** \$194,400,000 from **Morgan Stanley Bank**  
**NOTES:** Office property, constructed 1983; building size is 900 sf, lot size is 4.4 acres; last sold in \$6,179,941 in Aug. 2005

**MTG:** \$10,000,000 from **First Commons Bank**  
**ADD:** 340 West Second St., South Boston  
**BWR:** 340 West Second Street LLC, mgd. by Leah Popielarski

**MTG:** \$9,324,947 from **Bank of America**  
**ADD:** 10 Johnson St., Auburn  
**BWR:** Roedel Partners of Auburn LLC

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**MTG:** \$7,000,000 from **Eastern Bank**

**ADD:** 1034-1068 Main St., Malden

**BWR:** Betty Akbarian and Mohammed Akbarian

**BUYER:** Battles Properties LLC, mgd. by F. Jeffrey Battles

**SELLER:** Gind LLC, managed by David Spiegel

**PRICE/ADD:** \$5,000,000; 60 MacArthur Blvd., Bourne

**MTG:** \$4,900,000 from **Rockland Federal CU**

**NOTES:** Retail property, constructed 1987; building size is 14,900 sf, lot size is 2.2 acres; auto dealership; last sold in Dec. 2009 for \$2,990,000

**MTG:** \$4,968,000 from **Cambridge Savings Bank**

**ADD:** 1390 Main St., Tewksbury

**BWR:** 1390 Main Street LLC, managed by Adam DeSanctis and Michael Saccone

**MTG:** \$2,782,000 from **NorthMark Bank**

**ADD:** 575 Turnpike St., Units 10, 11, 14, 15B, 16, 17, 21A and U-23, Andover

**BWR:** M&B Realty Associates LLC, managed by Steven J. Andriola, MD, Beth Anne Biggee, MD, Richard Choi, Adam T. Harder, MD, and Ronald A. Marvin, MD

**MTG:** \$2,300,000 from **ANB Bank**

**ADD:** 1280 Main St., Millis

**BWR:** Millis MA 1 LLC, managed by Paul Spencer and Vilia Valentine

**MTG:** \$2,085,000 from **Digital Federal CU**

**ADD:** 24 Seaver St., Boston

**BWR:** AAA Properties LLC, managed by Alan Sharaf, Fred Starikov and Stephen Whalen

**MTG:** \$2,000,000 from **People's United Bank**

**ADD:** 32 Anness Rd., Chelsea

**BWR:** Raymond S. Falite and Ronald J. Falite

**BUYER:** Jil Will LLC, managed by William E. Lucini

**SELLER:** V.S. Haseotes & Sons LP, managed by George Haseotes and Joyce Haseotes, general partner

**PRICE/ADD:** Lot 6A and Lot 10B Elm St., Bridgewater

**MTG:** \$1,570,000 from \$1,962,500 from **Mutual Bank**

**NOTES:** Land parcels; lot size total 11.9 acres; portion of property seller acquired in April 1977

**MTG:** \$1,400,000 from **Raymond C. Green Funding**

**ADD:** 223 High St., Newburyport

**BWR:** FLA Nut Research LLC, mgd. by Richard Scimone

**MTG:** \$1,200,000 from **Rockland Trust Co.**

**ADD:** 46-50 Lincoln St., Brighton

**BWR:** Thomas J. Galvin

**MTG:** \$1,000,000 from **Middlesex Federal SB**

**ADD:** 20 Bartlett Pl., Boston

**BWR:** Twenty Bartlett LLC, managed by Ralph Iannuzzi

## DEC 7th

**MTG:** \$47,500,000 from **PNC Bank**

**ADD:** 610 Broadway, Lawrence



PHOTO: DEREK SZABO

**BWR:** Lawrence/Methuen Properties LLC, c/o Versa Capital Management, Philadelphia

**BUYER:** Cohasset CP LLC, c/o Crosspoint, managed by James F. Carlin III and John W. Huber

**SELLER:** TRT Cohasset LLC, c/o Dividend Capital Trust

**PRICE/ADD:** \$13,050,000; 790 Cushing Hwy., Cohasset

**MTG:** \$10,800,000 from **Berkshire Bank**

**NOTES:** Retail prop., const. 1968; bldg. size is 50,575 sf, lot size is 7.6 acres; last sold in Aug. 2007 for \$9,702,208

**BUYER:** BIV-1 Kay LLC, c/o Seyon Group and Wheelock Street Capital

**SELLER:** Amy Carp, Jody G. Glashner, Harold Garber and Richard Garber

**PRICE/ADD:** \$7,050,000; 1 Kay Way, Stoughton

**NOTES:** Industrial property and land parcels; building size is 118,050 sf, lot size is 13.4 acres; sellers' family acquired properties in June 1976 and May 1983 for total consideration of \$198,000

**MTG:** \$5,000,000 from **Farm Credit East**

**ADD:** 77 Charlotte Furnace Road, Wareham

**BWR:** Bayside Agriculture Inc., managed by Peter D. Beaton, president; Marjorie E. Beaton-Kane, treasurer

**MTG:** \$5,000,000 from **Main Street Bank**

**ADD:** 4 Omni Way, Chelmsford

**BWR:** 4 Omni Realty LLC, amanged by Victor C. Galvani, John R. Parsons, Jr. and Andrew I. Sacheer

**BUYER:** KND Real Estate Escrow Holdings LLC, managed by Stephen Cunanan, Douglas L. Curnutte, and Joseph L. Landenwich

**SELLER:** Ventas Inc. and Ventas Realty LP, managed by Debra A. Cafaro, president; Brian K. Wood, treasurer

**PRICE/ADD:** \$4,579,600; 1 Love Ln., Dennis

**NOTES:** Nursing home, constructed 1984; building size is 57,350 sf, lot size is 5.4 acres; last sold in Oct. 1998

**BUYER:** One Love Lane South Dennis LLC, c/o Blue-Mountain Capital Management managed by Elliott Mandelbaum

**SELLER:** KND Real Estate Escrow Holdings LLC, c/o Kindred Healthcare, managed by Stephen Cunanan, Douglas L. Curnutte, and Joseph L. Landenwich

**PRICE/ADD:** \$3,496,938; 1 Love Ln., Dennis

**MTG:** \$128,000,000 from **KeyBank**

**NOTES:** Nursing home, constructed 1984; building size is 57,350 sf, lot size is 5.4 acres; last sold in Oct. 1998

**MTG:** \$2,275,000 from **Northern Bank & Trust Co.**

**ADD:** 146 Main St., Woburn

**BWR:** Jacqueline Eskanian, trustee of 146 Main Street Realty TR

**BUYER:** 8 Colonial Drive Westborough LLC, c/o Blue-Mountain Capital Management managed by Elliott Mandelbaum

**SELLER:** KND Real Estate 36 LLC, c/o Kindred Healthcare, managed by Douglas L. Curnette

**PRICE/ADD:** \$2,397,315; 8 Colonial Dr., Westborough

**MTG:** \$128,000,000 from **KeyBank**

**NOTES:** Nursing home, constructed 1975; building size is 39,800 sf, lot size is five acres; 123 beds; last sold in Dec. 2013 for \$9,437,000

**BUYER:** Tao Wang and Dr. Weihong Zheng

**SELLER:** Malta Realty LLC, managed by Philip Moses

**PRICE/ADD:** \$1,800,000; 1767 Commonwealth Ave., Brighton

**MTG:** \$1,242,500 from **Guaranteed Rate**

**NOTES:** Multifamily property, const. 1925, renovated 2011; building size is 3,400 sf, lot size is 3,100 sf; four- to six units; last sold in April 2011 for \$636,755

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**MTG:** \$1,775,000 from **Wellesley Bank**

**ADD:** 749-759 Beacon St., Cambridge

**BWR:** B&E Beacon Realty LLC, mgd. by Judith Davidson

**BUYER:** 175 Boston Road LLC, managed by Emad Salib

**SELLER:** Jeanne Bock and Russell J. Bock

**PRICE/ADD:** \$1,600,000; 175 Boston Rd., Billerica

**MTG:** \$1,280,000 from **Middlesex Savings Bank**

**NOTES:** Industrial prop., const. 1940; bldg. size is 6,175 sf, lot size is 25,700 sf; last sold in March 1985 for \$400,000

**BUYER:** 64-68 Osgood Street LLC, mgd. by Moshe Wechsler

**SELLER:** Oleg Pashchenko

**PRICE/ADD:** \$1,350,000; 64-68 Osgood St., Springfield

**MTG:** \$1,100,000 from **Hunt Mortgage Capital**

**NOTES:** Multifamily property, constructed 1970; building size is 24,325 sf, lot size is 13,950 sf; 32 units; last sold in Oct. 1988 for \$950,000

**BUYER:** EIP Energy I LLC, managed by John Lennon,

Michael Mackey and Matthew C. Newton, signatories

**SELLER:** BWC Burnshirt River LLC, c/o BlueWave Capital

**PRICE/ADD:** \$1,190,000; 385 Quaker Hwy., Uxbridge

**NOTES:** Land parcel; lot size is 43 acres; last sold in Aug. 2014 for \$600,000

**BUYER:** North Quincy Inn LLC, managed by Julia Q. Wong and Ming T. Wong

**SELLER:** D I G One LLC, managed by Sean Dyer

**PRICE/ADD:** \$1,080,000; 49 Holmes St., Quincy

**MTG:** \$655,000 from **Hingham Institution for Savings**

**NOTES:** Multifamily property, constructed 1919; building size is 4,125 sf, lot size is 6,575 sf; rooming house; 14 units; last sold in Oct. 2008 for \$525,000

**MTG:** \$1,000,000 from **South Shore Bank**

**ADD:** 435 Granite St., Quincy

**BWR:** Kamsa Realty LLC, managed by Kevin J. Carnes

## DEC 6th

**MTG:** \$135,750,000 from **New York Community Bank**

**ADD:** 8, 12, 15 and 16 Quarry Ln.; and 1 and 4 Stone Ln., Malden

**BWR:** Overlook Ridge Apartments Investors LLC, c/o Roseland Property Co.

**BUYER:** 1280 Massachusetts Avenue Owner MA LLC, managed by Intercontinental Real Estate Corp.

**SELLER:** Cambridge Trust Co. and 1280 Massachusetts Avenue LP, managed by Boston Residential Group

**PRICE/ADD:** \$45,150,000; 1280 Massachusetts Ave., Cambridge

**NOTES:** Office property, constructed 1985; building size is 49,225 sf, lot size is 12,350 sf; seller's family ownership in property dates to June 1951

**MTG:** \$7,442,000 from **Salem Five Cents SB**

**ADD:** 1699 Massachusetts Ave., Cambridge

**BWR:** Lotus Harvard Enterprise LLC, managed by Sherry Chen and Toby Seto



PHOTO: DEREK SZABO

**MTG:** \$5,300,000 from **East Boston Savings Bank**

**ADD:** 151 Tremont St. and 3 Winter Place, U-3-3, Boston

**BWR:** DTX Condominium LLC and Origen Property Investments VI LLC, managed by James P. Robertson Jr.

**MTG:** \$4,500,000 from **Brookline Bank**

**ADD:** 125 Industrial Park Rd., Hingham

**BWR:** 125 Industrial Park Road LLC, managed by James F. Rader

**MTG:** \$3,700,000 from **The Village Bank**

**ADD:** 00, 16, 26 Dalby St., Newton

**BWR:** Dalby Development LLC, managed by Daniel J. McAuliffe III

**MTG:** \$3,000,000 from **Customers Bank**

**ADD:** 1313 Main St., Millis

**BWR:** 1313 Main Street LLC, mgd. by Leonard Gemma

**MTG:** \$3,000,000 from **Brookline Bank**

**ADD:** 110 Industrial Park Rd., Hingham

**BWR:** 110 Industrial Park Road LLC, managed by James F. Rader

**MTG:** \$2,275,000 from **Northern Bank & Trust Co.**

**ADD:** 50 Main St., Marlborough

**BWR:** 50 Main Street LLC, managed by Robert Fadel

**MTG:** \$1,500,000 from **Clinton Savings Bank**

**ADD:** 25 Cargill Ave., 98 Chandler St., 18 Clifton St.,

10 Cottage St., 2 Doane St., 63 Dorchester St., 38

Duxbury Rd., 138 Endicott St., 1 Gloucester Rd., 634

Grafton St., 71 Granite St., 37 Green Hill Pkwy., 620

Grove St., 30 Hacker St., 39, 49 and 64 Harlem St.,

4 and 6 Harlow St., 2-4 and 2 1/2 Henchman St., 17

Hillside St., 5 Kenyon Ave., Units 1-9 and 11-16, 12

Ludlow St., 1 Maxwell St., 8 Moen St., 633 Millbury

St., 14 Northampton St., 49 Orne St., 36 and 91 and

97 Paine St., 53, 55 and 200 Perry Ave., 3 Pleasant

Ter., 17 Russell St., 6 South Harlem St., 24 Strathmore

St., 94 Sterling St., 62, 197 and 225 Vernon St., 1

Vinon St. and 53 and 77 Ward St., Worcester

**BWR:** Michael F. O'Rourke, trustee of KMOR Realty TR

**MTG:** \$1,500,000 from **Clinton Savings Bank**

**ADD:** 52 Granite St., 33 Orne St., 196 Perry Ave., 7

Svea St. and 195 Vernon St., Worcester

**BWR:** ATOrourke LLC and MOR Realty LLC, managed by Michael F. O'Rourke

**MTG:** \$1,400,000 from **Dedham Institution for Savings**

**ADD:** 7 Aly Raisman Way, Needham

**BWR:** 1242 South Street LLC, managed by Jason Brickman and Jon Wardwell

**BUYER:** Broadway Reprise LLC, managed by Michael Jack Witt

**SELLER:** Lynne A. Lenker, Personal Representative of 358 Broadway LLC

**PRICE/ADD:** \$1,290,000; 358 Broadway, Units 1, 2 and 3, Cambridge

**MTG:** \$1,330,000 from **Cambridge Trust Co.**

**NOTES:** Office condominiums; U-1 size is 975 sf; U-2 size is 400 sf; U-3 size is 575 sf; units acquired in July 2014 for \$811,000

**MTG:** \$1,175,430 from **MountainOne Bank**

**ADD:** 907 North St., Randolph

**BWR:** AJW Investments LLC, managed by John Whelan

## DEC 5th

**BUYER:** Birch Point LLC, managed by Mark H. Holly

**SELLER:** Phalanger LLC, managed by Bryce Tinnmouth

**PRICE/ADD:** \$8,000,000; 1 Sixth Rd., Woburn

**MTG:** \$6,800,000 from **Mark H. Holly**

**NOTES:** Industrial property, constructed 1979; building size is 64,175 sf, lot size is 3.6 acres; last sold in Nov. 2005 for \$4,150,000

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**BUYER:** Alan G. Lampert and Daniel M. DeSantis  
**SELLER:** Herb Chambers Pond Street LLC, managed by James A. Duchesneau  
**PRICE/ADD:** \$5,600,000; 10 and 22 Pond St., Norwell  
**MTG:** \$4,450,000 from **Mansfield Cooperative Bank**  
**NOTES:** Retail property, constructed 2005; building size is 16,250 sf, lot size is 2.5 acres; auto dealership; seller acquired property in Feb. 2012 for \$6,000,000

**MTG:** \$2,275,000 from **Northern Bank & Trust Co.**  
**ADD:** 368 Broadway, Saugus  
**BWR:** Fadel Enterprise LLC, managed by Robert Fadel

**BUYER:** 100 Condor LLC, managed by Mai Luo  
**SELLER:** PMT Realty LLC, managed by Melissa Todisco and Pasquale Todisco  
**PRICE/ADD:** \$2,125,000; 98-100 Condor St., East Boston  
**MTG:** \$2,835,000\* from **Metro Credit Union**  
**NOTES:** Industrial property, constructed 1910; building size is 32,900 sf, lot size is 16,550 sf; last sold in May 2016 for \$2,050,000; \*mortgage also covers 94 to 98 and 100 to 106 Pleasant St., Malden

**MTG:** \$1,500,000 from **Dedham Institution for Savings**  
**ADD:** Lots 38, 39, 40, 42, 43, 46 through 51, 53 through 62 Forbes Swamp Rd.; 63 through 67, 75, 76, 77 and 98 Box Turtle Dr.; 68 through 74 Horse Neck Dr., 78, 79, 85, 86, 87 Cole Dr., 80, 81, 82, 83, 84 Martin Dr., 88 through 97 McCombe Place, Rochester  
**BWR:** Connet Woods LLC, managed by Henry G. Grilli and Gerald C. Lorusso

**MTG:** \$1,455,000 from **Eastern Bank**  
**ADD:** 34 Raynor Ave. and 396 South Ave., Whitman  
**BWR:** John Vemis, trustee of The J&V Sons Real Estate TR

## DEC 4th

**MTG:** \$66,350,000 from **Bank of America**  
**ADD:** Colony Place, Lots 2 and 7, Plymouth  
**BWR:** Colony Place 400CP LLC, Colony Place Plaza LLC and Colony Place Village LLC, mgd. by Gary Darmaan

**BUYER:** CAR GBR MA HAN LLC, managed by Jay Ferriero and Catherine Potter, McLean VA  
**SELLER:** Prime Infiniti Real Estate LLC, managed by David Rosenberg  
**PRICE/ADD:** \$10,500,000; 2060-2070 Washington St., Hanover  
**NOTES:** Retail property, constructed 2011; building size is 24,900 sf, lot size is eight acres; property last sold in June 2011 for \$2,750,000

**MTG:** \$10,000,000 from **South Shore Bank**  
**ADD:** 25 Research Pl. North Chelmsford  
**BWR:** Rushil Hospitality LLC, mgd. by Kamlesh Patel

**BUYER:** DB5 Development Group LLC, managed by Anthony P. Bonacorso



PHOTO: DEREK SZABO

**SELLER:** United States of America, c/o U.S. Coast Guard  
**PRICE/ADD:** \$3,660,000; Tarrant Lane, Tract C-307, Wakefield

**MTG:** \$3,200,000 from **East Boston Savings Bank**  
**NOTES:** Land parcel; lot size is 3.7 acres

**BUYER:** Adams Street Enterprises LLC, mgd. by George Lang  
**SELLER:** Dennis Graziano, trustee of M&G Realty TR  
**PRICE/ADD:** \$3,650,000; 71 Adams St., 40 Arnold St. and Rear Adams St., Braintree

**MTG:** \$2,000,000 from **M&G Realty TR**  
**NOTES:** Mixed-use props.; 71 Adams St. a single-family Cape property 1952, const. 1952; house size is 1,075 sf, lot size is 1,075 sf; two bedrooms and one bath; seller acquired property in March 1994 for \$68,000; 40 Arnold St. an industrial property const. 1959; building size is 26,250 sf, lot size is 7.7 acres; Rear Adams St. a land parcel; lot size is 1.1 acres; sellers' family ownership in property dates to Jan. 1969

**MTG:** \$2,550,000 from **ANB Bank**  
**ADD:** 268 Mattapoissett Rd., Rochester  
**BWR:** Rochester MA 2 LLC, c/o Clean Energy Collective, mgd. by Paul Spencer and Villia Valentine, Louisville CO

## DEC 1st

**BUYER:** HCP/King Hayden Campus LLC, c/o King Street Properties, mgd. by Stephen Lynch and Thomas Ragno  
**SELLER:** CRP/King Hayden Owner LLC, c/o Carlyle Group  
**PRICE/ADD:** \$228,000,000; 45-55 and 65 Hayden Ave., Lexington

**NOTES:** Office/laboratory properties, const. 1973; 45-55 Hayden Ave. bldg. size is 180,400 sf, lot size is 25.7 acres; 65 Hayden Ave. bldg. size is 198,000 sf, lot size is 31.4 acres; last sold in Nov. 2016 for \$167,000,000

**MTG:** \$200,000,000 from **Morgan Stanley Senior Funding Inc.**

**ADD:** 15 Elizabeth Dr., Chelmsford  
**BWR:** Brooks Automation Inc., managed by Stephen S. Schwartz, president; Linda G. Robertson, treasurer

**BUYER:** Pulte Homes of New England LLC, managed by Reid Blute, Steven M. Cook, Brian Lupien, James R. McCabe, Geoffrey U. Rendall and Cynthia A. Zamarro  
**SELLER:** Town of North Reading, c/o North Reading Board of Selectmen, Michael Prisco, chair  
**PRICE/ADD:** \$30,000,000; 104 Lowell Rd., N. Reading  
**NOTES:** Land parcel; lot size is 34.2 acres; former state hospital site deeded to town in Dec. 2015

**MTG:** \$23,000,000 from **East Boston Savings Bank**  
**ADD:** 1106-1110 Commonwealth Ave., Brookline  
**BWR:** Nora House LLC, managed by Anwar Faisal

**BUYER:** Target Corp., mgd. by Brian Cornell, president  
**SELLER:** Wells Fargo Bank Northwest N.A. and Remainderman TR  
**PRICE/ADD:** \$12,250,000; 7 Allstate Rd., Boston  
**NOTES:** Retail property, constructed 1993, renovated 2010; building size is 147,950 sf, lot size is nine acres; last sold in July 1995

**BUYER:** 269-289 Main Street LLC, mgd. by Clifford Rucker  
**SELLER:** Two Eighty Five Inc., managed by John L. Sousa, president; John C. Fisher, treasurer  
**PRICE/ADD:** \$2,650,000; 269-289 Main St., Worcester  
**MTG:** \$1,987,500 from **Country Bank for Savings**  
**NOTES:** Office prop., const. 1925; bldg. size is 14,875 sf, lot size is 27,375 sf; last sold in May 1991 for \$503,832

**MTG:** \$1,950,000 from **Enterprise Bank & Trust Co.**  
**ADD:** 400 Boston Rd. & 142-144 Pollard St., Billerica; 970 & 1080 Main St., Tewksbury; and 2 Main St., Wilmington  
**BWR:** Gail A. MacDonald and Richard E. MacDonald

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MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**BUYER:** Flying Colors Group L.P., mgd. by Robert Wolfenden  
**SELLER:** BFP Massachusetts LLC, mgd. by Stephen Bollier  
**PRICE/ADD:** \$1,835,691; 30 General Abrams Dr., Agawam  
**MTG:** \$1,140,000 from **Kansas City Life Insurance Co.**  
**NOTES:** Industrial property, constructed 1987; building size is 23,225 sf, lot size is three acres; property last sold in May 1987 for \$82,500

**BUYER:** 131 Coolidge LLC, managed by Mark Crotty  
**SELLER:** Pillar Realty LLC, managed by Kerri Finn Carney  
**PRICE/ADD:** \$1,800,000; 131 Coolidge St., Hudson  
**MTG:** \$1,260,000 from **Hometown Bank**  
**NOTES:** Office property, constructed 1983; building size is 17,775 sf, lot size is 34,850 sf; last sold in July 2005 for \$2,540,000

**MTG:** \$1,550,000 from **Greystone Servicing Corp.**  
**ADD:** 61 Anderson St., Boston  
**BWR:** PVR Family LP, managed by William Rao

**BUYER:** 39-41 Gilman Street LLC, mgd. by Mary Cerio  
**SELLER:** Emily R. Tkaczuk  
**PRICE/ADD:** \$1,535,000; 39-41 Gilman St., Somerville  
**MTG:** \$1,864,981 from **Cambridge Savings Bank**  
**NOTES:** Multifamily property, constructed 1900; building size is 4,725 sf, lot size is 5,650 sf; four units; seller's ownership in property dates to Jan. 1965

**BUYER:** 66 Falcon Street LLC, managed by Doug Medvetz  
**SELLER:** Marcelino W. Romero and Sofia D. Merino  
**PRICE/ADD:** \$932,500; 66 Falcon St., Boston  
**MTG:** \$1,332,625 from **Patch of Land Lending**  
**NOTES:** Multifamily property, const. 1900, renovated 1999; building size is 2,925 sf, lot size is 3,425 sf; four- to six units; last sold in Jan. 2005 for \$490,000

**BUYER:** Eagle Acorn Acres LLC, mgd. by James Baldyga  
**SELLER:** Acorn Acres MHP LLC, managed by Mark Asnes  
**PRICE/ADD:** \$1,100,000; 113-115 Washington St., Auburn  
**MTG:** \$825,000 from **Westfield Bank**  
**NOTES:** Industrial properties; first building constructed 2016; building size is 2,400 sf, lot size is six acres; second building constructed 1988; building size is 450 sf, last sold in Nov. 2011 for \$1,128,750

**BUYER:** 154 Washington LLC, mgd. by Carl Manoogian  
**SELLER:** Henry Desantis, trustee of T&C Nominee Realty TR  
**PRICE/ADD:** \$1,072,500; 316 Washington St., Norwell  
**NOTES:** Office property, constructed 1950; building size is 4,775 sf, lot size is 37,450 sf; last sold in Jan. 1992 for \$250,000

## NOV 30th

**BUYER:** CIL Realty of Massachusetts Inc., managed by Kent Schwendy, president; Ed Jason, treasurer  
**SELLER:** Lennox Chase and Juanita Allen Kingsley, trustees of O.U.R. Trust  
**PRICE/ADD:** \$502,500; 56 Mount Everett St., Dorchester  
**MTG:** \$55,000,000 from **TD Bank**



PHOTO: DEREK SZABO

**NOTES:** lot size is 8,200 sf; sellers' family acquired property in Dec. 1981 for \$39,500

**MTG:** \$30,000,000 from **Nationwide Life Insurance Co.**  
**ADD:** 16-46 and 35-45 Kingsway, Waltham  
**BWR:** Briar Glen Village LLC, mgd. by Kevin Duffy, pres.

**MTG:** \$14,000,000 from **Bristol County SB**  
**ADD:** 99 Route 28, Yarmouth  
**BWR:** FED Hotel Properties LLC, mgd. by Abigail Wilson

**BUYER:** Benenson East Meadow Pharmacy LLC and BFL 1955 North Nellis LLC, c/o Benenson Capital Partners, NYC  
**SELLER:** Mark Hyannis II LLC, managed by Robert Korff

**PRICE/ADD:** \$13,950,000; 411 Barnstable Rd., Barnstable  
**NOTES:** Retail property, constructed 2017; building size is 12,450 sf, lot size is 1.4 acres; CVS pharmacy; property last sold in Oct. 2015 for \$615,000

**MTG:** \$9,000,000 from **Hingham Institution for Savings**  
**ADD:** 400 Mystic Ave., Somerville  
**BWR:** Charmed Life LLC, managed by David C. Matteo and David B. Winick

**BUYER:** Omni Chelmsford Investors LLC, managed by Victor Galvani, John Parsons Jr. and Andrew Sacher  
**SELLER:** 2, 4 and 6 Omni Way Holdings LLC  
**PRICE/ADD:** \$8,500,000; 2, 4, and 6 Omni Way, Chelmsford  
**NOTES:** Flex/office prop., const. 1984; bldg. size is 82,350 sf, lot size is 6.1 acres; last sold in Jan. 2016 for \$3,400,000; 4 Omni Way const. 1985; bldg. size is 81,975 sf, lot size is 7.8 acres; 6 Omni Way const. 1985; bldg. size is 50,625 sf, lot size is 4.9 acres; last sold along with 4 Omni Way in Oct. 2014 for \$9,400,000

**MTG:** \$6,200,000 from **Eastern Bank**  
**ADD:** 301 South Huntington Ave. Boston  
**BWR:** The Mount Pleasant Home, managed by Priscilla Ellis, president; Karen Ridgley, treasurer

**MTG:** \$3,150,000 from **Boston Private B&T Co.**  
**ADD:** 1840 Massachusetts Ave., Lexington  
**BWR:** Thomas J. Cataldo, trustee of CAZ Realty TR

**MTG:** \$2,750,000 from **First Boston Construction Holdings LLC**  
**ADD:** 390-400 and 406 Mystic Ave., Somerville  
**BWR:** Charmed Life LLC, managed by David C. Matteo and David B. Winick

**MTG:** \$2,840,000 from **Mansfield Cooperative Bank**  
**ADD:** 128-130 Coleridge St., East Boston  
**BWR:** Coleridge One Twenty Eight LLC, managed by John McGrail and Joseph Donovan

**MTG:** \$2,750,000 from **First Boston Construction Holdings**  
**ADD:** 246-248 West Broadway, South Boston  
**BWR:** 246 West Broadway LLC, managed by David C. Matteo and David B. Winick, Jr.

**BUYER:** Alan R. Carlson and James P. Smith  
**SELLER:** Mercedes Aza and Cameron Snyder, trustees of S&A Realty TR  
**PRICE/ADD:** \$2,615,000; 40 Reservoir Park Dr., Rockland  
**NOTES:** Office property, constructed 1986; building size is 26,500 sf, lot size is 2.5 acres; last sold in Oct. 2007 for \$2,200,000

**MTG:** \$2,500,000 from **Westfield Bank**  
**ADD:** 181 Appleton St., Holyoke  
**BWR:** Holyoke Community College Foundation Inc., mgd. by Paul Boudreau, president; Paul Silva, treasurer

**MTG:** \$2,140,000 from **Jeanne D'Arc Credit Union**  
**ADD:** 105 Princeton Blvd., Lowell  
**BWR:** Faith Christian Fellowship of Chelmsford Inc., managed by Reverend Raffoul Najem, president

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**MTG:** \$2,000,000 from **Hingham Institution for Savings**

**ADD:** 219-223 Park Dr., Boston

**BWR:** Park Drive Inc., managed by Carl Awed Jr., president and treasurer

**MTG:** \$1,680,000 from **Webster Bank**

**ADD:** 300 Summer St., U-15, Boston

**BWR:** JMK Enterprises LLC, managed by John M. Kelly

**MTG:** \$1,428,000 from **Hometown Bank**

**ADD:** 42 Charlton St., 299 Main Hill St. and 27 Rocky Hill Rd., Oxford; and 27-37 Lake St., Webster

**BWR:** Chapter Eleven Realty TR and HUB Block Inc., managed by Paul T. Brenner, president and treasurer

**MTG:** \$1,428,000 from **Hometown Bank**

**ADD:** Charlton St., Oxford

**BWR:** Chapter Eleven Realty Corp., managed by Paul T. Bremer, president and treasurer

**MTG:** \$1,428,000 from **Hometown Bank**

**ADD:** 25 Rochdale St., Auburn; and 8 Slater St., Webster

**BWR:** Geraldine M. Brophy and Paul T. Bremer

**BUYER:** Vertex Properties LLC, managed by Gregory T. Sydney

**SELLER:** A&R Woodrow Ave LLC, managed by Alec W. Dilendick

**PRICE/ADD:** \$1,100,000; 241-243 Woodrow Ave., Dorchester

**MTG:** \$825,000 from **East Boston Savings Bank**

**NOTES:** Multifamily properties, constructed 1910; building size is 5,975 sf, lot size is 4,375 sf; four- to six units; last sold in Aug. 2013 for \$875,000

**BUYER:** Warren's Mill Realty LLC, managed by Brian Badger, Charles Drisoan, and Donald Sloan

**SELLER:** Parlee Lumber & Box Co. Inc., managed by Henry G. Parlee, president and treasurer

**PRICE/ADD:** \$1,000,000; 97 Mill Rd., Littleton

**MTG:** \$700,000 from **Parlee Lumber & Box Co. Inc.**

**NOTES:** Industrial property, constructed 1980; building size is 850 sf, lot size is 4.1 acres; last sold in Dec. 1963

## NOV 29th

**BUYER:** 613 Main LLC, c/o Seyon Group

**SELLER:** Veritiv Operating Co., managed by Andrew Magley, treasurer

**PRICE/ADD:** \$24,700,000; 613 Main St., Wilmington

**NOTES:** Industrial property, constructed 1983; building size is 29,825 sf, lot size is 39.5 acres; last sold in July 2014 for \$12,692,600

**BUYER:** JEREP Investment Co., mgd. by Susanne Shakarjian

**SELLER:** ARC CVHVHMA001 LLC, c/o American Realty Capital



PHOTO: DIFREK SZABO

**PRICE/ADD:** \$8,323,200; 259 Main St., Haverhill

**MTG:** \$1,675,000 from **First Savings Bank**

**NOTES:** Retail property, constructed 2006; building size is 11,800 sf, lot size is 1.1 acres; last sold in June 2007 for \$7,692,308

**MTG:** \$3,500,000 from **Wellesley Bank**

**ADD:** 131 St., Botolph St., Boston

**BWR:** Stefanos Efratoudakis, trustee of Drachma Realty TR

**BUYER:** Murray's LLC, managed by Fredric H. Margolis

**SELLER:** 747 Beacon LLC., managed by Murray Cohen

**PRICE/ADD:** \$2,750,000; 741-747 Beacon St., Newton

**MTG:** \$2,062,500 from **East Boston Savings Bank**

**NOTES:** Retail property, constructed 1930; building size is 3,000 sf, lot size is 3,200 sf; seller acquired property in June 1994 for \$500,000

**MTG:** \$2,560,000 from **Wells Fargo Bank**

**ADD:** 301 Grant St., Framingham

**BWR:** 301 Grant Street LLC, mgd. by Valos Theodorakos

**MTG:** \$2,000,000 from **Eastern Bank**

**ADD:** 800 Salem St., Wilmington

**BWR:** Believe-Wilmington LLC, mgd. by James T. Lynch

**MTG:** \$1,800,000 from **Country Mortgage**

**ADD:** 1 Mill St. and 201 North Main St., Andover; and 29 Middlesex St., Haverhill, trustees of Middlesex Street Realty TR

**BWR:** George Hagincolas and Steven Hagincolas

**MTG:** \$1,675,000 from **Belmont Savings Bank**

**ADD:** 27 Fayette St. and 31 Fort Ave., Boston; and 8-10 Ivaloo St., Somerville

**BWR:** McEone LLC, managed by Margarita Koufopoulos Shields and Peter Shields

**BUYER:** Hillside Manor LLC, mgd. by Walter Kobrzynski

**SELLER:** Walter Kobrzynski

**PRICE/ADD:** \$1,600,000; 423 Pelham St. Methuen

**MTG:** \$800,000 from **The Savings Bank**

**NOTES:** Multifamily property, constructed 1934; building size is 11,800 sf, lot size is one acre; last sold in June 2001 for \$750,000

**BUYER:** Beachwood Inc., mgd. by Robert Burke, pres.

**SELLER:** DJJC LLC, managed by Darlene Gallien

**PRICE/ADD:** \$1,150,000; 240 Sandwich Rd., Falmouth

**MTG:** \$1250,000 and \$400,000 from **Martha's Vineyard Savings Bank**

**NOTES:** Multifamily property, constructed 2002; building size is 625 sf, lot size is 1.6 acres; last sold in Jan. 2012 for \$1,000,000

**BUYER:** Bar South Land Holdings LLC, managed by James E. Balise Jr. and Steven M. Mitus

**SELLER:** M.E.Y LLC, managed by Rachel Bonavita

**PRICE/ADD:** \$1,000,000; 450 Main St. and 0 NS York St., Springfield

**MTG:** \$336,000 from **Monson Savings Bank**

**NOTES:** Retail property; building size is 1,075 sf, lot size is 12,900 sf; seller's family acquired property in June 1977 for \$45,000

## NOV 28th

**BUYER:** GRE Liberty Square LLC, c/o Guggenheim Real Estate and Jumbo Capital

**SELLER:** Drake G. Behrakis, trustee of Bosquare TR, c/o Marwick Associates

**PRICE/ADD:** \$20,800,000; 60 Congress St., aka 12 Liberty Sq., and 10 Liberty Sq., Boston

**MTG:** \$12,900,000 from **Employers Reassurance Corp.**

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**NOTES:** Office properties; 60 Congress St. constructed 1910; building size is 35,050 sf, lot size is 5,850 sf; 10 Liberty Sq. constructed 1874; building size is 21,000 sf, lot size is 3,500 sf; seller acquired properties in Oct. 2005 for \$9,400,000

**MTG:** \$12,825,000 from **Enterprise Bank & Trust Co.**  
**ADD:** 50 Symphony Rd., Boston  
**BWR:** 50 Symphony LLC, mgd. by Charles A. Aggouras

**MTG:** \$6,902,000 from **Hingham Institution for Savings**  
**ADD:** 1, 2 and 10 Blazing Star Ln.; 1, 2 and 4 Cranberry Ln.; 4 Fox Grape Ln.; and 1, 2, 4, 6, 12 and 17 Wood Lily Rd., Nantucket  
**BWR:** Rugged Scott LLC, managed by Joshua Posner

**BUYER:** Don E. Williamson and Karon Williamson  
**SELLER:** Elizabeth A. Mallon, fka Elizabeth A. Kahn  
**PRICE/ADD:** \$4,100,000; 101, 105 and 109 Hill St., Topsfield

**MTG:** \$3,000,000 from **Wells Fargo Bank**  
**NOTES:** Land parcels; lot size totals 6.7 acres; seller assembled property between 2000 and 2002

**MTG:** \$3,192,000 from **Millbury Savings Bank**  
**ADD:** 10 Nebraska St., Worcester  
**BWR:** ASAA LLC, managed by Anthony Bianco and Nancy Bianco

**BUYER:** Lutronic LLC, managed by Jinyoung Cheong, Haelyung Hwang, Hyuntaek Hwang and Kenji Shimizu  
**SELLER:** Dirk D. Laukien  
**PRICE/ADD:** \$2,050,000; 19 Fortune Dr., Billerica  
**NOTES:** Flex/industrial property, constructed 1975; building size is 25,700 sf, lot size is 3.1 acres; last sold in Jan. 2003 for \$1,373,300

**MTG:** \$2,000,000 from **Enterprise Bank & Trust Co.**  
**ADD:** 50 McGrath Rd., Dracut  
**BWR:** Portland Stone Ware Co. Inc., managed by Donnamae Morgan, president and treasurer

**MTG:** \$1,100,000 from **The Village Bank**  
**ADD:** 27 Harvard St., Brookline  
**BWR:** Stavros LLC, managed by Konstantinos Ligris and Nikolaos M. Ligris

**MTG:** \$1,065,000 from **East Boston Savings Bank**  
**ADD:** 99 Cambridge St., Charlestown  
**BWR:** Jay Two Realty Partners LLC, managed by Joseph D'Alelio and James P. DeVellis

**BUYER:** T-Man Realty LLC, managed by Todd Adelson  
**SELLER:** BMD Real Estate LLC, mgd. by Laurence Derosé  
**PRICE/ADD:** \$1,000,000; 55-57 Deer Park Dr., East Longmeadow

**MTG:** \$800,000 from **Country Bank for Savings**  
**NOTES:** Industrial property, constructed 1996, renovated 2003; building size is 17,900 sf, lot size is 5.7 acres; property last sold in May 1996 for \$325,000



PHOTO: DEREK SZABO

## NOV 27th

**BUYER:** Sever Street Development LLC, c/o The Community Builders  
**SELLER:** TCB Sever Street LLC, c/o The Community Builders  
**PRICE/ADD:** \$9,727,982; 11 and 6-12 Sever St., Worcester  
**MTG:** \$15,000,000 from **TD Bank**

**NOTES:** Multifamily properties, const. 1965; 6-12 Sever St. first building size is 8,200 sf, lot size is 1.5 acres; six units; second building size is 10,025 sf; six units; third building size is 15,775 sf; 12 units; fourth building size is 16,200 sf; 12 units; 11 Sever St. a high-rise property; building size is 88,150 sf, lot size is 1.9 acres; 96 units; properties last sold in June 2016 for \$8,725,000

**BUYER:** Superior Drive Hotel Owner LLC, c/o XSS Inc., Hooksett NH  
**SELLER:** CRP/ND Natick Declarant LLC, c/o National Development

**PRICE/ADD:** \$4,500,000; 1225 Worcester Rd., Natick  
**MTG:** \$21,320,000 from **People's United Bank**  
**NOTES:** New hotel condominium in new mixed-use project; unit size is 93,625 sf

**BUYER:** 18-20 Tufts Street LLC, managed by Dean A. Casassa and Paul O'Connell  
**SELLER:** 18-20 Tufts LLC, mgd. by Christopher Shachoy  
**PRICE/ADD:** \$3,300,000; 18-20 Tufts St., Cambridge  
**MTG:** \$4,200,000 from **Bank of Canton**  
**NOTES:** Multifamily property, constructed 1920; building size is 6,225 sf, lot size is 5,700 sf; seven units; last sold in March 2017 for \$2,500,000

**BUYER:** Bettering LLC, managed by Kenneth Ingber  
**SELLER:** Quinn Family LLC, managed by Michael Quinn  
**PRICE/ADD:** \$1,200,000; 362 Middlesex Ave., Wilmington  
**MTG:** \$850,000 from **Quinn Family**  
**NOTES:** Industrial prop., const. 2007; bldg. size is 4,600 sf, lot size is 3.3 acres; last sold in Aug. 2014 for \$1,425,000

## NOV 24TH

**MTG:** \$11,205,000 from **M&T Bank**  
**ADD:** 70 Fulton St., Boston  
**BWR:** NEB Operator LLC and NEB Property LLC, managed by Yitzchok Rokowsky

## NOV 22ND

**MTG:** \$51,448,727 from **East Boston Savings Bank**  
**ADD:** 6 Tide St., South Boston  
**BWR:** RBK 1 Tenant LLC, c/o Related Beal, managed by Kimberly Sherman Stamler

**BUYER:** SSI 900 Middlesex MA LP, c/o Spaulding & Slye Investors  
**SELLER:** EMD Millipore Corp., managed by Monica Elliott  
**PRICE/ADD:** \$13,300,000; 900 Middlesex Tpk. Billerica  
**MTG:** \$20,500,000 from **Blue Hills Bank**  
**NOTES:** Office property, const. 1985; bldg. size is 45,650 sf, lot size is 2.4 acres; last sold in July 2011 for \$1,325,000

**BUYER:** JP Property One LLC, managed by Michael Durand and Bryan Rich  
**SELLER:** JPL0TI Inc., managed by David W. Fulton, president; David M. Williams, treasurer  
**PRICE/ADD:** \$9,000,000; 3531-3541 Washington St., aka 3521-3549 Washington St., Jamaica Plain  
**MTG:** \$27,200,000 from **Back Bay Development Group LLC**

**NOTES:** Industrial property, constructed 1920; building size is 92,600 sf, lot size is 3.3 acres; last sold in Sept. 2015 for \$2,000,000

**MTG:** \$6,280,000 and \$9,740,000 from **Belmont SB**  
**ADD:** 154, 156 and 160 Cambridge St., Burlington  
**BWR:** Heritage Trail LLC, c/o Duffy Properties, managed by Robert L. Duffy, Jr.

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**MTG:** \$5,655,000 from **Rockland Trust Co.**

**ADD:** 242 Cambridge St., Burlington

**BWR:** Two Forty Two Cambridge LLC, managed by Robert W. Murray

**MTG:** \$3,150,000 from **Institution for Savings in Newburyport and Its Vicinity**

**ADD:** 217-223 Holland St., Somerville

**BWR:** Silva Realty 5 LLC, mgd. by Edward Silva & Mark Silva

**MTG:** \$3,000,000 from **Bank of Canton**

**ADD:** 47 and 51 Judson St., 89 Mora St., 3, 4, and 5 Sexton Ct., 247 Washington St. and 116-118 Whitefield St., Dorchester

**BWR:** Alvan-Mora LLC, managed by Douglas George

**MTG:** \$2,800,000 from **Institution for Savings in Newburyport and Its Vicinity**

**ADD:** 59 Cedar St., Somerville

**BWR:** Silva Realty 5 LLC, mgd. by Edward Silva & Mark Silva

**MTG:** \$2,400,000 from **Cambridge Savings Bank**

**ADD:** 192 Summer St., Kingston

**BWR:** Summer LLC, managed by James F. Rader

**BUYER:** SHI-III Wrentham LLC, c/o Kaplan Development Group

**SELLER:** Ledgeview Way LLC, mgd. by Robert Walker

**PRICE/ADD:** \$1,625,000; Ledgeview Way, Lot 1, Wrentham

**MTG:** \$9,685,187 from **Santander Bank**

**NOTES:** Land parcel; portion of property seller acquired in May 2007 for \$4,500,000

**MTG:** \$1,540,000 from **Millbury Savings Bank**

**ADD:** 249 Cedar Hill St., Marlborough

**BWR:** 249 Cedar Hill LLC, managed by Alan Germain

**MTG:** \$1,500,000 from **Eastern Bank**

**ADD:** 77 Lowell Junction Rd., Andover

**BWR:** Believe-Andover LLC, managed by James Lynch

**BUYER:** Stamatatos Family Properties LLC, trustee of The S-1328 Blue Hill Avenue Realty TR, managed by Christ J. Stamatatos and George J. Stamatatos

**SELLER:** George Christakis

**PRICE/ADD:** \$1,100,000; 1328-1334 Blue Hill Ave., Boston

**MTG:** \$975,500 from **Endeavor Capital Funding**

**NOTES:** Shop Center/Mall

## NOV 21ST

**MTG:** \$11,420,745 from **Bank of New England**

**ADD:** 424 Melnea Cass Blvd., Boston

**BWR:** Melnea Residences LLC, managed by Kamran Zahedi, president and treasurer

**MTG:** \$9,500,000 from **Needham Bank**

**ADD:** 21, 25 and 29 Hospital Rd., Medfield

**BWR:** Country Estates of Medfield LLC, managed by Michael J. Larkin Jr.



PHOTO: DEREK SZABO

**MTG:** \$4,824,300 and \$9,160,475 from **Windsor Federal Savings & Loan Associates**

**ADD:** 885 Riverdale St., West Springfield

**BWR:** 66 West Springfield Realty LLC, mgd. by Kirit Patel

**BUYER:** Arbor Weymouth Residential Holdings LLC, mgd. by Andrew Dolben, Deane Dolben and John Upton

**SELLER:** S&B Burkhall LLC, managed by James Bristol III

**PRICE/ADD:** \$9,120,000; 105 Burkhall St., Weymouth

**MTG:** \$49,234,000 from **KeyBank**

**NOTES:** Land parcel; lot size is 5.8 acres; last sold in Dec. 1990 for \$1,061,250

**MTG:** \$8,500,000 from **CIBC Bank**

**ADD:** 73 Chestnut St., Saugus

**BWR:** Lexington Estates LLC, managed by Yonah Kohn and Yitzhok Rokowsky

**MTG:** \$7,500,000 from **Santander Bank**

**ADD:** 1 Agrand St. and 207 Greenwood St., Worcester

**BWR:** Agrand Realty LLC, managed by Robert K. Kraft

**BUYER:** Man Quincy Shore Drive LLC, managed by Jason C.Y. Man and Theresa Man

**SELLER:** Full Moon LLC, managed by Daniel J.

Doherty III and Brian J. Kelly

**PRICE/ADD:** \$4,580,000; 321 Quincy Shore Dr., Quincy

**MTG:** \$2,000,000 from **Rockland Trust Co.**

**NOTES:** Retail property, constructed 1999; building size is 9,925 sf, lot size is 1.5 acres; CVS Pharmacy; last sold in \$1,000,000 in Feb. 2009

**MTG:** \$3,273,000 from **TD Bank**

**ADD:** 569 Oxford Street South., Auburn

**BWR:** 569 Oxford LLC, managed by Michael A. Bertera

**MTG:** \$50,000 and \$1,830,000 from **Pentucket Bank**

**ADD:** 79-85 Manchester St., Lawrence

**BWR:** Alfred G. Maroun

**BUYER:** Trinity Van Brodie Four LP, c/o Trinity Financial

**SELLER:** Lawrence/Methuen Properties LLC, c/o Versa Capital Management Inc., managed by Thomas Kennedy

**PRICE/ADD:** \$1,604,570; 566, 580-582 Broadway and 5 Stevens Pond Rd., Lawrence

**MTG:** \$31,445,556 from **TD Bank**

**NOTES:** Land parcels; lot size totals 1.9 acres; portion of property acquired in March 2007

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

**ADD:** 250-260 Humphrey St., Marblehead

**BWR:** Beach Bluff LLC, managed by Neal H. Goldman and Barry S. Turkanis

## NOV 20TH

**MTG:** \$32,250,000 from **Bank of New England**

**ADD:** 776 Summer St., Boston

**BWR:** HRP 776 Summer Street LLC, c/o Hilco Real Estate

**MTG:** \$25,527,000 from **Blue Hills Bank**

**ADD:** 130 Royall St., Canton

**BWR:** Jennifer A. Schwartz, trustee of Livingston Street MC1 Services LLC and LSC-DD MC1 DST

**MTG:** \$20,529,664 from **Boston Private B&T Co.**

**ADD:** 530, 555, 561 and 575 Virginia Rd., Concord

**BWR:** AP Concord 530 Owner LLC, AP Concord 555 Owner LLC, AP Concord 561 Owner LLC, AP Concord 575 Owner LLC, c/o Alcion Venturs

**BUYER:** 25 Ekman Street LLC, mgd. by Adel Mouawad

**SELLER:** Robert S. Haddon, trustee of Woodrise Realty TR

**PRICE/ADD:** \$3,450,000; 25 Ekman St. and 27 Halmstad St., Worcester

**MTG:** \$2,760,000 from **Baycoast Bank**

**NOTES:** Multifamily property, constructed 1973;

building size is 31,675 sf, lot size is one acre; 36 units; last sold in May 1997 for \$1,100,000

**MTG:** \$2,200,000 from **Westfield Bank**

**ADD:** 253 and 800 Silver St., Agawam

**BWR:** Baldwin Street Realty LLC, mgd. by Alan Lockery

**BUYER:** BFBM Real Estate Holdings LLC, Springfield TN

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**SELLER:** Lisa M. Mansur, trustee of Star Realty TR  
**PRICE/ADD:** \$1,450,000; 25 Turnpike St., W. Bridgewater  
**NOTES:** Industrial property, constructed 1988; building size is 15,000 sf, lot size is two acres; last sold in Dec. 2009 for \$1,000,000

**BUYER:** AMR Real Estate Holdings LLC, mgd. by David Gentile  
**SELLER:** 154 Washington LLC, mgd. by Carl Manoojian  
**PRICE/ADD:** \$1,250,000; 154 Washington St., U-154, Norwell  
**MTG:** \$737,000,000 from **Manufactures and Traders Trust Co.**  
**NOTES:** Unit in low-rise condominium; unit size is 3,100 sf; last sold in Aug. 2008 for \$700,000

**BUYER:** Couto Realty Company Inc., managed by Jose M. Couto, president and treasurer  
**SELLER:** Paul H. Whittall and Priscilla A. Whittall  
**PRICE/ADD:** \$1,200,000; 600 Page St., Avon  
**MTG:** \$900,000 from **Bank Rhode Island**  
**NOTES:** Retail property, constructed 1983; building size is 3,000 sf, lot size is 1.6 acres; restaurant; last sold in Nov. 1983 for \$45,000

**BUYER:** 6 Linwood Square LLC, managed by William Bisceglia and Kevin Caulfield  
**SELLER:** Ronald A. Cibotti and Susan M. Cibotti, fka Susan Davidson  
**PRICE/ADD:** \$1,200,000; 6 Linwood Sq., Boston  
**MTG:** \$900,000 from **Cambridge Savings Bank**  
**NOTES:** Multifamily property, constructed 1899; building size is 2,375 sf, lot size is 1,525 sf; last sold in June 2004 for \$469,000

**MTG:** \$1,140,000 from **Bridgewater Savings Bank**  
**ADD:** 0 North Elm St. and 221 and 233-239 West Center St., West Bridgewater  
**BWR:** AAMD LLC, managed by Nancy L. Davis

## NOV 17TH

**BUYER:** One Greenway PR LLC, c/o PGIM Real Estate  
**SELLER:** Parcel 24 North LLC, c/o New Boston Fund, managed by Timothy J. Medlock, president; Phyllis E. Rappaport, treasurer  
**PRICE/ADD:** \$144,500, 000; 99 Kneeland St., Boston  
**NOTES:** Multifamily property, constructed 2016; building size is 436,000 sf, lot size is 1.1 acres; 217 units; \*ground lease on property with Massachusetts Department of Transportation

**BUYER:** Summit Hospitality 143 LLC, c/o Summit Hotel Properties, Austin TX  
**SELLER:** Noble I Boston-Waltham LLC  
**PRICE/ADD:** \$30,766,000; 420 Totten Pond Rd., aka 455 Totten Pond Rd., Waltham  
**NOTES:** Hotel property, constructed 1965; building size is 57,575 sf, lot size is 4.6 acres; 117 rooms; last sold in Jan. 2007 for \$16,578,000



PHOTO: DEREK SZABO

**MTG:** \$20,000,000 from **TD Bank**  
**ADD:** 76 Plymouth St., Halifax  
**BWR:** Halifax Mobile Homes Association Inc., mgd. by Nancy Froio, president; Jeanne Brannen, treasurer

**BUYER:** EAFD West Roxbury LLC, managed by Matthew W. Mittlestadt, president and treasurer  
**SELLER:** SOVAD LLC, managed by Peter V. Davos  
**PRICE/ADD:** \$7,000,000; 165-175 Gardner St., and 1235-1237 VFW Pkwy., Boston  
**MTG:** \$22,950,000 from **Eastern Bank**  
**NOTES:** Land parcels; lot size is 60,000 sf; last sold in Sept. 2016 for \$3,000,000

**MTG:** \$6,975,000 from **MountainOne Bank**  
**ADD:** 129 Guild St., Norwood  
**BWR:** William N. Duffey, trustee of Lager Real Estate TR

**BUYER:** Grey Lady Lane LLC, managed by Stephen W. Bowler, Stephen D. Maury, and Edward H. Sanford  
**SELLER:** Donald E. Dimock  
**PRICE/ADD:** \$4,000,000; 52R Bartlett Rd., Lots 1 to 14, Nantucket  
**MTG:** \$4,615,000 from **First Boston Construction Holdings LLC**  
**NOTES:** Land parcels; lot size is 1.8 acres; seller acquired property in May 1974 for \$1,150

**MTG:** \$3,450,000 from **Northway Bank**  
**ADD:** 10 Cedar St., Woburn  
**BWR:** Lawrence L. Tierney, trustee of KBT Realty TR

**MTG:** \$3,250,000 from **Belmont Savings Bank**  
**ADD:** 195 Commonwealth Ave. and 19 Exeter St., Boston  
**BWR:** 195 Comm Ave. LLC, managed by Norman A. Levenson, president and treasurer

**BUYER:** 971 Central Street LLC, mgd. by Michael Leaffer  
**SELLER:** Franklin J. Siegel, trustee of RS Plaza TR  
**PRICE/ADD:** \$2,483,000; 971-993 Central St., Stoughton

**MTG:** \$1,000,000 from **East Boston Saving Bank**  
**NOTES:** Retail property, constructed 1960; building size is 17,250 sf, lot size is 1.3 acres; last sold in Oct. 1979 for \$15,135.82

**BUYER:** Crootof & Sawyer Ventures LLC, managed by Mark Richard Crootof and Sean D. Sawyer  
**SELLER:** Milford Regional Medical Center Inc., mgd. by Edward J. Kelly, president; Jeanne P. Lynskey, treasurer  
**PRICE/ADD:** \$900,000; 18 and 28 Granite St., Northbridge  
**MTG:** \$2,310,000 from **Live Oak Banking Co.**  
**NOTES:** Office property, constructed 1930; building size is 19,275 sf, lot size is 2.4 acres; seller's ownership in property dates to May 1974

**BUYER:** 273 Maverick LLC, managed by James McCloy  
**SELLER:** Felice Spinazzola and Vincenza Spinazzola  
**PRICE/ADD:** \$2,275,000; 273 Maverick St., East Boston  
**MTG:** \$1,820,000 from **Commonwealth Coop Bank**  
**NOTES:** Multifamily property, constructed 1911; building size is 6,025 sf, lot size is 8,000 sf; seven-plus units; last sold in April 1984 for \$125,000

**MTG:** \$1,500,000 from **Salem Five Cents SB**  
**ADD:** 75-79 Clapp St., Boston  
**BWR:** WGI Holdings LLC, managed by Jeffrey O. Plank

**MTG:** \$1,480,000 from **Bridgewater Savings Bank**  
**ADD:** 101 Charles Eldridge Dr., Lakeville  
**BWR:** Joel G. Moore and Michael C. Moore, managed by Bay State Associates TR

**BUYER:** Brisman Way LLC, managed by Mounir Tavara  
**SELLER:** Washington ARL LLC, managed by Megan Vayo  
**PRICE/ADD:** \$1,350,000; Brisman Way, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, and Brisman Way Ext., Pembroke  
**MTG:** \$1,549,750 from **Mechanics Cooperative Bank**  
**NOTES:** Land parcels; lot size totals 59.5 acres; last sold in June 2016 for \$70,000

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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**MTG:** \$1,312,500 from **Bank of Canton**

**ADD:** 71 Avon St., Brookline

**BWR:** BON Vivant Development LLC, managed by Yurl Kraysberg and Renata Kuchinsky

**BUYER:** 1170 Worcester Road LLC, managed by Dean Alepede and Stephen Alepede

**SELLER:** Watertown Square Plaza LLC, managed by Robert A. Kaloosdian

**PRICE/ADD:** \$1,000,000; 1170 Worcester Rd., Framingham

**NOTES:** Retail property, const. 1984; building size is 2,375 sf, lot size is 18,175 sf; adjacent land parcel at 1184 Worcester Rd., Framingham; lot size is 38,475 sf; seller acquired properties in June 1998 for \$120,000

## NOV 16TH

**BUYER:** Hopkinton Business Center LLC, managed by Amanda Blakeley and Gerald W. Blakeley Jr.

**SELLER:** Thomas Realty L.P., managed by Edward W. Beckett, president; Steven Carbonneau, treasurer

**PRICE/ADD:** \$8,600,000; 77 Main St., Hopkinton

**NOTES:** Office prop., const. 2000; bldg. size is 56,925 sf, lot size is 10.4 acres; last sold in Sept. 1999 for \$512,000

**BUYER:** Neponset Point LLC, managed by Andrew J. Flynn and David A. Hunt

**SELLER:** James Murphy and Maureen F. Murphy

**PRICE/ADD:** \$3,500,000; 57 Quincy Shore Dr., Quincy

**NOTES:** Industrial property, constructed 1950; building size is 3,200 sf, lot size is 12,525 sf; sellers' ownership in property dates to Nov. 1979

**MTG:** \$3,474,872 from **Village Bank**

**ADD:** 581 Main St., Wilmington

**BWR:** Felix M. Taranto

**BUYER:** James McInnis, trustee o Village Market TR

**SELLER:** MMARRS Realty LLC, mgd. by Michael Sears

**PRICE/ADD:** \$3,000,000; 504-509 Nantasket Ave., aka 505 Nantasket Ave., and 823-824 Kingsley Rd., Hull

**MTG:** \$2,000,000 from **Hingham Institution for Savings**

**NOTES:** Mixed-use props.; 504-509 Nantasket Ave. const. 1970; bldg. size is 11,400 sf, lot size is 10,000 sf; 823-824 Kingsley St. a land parcel; lot size is 30,000 sf; props. last sold in March 1986 for \$452,000

**BUYER:** Wonderland Properties LLC, managed by Louis Delpidio

**SELLER:** Wonderland Realty LLC, mgd. by Louis Delpidio

**PRICE/ADD:** \$2,724,466; 1290 North Shore Rd., Revere

**MTG:** \$544,893 from **LBWB LLC**

**NOTES:** Retail property, constructed 1925; building size is 50,600 sf, lot size is 28,050 sf; restaurant; last sold in Jan. 2002 for \$1,136,000

**BUYER:** Comfort Storage II LLC, managed by Nicole Campbell and Rupert R. Campbell

**SELLER:** Roy M. Davis and Susan E. Dixon



PHOTO: DEREK SZABO

**PRICE/ADD:** \$2,350,000; 11 Amelia Dr., Nantucket

**MTG:** \$1,960,000 from **JPMorgan Chase Bank**

**NOTES:** Mixed-use properties; first building a two-family property, constructed 1996; house size is 2,700 sf, lot size is 13,075 sf; second building an office property, constructed 1954; building size is 1,325 sf; last sold in Nov. 1995 for \$125,500

**MTG:** \$1,500,000 and \$1,600,000 from **Dedham Institution for Savings**

**ADD:** 101 and 107 Concord Rd. and 1 Merriam St., Weston

**BWR:** Keystone Custom Builders LLC, mgd. by Richard Olstein

**MTG:** \$1,435,000 from **Grand Coast Capital Fund II LLC**

**ADD:** 935-979 Main St., U-101, 102, 201, 202, 203, 204, 301, 302, 303, and 304, Springfield

**BWR:** 979 Main LLC, managed by Brent Bertelli

**BUYER:** Blue Cod Holdings LLC, managed by Michael A. Dorrington

**SELLER:** Saifur Rahman and Sayeeda Rahman

**PRICE/ADD:** \$1,130,000; 630 Turnpike St., North Andover

**MTG:** \$900,000 from **Savings Bank**

**NOTES:** Office prop., const. 1981; bldg. size is 5,050 sf, lot size is one acre; last sold in May 2002 for \$675,000

**MTG:** \$1,060,000 from **East Boston Savings Bank**

**ADD:** 79 Farrington St. and 53 Revere Rd., Quincy

**BWR:** JenDavis LLC, managed by James H. Davis III and Robert Jensen

## NOV 15TH

**MTG:** \$10,850,000 from **People's Bank**

**ADD:** 70-92 1/2 Boston St., Salem

**BWR:** Louie Roberto and Rita Roberto

**MTG:** \$8,500,000 from **Hingham Institution for Savings**

**ADD:** 2419 and 2427 Cranberry Hwy.,

4 Seth F. Tobey Rd., Wareham

**BWR:** JDC Wareham LLC, managed by John Donegan

**BUYER:** Rockland Executive House LLC, managed by Stuart R. Levey

**SELLER:** 1144 Properties LLC, managed by Louis T. Falcone and Frank P. Giglio

**PRICE/ADD:** \$5,375,000; 292 and 304 Market St., Rockland

**MTG:** \$4,565,000 from **Prudential Affordable Mortgage Co. LLC**

**NOTES:** Multifamily properties; 292 Market St. constructed 1973; building size is 38,400 sf, lot size is one acre; last sold in Feb. 1994 for \$1,171,000; 304 Market St. a two-family, constructed 1800; building size is 1,625 sf, lot size is 10,475 sf

**MTG:** \$3,225,000 from **Eastern Bank**

**ADD:** 160 Main St., Peabody

**BWR:** 160 Main Street Peabody Realty LLC, managed by Nikolay Polinovsky

**BUYER:** Sea Witch Management LLC, mgd. by Felix Taranto

**SELLER:** Poseidon Realty LLC, mgd. by Neal Cammarano

**PRICE/ADD:** \$2,150,000; 232 Highland Ave., Salem

**MTG:** \$200,000 from Poseidon Realty

**NOTES:** Retail property, constructed 1998; building size is 6,100 sf, lot size is 1.2 acres; automated car wash last sold in Aug. 2004 for \$2,080,000

**BUYER:** 7 Central Street LLC, mgd. by Glenn Battistelli

**SELLER:** Alexandra Mahan

**PRICE/ADD:** \$1,180,000; 7 Central St., Beverly

**MTG:** \$800,000 from Beverly Bank

**NOTES:** Multifamily property, constructed 1790; building size is 6,275 sf, lot size is 13,075 sf; six units; last sold in Feb. 1985 for \$255,000

**MTG:** \$1,050,000 from **Winchester Cooperative Bank**

**ADD:** 54 Broadway and 33 Grafton St., Arlington

**BWR:** Robert J. O'Sullivan

## NOV 14TH

**MTG:** \$9,001,530 from **Teachers Insurance & Annuity Association of America**

**ADD:** 739 Cushing Hwy., Cohasset

**BWR:** Cushing Station LLC, c/o Phillips Edison, Cincinnati OH

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# Commercial Deals

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**MTG:** \$6,230,000 from **MutualOne Bank**  
**ADD:** 24 Central Park Ave. and Grand Ave., Falmouth  
**BWR:** Falmouth Property LLC, managed by Gary Simon

**MTG:** \$6,230,000 from **MutualOne Bank**  
**ADD:** 412 Main St., Barnstable  
**BWR:** Hyannis Property Land Owner LLC, managed by Gary Simon

**BUYER:** Jumbo Capital Management LLC, managed by Jay O. Hirsch  
**SELLER:** Albite LLC, c/o Dr. Gerald Chan, managed by Paula E. Turnbull

**PRICE/ADD:** \$5,525,000; 124 Berkshire St., Cambridge  
**MTG:** \$3,778,750 from **Middlesex Savings Bank**  
**NOTES:** Multifamily property, constructed 1920; building size is 9,725 sf, lot size is 4,150 sf; eight units; last sold in Aug. 2013 for \$3,371,105

**MTG:** \$3,719,627 from **Randolph Savings Bank**  
**ADD:** 54, 60, 78 and 84 Country Club Way, Kingston  
**BWR:** Indian Pond Country Club Inc., managed by Frederick M. Tonsberg, president and treasurer

**BUYER:** Lorenzo Property Holdings LLC, managed by Lorenzo Alonge  
**SELLER:** Standard Rivet Company Inc., managed by Paula Shay Wallace, president and treasurer

**PRICE/ADD:** \$3,700,000; 265 Bear Hill Rd., Waltham  
**MTG:** \$1,744,000 and \$2,130,000 from **Northern Bank & Trust Co.**  
**NOTES:** Industrial property, constructed 1950; building size is 22,050 sf, lot size is 1.15 acres; last sold in Jan. 2014 for \$2,150,000

**MTG:** \$3,132,000 from **Abington Bank**  
**ADD:** 173, 175-177 and 181 South Franklin St., Franklin  
**BWR:** 181 South Franklin LLC, mgd. by Joseph P. Rizzo

**BUYER:** Henley Salem LLC, managed by Donald Smith  
**SELLER:** Alexander A. Argiros, trustee of Salem Realty Ventures Nominee TR

**PRICE/ADD:** \$1,650,000; 10 Paradise Rd., Salem  
**NOTES:** Retail property, constructed 1989; building size is 3,050 sf, lot size is 14,350 sf; last sold in March 2016 for \$1,000,000

**BUYER:** Todd D. Goldberg, trustee of Whitney South Nominee TR  
**SELLER:** John French, Personal Representative of The Estate of Charles B. French

**PRICE/ADD:** \$1,450,000; 3-5 South Whitney St., Roxbury  
**MTG:** \$1,087,500 from **Georgetown Bank**  
**NOTES:** Multifamily property, const. 1930; building size is 5,100 sf, lot size is 5,575 sf; four- to six units; seller's family acquired property in Jan. 1976 for \$21,000

## NOV 13TH

**MTG:** \$7,500,000 from **Newburyport Five Cents SB**  
**ADD:** 333 Elm St., Dedham and Westwood



PHOTO: DEREK SZABO

**BWR:** Norfolk Place Equity Partners LLC, managed by Kambiz Shahbazi

**MTG:** \$6,230,000 from **MutualOne Bank**  
**ADD:** 6 Middle St., Plymouth  
**BWR:** Plymouth Property Land Owner LLC, managed by Gary Simon

**BUYER:** 15-21 University Road Canton LLC, c/o Calare, mgd. by William Manley, pres.; Robert Flynn, treas.  
**SELLER:** George P. Bates and Nancy B. Bates  
**PRICE/ADD:** \$5,800,000; 15 University Rd., Canton  
**MTG:** \$9,035,000 from Cambridge Savings Bank  
**NOTES:** Industrial property, constructed 1956; building size is 103,475 sf, lot size is 16.8 acres; sellers' ownership in property dates to Sept. 1962

**MTG:** \$3,500,000 from **Brookline Bank**  
**ADD:** Charles Dr., Dedham St. and 23 Pecunit St., Canton  
**BWR:** Concert Blue Hill LLC, managed by Peter Nanula

**MTG:** \$3,000,000 from **Massachusetts Capital Resource** and \$6,648,000 from **People's United Bank**  
**ADD:** 200 Commerce Dr., Braintree  
**BWR:** KRTR LLC, managed by Roy T. Zaffiro

**BUYER:** Rockland Trust Co., managed by Christopher Oddleifson, CEO; Gerard F. Nadeau, president  
**SELLER:** Crystal Hyannis LLC, managed by Joseph P. Keller and Floyd J. Silvia  
**PRICE/ADD:** \$4,265,000; 1582 Iyannough Rd., aka Route 132, Hyannis

**MTG:** \$4,265,000 from **Cape Cod Five Cents SB**  
**NOTES:** Office property, constructed 1985; building size is 6,225 sf, lot size is 2.2 acres; last sold in Oct. 1999 for \$1,200,000

**MTG:** \$2,480,000 from **Cape Cod Five Cents SB**  
**ADD:** 2070, 2283, 2285 and 2287 Route 28 661 South Orleans Rd., Orleans

**BWR:** Pleasant Bay Community Boating Inc.

**MTG:** \$2,000,000 from **South Shore Bank**  
**ADD:** One Station St., Hingham  
**BWR:** JMGH Hingham LLC, managed by John S. Barry

**MTG:** \$1,000,000 from **Leominster Credit Union**  
**ADD:** 173 Washington St., Hudson  
**BWR:** Milford Road LLC, managed by Min Xu  
**SELLER:** HTO LLC, managed by Gary Darman

## NOV 10TH

**BUYER:** Hancock REIT Plymouth LLC, c/o Hancock REIT  
**SELLER:** PH Apartments Venture LLC, c/o The Hanover Co., Houston

**PRICE/ADD:** \$71,800,000; 30 & 40 Pinehills Dr., Plymouth  
**MTG:** \$39,019,000 from **Prudential Affordable Mortgage Co.**

**NOTES:** Multifamily property, constructed 2016; buildings total 263,425 sf, lot size is 7.5 acres; 220 units; property last sold in Aug. 2014 for \$6,295,960

**BUYER:** BOS Office 4 LLC, c/o Zurich Alternative Asset Management  
**SELLER:** H III Partners LLC, c/o Boston Global Investors, managed by John B. Hynes III

**PRICE/ADD:** \$23,500,000; 55 Seaport Blvd., Boston  
**NOTES:** Mixed-use property, constructed 2015; building size is 13,525 sf, lot size is 5,375 sf; office and retail; property last sold in Oct. 2015 for \$2,208,000

**BUYER:** RAM Construction LLC, c/o Robert Mucciarone  
**SELLER:** LG Automotive LLC and Waterhouse Properties LLC, managed by Levon Semerjian

**PRICE/ADD:** \$1,200,000; Lot 14-3, 0 Prestige Way, Lot 14-3,  
**NOTES:** Land parcel; portion of property seller acquired in Sept. 2006

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

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## NOV 9TH

**MTG:** \$30,000,000 from **Branch Banking and Trust Co.**  
**ADD:** 100 Brooksby Village Dr., Peabody  
**BWR:** Peabody Campus LLC, managed by Frederick W. Haas, president; Barbara S. Bisgaier, treasurer

**BUYER:** ESS Storage Acquisition Twelve LLC, c/o Extra Space Storage, Salt Lake City  
**SELLER:** Kenneth Goldberg and Charles Sample, trustees of Dorchester Great Space Realty TR  
**PRICE/ADD:** \$20,500,000; 41-47 Norwood St., Dorchester  
**NOTES:** Industrial property; building size is 97,725 sf, lot size is 26,550 sf; self-storage; last sold in Oct. 2006 for \$1,300,000

**MTG:** \$13,750,000 from **Northern Bank & Trust Co.**  
**ADD:** 1779 Central St., Island St. & 75 Mill St., Stoughton  
**BWR:** TAJ Estates LLC, managed by Mohiuddin Ahmed

**MTG:** \$5,500,000 from **Citizens Bank**  
**ADD:** 31, 33, 35, 37 and 39 Stuart St., Boston; and 80 and 90 Everett Ave., Chelsea  
**BWR:** Gemutlichkeit LLC and P&A RealtyTR, managed by Anthony J. Simboli

**MTG:** \$4,008,498 from **Equitable Bank**  
**ADD:** Shea Memorial Drive, Lot 1A, Weymouth  
**BWR:** Union Point Sports LLC, c/o Kyle V. Corkum and Steven J. Vining, Raleigh NC

**BUYER:** Oxford Boston Realty LLC, managed by Jaspreet Arora and Navdeep Arora  
**SELLER:** Horace Mann Square LLC, managed by Roger V. Calarese

**PRICE/ADD:** \$4,050,000; 150 Emmons St., Franklin  
**MTG:** \$2,816,197 from **Milford National Bank**  
**NOTES:** Office property, constructed 2016; building size is 9,400 sf, lot size is 36.075 sf; property last sold in Jan. 2016 for \$500,0900

**MTG:** \$4,000,000 from **Newburyport Five Cents SB**  
**ADD:** 101 Main St., Rowley  
**BWR:** Firehouse Inn LLC, mgd. by Nicholas N. Fandetti

**MTG:** \$3,600,000 from **Millbury Savings Bank**  
**ADD:** 92-106 Grove St., and 91 Prescott St., Worcester  
**BWR:** Grove Street Family Properties LLC, managed by Hamid Mohaghegh and Shahram Nakhlestani

**MTG:** \$3,550,000 from **Belmont Savings Bank**  
**ADD:** 80, 92, 94 and 99 Howard Gleason Rd., Cohasset  
**BWR:** Cohasset Yacht Club, managed by William B. McGowan, Jr., president; Eric Crews, treasurer

**BUYER:** 186 Lawrence Street LLC, managed by Michael S. Salkind and Richard D. Salkind  
**SELLER:** 100 Jeffrey Avenue LLC, mgd. by Thomas Eck  
**PRICE/ADD:** \$2,725,000; 100 Jeffrey Ave., Holliston

**MTG:** \$2,043,750 from **Institution for Savings in Newburyport and Its Vicinity**  
**NOTES:** Industrial property; bldg. size is 29,350 sf, lot size is 5.9 acres; last sold in May 2009 for \$1,650,000

**MTG:** \$2,400,000 from **Citizens Funding Corp.**  
**ADD:** 14 Porter St., East Boston & 11 Pearl Ave., Winthrop  
**BWR:** North Suffolk Mental Health Association Inc.

**BUYER:** CH Realty VII/CG CT Atlantis LLC, c/o Crow Holdings  
**SELLER:** Cherokee Hill LLC, managed by Raymond Hill  
**PRICE/ADD:** \$1,900,000; 947 Burnett Rd., Chicopee  
**NOTES:** lot size is 26,575 sf; last sold in June 1983 for \$40,000

**MTG:** \$1,465,000 from **Millbury National Bank**  
**ADD:** 11, 12 and 15 Commerce Rd., Shrewsbury  
**BWR:** Clark Realty Development Corp., managed by Robert P. Clark, president and treasurer

**MTG:** \$1,150,000 from **Brookline Bank**  
**ADD:** 1532 Main St., and 20 Wheldon Way, Chatham  
**BWR:** 1532 Main Street LLC, managed by Mark B. Howe and Craig Rafter

**BUYER:** 9300 Forza Real Estate Holdings LLC, managed by Barry R. Lundgren  
**SELLER:** Auburn Washington LLC, mgd. by Philip Wheeler  
**PRICE/ADD:** \$1,100,000; 189 Washington St., Auburn  
**MTG:** \$880,000 from **Country Bank for Savings**  
**NOTES:** Industrial prop., const. 2006; bldg. size is 9,600 sf, lot size is 5.6 acres; last sold in Aug. 2005 for \$500,000

## NOV 8TH

**MTG:** \$10,550,000 from **Westfield Bank**  
**ADD:** 181 Acorn St. and 1020 State St., Springfield  
**BWR:** American International College

**BUYER:** Commercial Wharf East LLC  
**SELLER:** Peter Karlson, trustee of The DCK Realty TR  
**PRICE/ADD:** \$10,000,000; 88-89 and 90-91 Commercial Wharf East, Boston  
**NOTES:** Mixed-use properties; 88-89 Commercial Wharf East a mixed-use property, constructed 1950, renovated 1993; building size is 10,800 sf, lot size is 8,750 sf; commercial and multifamily; seller acquired 88-89 Commercial Wharf East in Dec. 1994 for \$450,000; 90-91 Commercial Wharf East an office property, constructed 1950, renovated 1993; building size is 7,925 sf, lot size is 7,100 sf; seller acquired 90 Commercial Wharf East in Nov. 1997 for \$2,000,000

**MTG:** \$5,350,000 from **East Boston Savings Bank**  
**ADD:** 70 Pauline St., Boston  
**BWR:** Chris & Thea LLC, managed by Christopher K. Alexandrou

**MTG:** \$2,620,000 from **Melrose Cooperative Bank**  
**ADD:** 148 Park St., and 51-55 Grove St., Chelsea  
**BWR:** 148 Park LLC, managed by Michael R. Vienneau

**MTG:** \$2,535,000 from **CBRE Capital Markets Inc.**  
**ADD:** 407 Dudley and 76 and 78 Forest St., Boston  
**BWR:** CBRE Capital Markets Inc., managed by Mija Choi and Joseph M. DiGagi

**MTG:** \$1,800,000 from **IC Federal Credit Union**  
**ADD:** 95, and 101 Mechanic St., Gardner; and 0 and 6 Main St., Hubbardston  
**BWR:** Pamela D. Dobeck, trustee of Hedon Realty TR

**MTG:** \$1,421,061 from **Spencer Savings Bank**  
**ADD:** 187-189 Pleasant St., Grafton  
**BWR:** Baystate Investment Fund LLC, managed by Edward J. Murphy, Jr.

## NOV 7TH

**MTG:** \$6,880,000 from **East Boston Savings Bank**  
**ADD:** 47 Bishop Allen Dr., Cambridge  
**BWR:** Bishop Allen Drive LLC, managed by Neil Duncan and Alexander Twining

**MTG:** \$6,550,000 from **MutualOne Bank**  
**ADD:** Hopping Brook Rd., Holliston  
**BWR:** Jon Mark Delli Priscoli

**MTG:** \$5,500,000 from **First Boston Construction Holdings LLC**  
**ADD:** 4-8 Winthrop St., East Boston  
**BWR:** Winthrop Maverick LLC, managed by John McGrail and Joseph Donovan

**MTG:** \$3,450,000 from **First Republic Bank**  
**ADD:** 21 Myrtle St., Malden  
**BWR:** 21 Myrtle Street LLC, mgd. by George Alepedis

**BUYER:** Long Mountain Investments LLC, managed by Stephen Michael Costa  
**SELLER:** 796 BPR LLC, managed by Jeffrey R. Glew and David G. MacKay  
**PRICE/ADD:** \$2,478,650; 796 Boston Post Rd., Marlborough  
**NOTES:** Retail property, constructed 1986; building size is 16,200 sf, lot size is 34,475 sf; last sold in April 2016 for \$1,600,000

**MTG:** \$1,500,000 from **Northern Bank & Trust Co.**  
**ADD:** 321 and 321R Main St., Acton; 592 King St., Littleton; and 443 Littleton Rd., Westford  
**BWR:** Acton Crossroads Inc., mgd. by Mark Cohen, pres.

**MTG:** \$1,054,000 from **East Boston Savings Bank**  
**ADD:** 434 Main St., Woburn  
**BWR:** 434 HM LLC, managed by Hugo G. Moraes

**MTG:** \$1,000,000 from **Washington Savings Bank**  
**ADD:** 211-213 Boylston St. and 3 Leverett St., Brookline  
**BWR:** ECD Realty LLC, managed by Alexander Michael Dulavitz and Nicholas Khalil Fazah

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# Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 6, 2017 - JANUARY 19, 2018

continued from page 46

## NOV 6TH

**BUYER:** BTN Bixby Apartments LLC

**SELLER:** Viewpoint Vista LLC, managed by Boston Andes Capital

**PRICE/ADD:** \$22,475,000; 170 Washington St., Haverhill

**MTG:** \$16,650,000 from **CBRE Multifamily Capital LLC**

**NOTES:** Multifamily property, constructed 1988; 127 apartments; last sold in June 2011 for \$22,500,000

**MTG:** \$4,940,000 from **Eastern Bank**

**ADD:** 268 Center St. and 1 Kellaway Dr., Holbrook and Randolph

**BWR:** KPK Realty LLC, managed by Kendall Kellaway Jr.

**BUYER:** 35 Medford Owner LLC, managed by Stephen J. Cusma

**SELLER:** RECP V Medford Street Owner LLC, c/o DLJ Real Estate Capital Partners, managed by Martin Clarke

**PRICE/ADD:** \$23,800,000; 35-37 Medford St., Somerville

**MTG:** \$15,900,000 from **Hingham Institution for Savings**

**NOTES:** Office prop., const. 1870; bldg. size is 59,950 sf, lot size is 1.1 acres; last sold in June 2016 for \$12,417,000

**BUYER:** Emerson College, mgd. by M. Lee Pelton, pres.

**SELLER:** 171 Tremont LLC, managed by Maurice Dabbah

**PRICE/ADD:** \$24,000,000; 171-172 Tremont St., Boston

**NOTES:** Office proeprty, constructed 1907, renovated 2000; building sizes is 17,750 sf, lot size is 4,450 sf; last sold in Feb. 2015 for \$16,762,265

**MTG:** \$3,657,500 from Boston Community Loan Fund and \$16,677,252 from Rockland Trust Co.

**ADD:** 2 Elm Hill Pk., 249 Humboldt Ave., 39 Schuyler St., 35 Wales St., 81, 358 and 360 Walnut Ave., 25

Wayne St. and 548 and 550 Warren St., Roxbury

**BWR:** Wayne at Schuyler LLC, managed by John B. Cruz, III, president

**BUYER:** S&H Hotel Yarmouth LLC, managed by Nikul Patel and Nilesh Patel

**SELLER:** The Point LLC, managed by Mindy Hellmich

**PRICE/ADD:** \$5,650,000; 476 Main St., aka 476 Route 28, West Yarmouth

**MTG:** \$4,237,500 from Cape Cod Cooperative Bank

**NOTES:** Hotel property, constructed 1987; building size is 65,600 sf lot size is 2.9 acres; 116 units; seller's ownership in property dates to June 2007

**MTG:** \$3,683,000 from **New England Certified Development Corp.**

**ADD:** 15 Manning Ave., Middleton

**BWR:** Essex Sport Center LLC, mgd. by Scott Rouisse

**BUYER:** Edmond S. Safar

**SELLER:** Aaron Rudner Realty Inc., managed by Stephen B. Rudner, president; Ilene Hoffman, treasurer

**PRICE/ADD:** \$1,580,000; 19-21 Boston Tpk., Shrewsbury

**MTG:** \$500,000 from Hingham Institution for Savings

**NOTES:** Industrial props.; first building const. 1937; building size is 3,725 sf, lot size is 20,050 sf; second building constructed 1976; building size is 2,750 sf; sellers' family ownership in properties dates to Sept. 1961

**BUYER:** Sixth Street Investment LLC, mgd. by Rick Costa

**SELLER:** 125 Chestnut Street LLC, managed by Edward Rizzo and Robert Rizzo

**PRICE/ADD:** \$575,000; 9 Sixth St., Chelsea

**MTG:** \$1,100,000 from New Boston Capital Corp.

**NOTES:** Multifamily property, constructed 1900; building size is 2,500 sf, lot size is 2,850 sf; nine units; last sold in Sept. 1998 for \$100,000

## Seyon Group Asset

CONTINUED FROM PAGE 2

"Its sheer size definitely stands out, really makes a difference" Reardon says, so much so that the listing is already attract-



Andrew Iglowski

ing firms interested in taking down the entire footprint. "There are not many opportunities to lease 400,000 sf in Massachusetts, let alone New England," says industry veteran Reardon, and the emphasis on urban-centered industrial is further stoking demand. Hardly to be confused with a city setting,



John Meador

Wilmington is nonetheless just 15 miles from downtown Boston, CBRE/NE notes in promotional materials also touting the building's flexible nature that can house manufacturing and research operations in addition to being a proven distribution center.

Reardon declined to identify any suitors or say what type of functions the prospective users are looking at operating from the building. Featuring clear heights



613 Main St., Wilmington MA

to 24 feet, 613 Main St. also has 24 loading docks, over 40,000 sf of office fit out and ample parking of 3.5 spaces per 1,000 sf leased. The building can also claim to be transit-oriented, its site just a half-mile from the Wilmington commuter rail station connecting to Boston and Cambridge.

For Seyon Group and Wheelock Street Capital, the Wilmington investment continued an eventful acquisitions

campaign in the first year of Seyon's existence, having been founded a year ago

this month, and in the joint venture with Wheelock that was unveiled in March already sporting \$32 million in committed assets. That continued after the Wilmington purchase, with Seyon in December landing One Kay Way in Stoughton for \$7.0 million and 80 Shawmut Rd. in Canton, paying \$4.35 million on that deal. ■



Jake Borden

# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

## NOV 17TH

**BUYER:** S. Fain Hackney

**SELLER:** David Butler and Eric Stange

**PRICE/ADD:** \$7,400,000; 22 Austin Pasture, Chilmark

**MTG:** \$4,810,000 from **Barbara Friedman** and

**Stephen Friedman**

**NOTES:** Single-family Ranch, constructed 1980; house size is 2,400 sf, lot size is 22.9 acres; three bedrooms and one bath last sold in May 1978 for \$500,080

**BUYER:** Huckle & Co LLC, managed by Lea Attalla

**SELLER:** Wesquo Property B LLC, mgd. by Steven Hollister

**PRICE/ADD:** \$3,680,000; 57 Washington St., Nantucket

**NOTES:** Single-family properties; first house an Antique, constructed 1750; house size is 2,275 sf, lot size is 5,000 sf; three bedrooms and 3.5 baths; second house a Cottage, constructed 2015; house size is 375 sf; one bedroom and one bath; last sold in June 2015 for \$2,385,000

**MTG:** \$2,640,000 from **Northern Bank and Trust Co.**

**ADD:** 248 Nashawtuc Rd., Concord

**BWR:** 248 Nashawtuc Road LLC, managed by Terence J. Devlin and James Dwyer

**MTG:** \$2,640,000 from **Wells Fargo Bank**

**ADD:** 42 Plumfield Ln., Duxbury

**BWR:** Craig P. Baker

**MTG:** \$2,310,000 from **Live Oak Banking Co.**

**ADD:** 246 Church St., U-3, Whitinsville

**BWR:** Sean D. Sawyer

**BUYER:** Beth Martignetti and Carmine Martignetti

**SELLER:** Christopher D. Cunningham, John H. Cunningham III and Robert S. Cunningham

**PRICE/ADD:** \$2,000,000; 75 Moorings Rd., Marion

**MTG:** \$2,000,000 from **First Republic Bank**

**NOTES:** Single-family Cape, constructed 1924; house size is 1,825 sf, lot size is 2.2 acres, six bedrooms and three baths; sellers' family ownership in property dates to Nov. 1948

**BUYER:** John Curry and Lori Curry

**SELLER:** Mota Construction Corp., managed by Milton A. Mota, president; Leonardo L. DaSilva, treasurer

**PRICE/ADD:** \$1,917,500; 35 Elmwood Rd., Wellesley

**MTG:** \$1,534,000 from **Wells Fargo Bank**

**NOTES:** Single-family Colonial, constructed 2017; house size is 4,600 sf, lot size is 20,025 sf; four bedrooms and 4.5 baths; property last sold in Feb. 2017 for \$850,000; Declaration of Homestead

**BUYER:** Rachelle S. Jacques and Mark D. Looker

**SELLER:** 105 Nichols Road LLC

**PRICE/ADD:** \$1,900,000; 105 Nichols Rd., Cohasset

**MTG:** \$1,425,000 from **Quicken Loans**

**NOTES:** Single-family Colonial, constructed 2016; house size is 4,500 sf, lot size is 29,529 sf; two bedrooms and two baths; property last sold in June 1998 for \$600,000; Declaration of Homestead



An imposing 7,250-sf single-family Colonial at 5 Stonefield Ln. in Wellesley has delivered \$3,050,000 via its sale, with buyers Jonathan Penta and Paula M. Penta paying John A. Duffy and Maria Furman cash for the five-bedroom structure that also has five baths and 3.5 half-baths. It is located on 1.1 acres. The sellers had held 3 Stonefield Ln. since June 2003 when they paid \$1,750,000 for the now 14-year-old residence.

**BUYER:** Bon Vivant Development LLC, managed by Yuri Kraysberg and Renata Kuchinsky

**SELLER:** Anna Jacqueline Mitus, aka Anna Jacqueline Mitus Orlander, and Suzanne Mitus-Urbe

**PRICE/ADD:** \$1,750,000; 71 Avon St., Brookline

**MTG:** \$1,312,500 from **Bank of Canton**

**NOTES:** Single-family property, constructed 1935; house size is 2,300 sf, lot size is 18,650 sf; four bedrooms and 3.5 baths; sellers' family ownership in property dates to Sept. 1961

**BUYER:** Alexander B. Baker and Allison S. Doyle

**SELLER:** Christopher Doyle and Laurie F. Doyle

**PRICE/ADD:** \$1,700,000; 58 Colburn Rd., Wellesley

**MTG:** \$1,360,000 from **First Republic Bank**

**NOTES:** Single-family property, constructed 1899; house size is 2,775 sf, lot size is one acre; four bedrooms and four baths; last sold in Oct. 1982 for \$154,000; Declaration of Homestead

**BUYER:** Sarah Hershey and Jeffrey D. Wilen

**SELLER:** 138-140 Winchester Street LLC

**PRICE/ADD:** \$1,700,000; 138-140 Winchester St., Brookline

**MTG:** \$110,000 and \$1,250,000 from **Blue Hills Bank**

**NOTES:** New unit in two-unit condominium; unit size is 2,700 sf; three bedrooms and 3.5 baths; property last sold pre-conversion in May 2015 for \$1,380,000; Declaration of Homestead

**BUYER:** Carly Lubert and Leah Lubert

**SELLER:** Kathleen M. Dodwell and Peter F. Dodwell

**PRICE/ADD:** \$1,700,000; 195 Saint Paul St., Brookline

**NOTES:** Unit in low-rise condominium; unit size is 2,650 sf; four bedrooms and three baths; unit last sold in July 2001 for \$875,000; Declaration of Homestead

**BUYER:** Benjamin D. Tipping and Valerie N. Tipping

**SELLER:** Paul Archibald

**PRICE/ADD:** \$1,700,000; 226 Commonwealth Ave., U-3, Boston

**MTG:** \$1,260,000 from **Boston Private B&T Co.**

**NOTES:** Unit in low-rise condominium; unit size is 1,325 sf; three bedrooms and two baths; unit last sold in July 2013 for \$999,999

**BUYER:** Rachel R. Kalvert and Seth J. Kalvert

**SELLER:** Betsy Fijolek, trustee of The Hatch Road Nominee TR

**PRICE/ADD:** \$1,559,300; 14 Hatch Rd., Tisbury

**MTG:** \$1,091,500 from **PNC Mortgage**

**NOTES:** Two-family property, constructed 1905, renovated 2002; building size is 2,600 sf, lot size is 34,400 sf; last sold in April 1993 for \$435,000

**BUYER:** Diane E. Beck and William C. Beck

**SELLER:** 224 Central Avenue LLC, managed by Diarmaid McGregor

**PRICE/ADD:** \$1,549,000; 224 Central Ave., Milton

**MTG:** \$1,000,000 from **Blue Hills Bank**

**NOTES:** Single-family Colonial, constructed 1890 house size is 4,975 sf, lot size is 31,075 sf; five bedrooms and four baths; last sold in April 2015 for \$1,000,000; Declaration of Homestead

**BUYER:** Suzanne C. Shapiro

**SELLER:** Sandra A. Schelzi, fka Sandra A. Curran

**PRICE/ADD:** \$1,500,000; 204 Caterina Heights, Concord

**NOTES:** Single-family property, const. 1983; house size is 4,650 sf, lot size is 1.8 acres; five bedrooms and three baths; last sold in Aug. 1993 for \$615,000

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** ZTI Winchester LLC, mgd. by John Nonenmacher  
**SELLER:** John J. Yagjian and Patricia M. Yagjian  
**PRICE/ADD:** \$1,470,000; 7 Wainwright Rd., U-51, Winchester

**NOTES:** Unit in low-rise condominium; unit size is 3,750 sf; two bedrooms and three baths; unit last sold in July 2002 for \$950,000

**BUYER:** Jordan S. Esten and Kelly Esten  
**SELLER:** Rosedale Family LLC, mgd. by Thomas Rosedale  
**PRICE/ADD:** \$1,429,000; 19 Elmwood Rd., aka 19 Elmwood St., Wellesley

**MTG:** \$71,450 and \$1,143,200 from **US Bank**  
**NOTES:** Single-family Colonial, constructed 1935; house size is 3,000 sf, lot size is 20,850 sf; last sold in Sept. 2017 for \$1,380,000; Declaration of Homestead

**BUYER:** Mark L. Cohen and John T. Langton  
**SELLER:** Jillian E. Verspyck and Richard C. Winpenny  
**PRICE/ADD:** \$1,350,000; 16 Claremon St., Somerville  
**MTG:** \$1,080,000 from **TIAA**

**NOTES:** Single-family property, constructed 1900; house size is 2,275 sf, lot size is 4,350 sf; six bedrooms and two baths; last sold in July 1995 for \$132,500; Declaration of Homestead

**MTG:** \$1,350,000 from **Leader Bank**  
**ADD:** 12 Stedman St., Brookline  
**BWR:** Katayun S. Adhami

**BUYER:** John R. Saidnawey and Pamela B. Saidnawey  
**SELLER:** Nancy Webber Keeler, Paul J. Keeler, Elizabeth Webber Saidnawey, Mary Webber Taylor, Elizabeth Brett Webber and James Benson Webber  
**PRICE/ADD:** \$1,300,000; 9 Edgehill Rd., Barnstable  
**MTG:** \$700,000 from **MountainOne Bank**  
**NOTES:** Single-family Colonial, constructed 1930; house size is 4,700 sf, lot size is 18,300 sf; seven bedrooms and four baths; sellers' family acquired property in March 1976 for \$58,000

**BUYER:** C. Steven Kurlowecz and Deanna M. Kurlowecz  
**SELLER:** Edward W. Andrews III and Yvonne M. Andrews  
**PRICE/ADD:** \$1,300,000; 50 Swanson Ln., Carlisle  
**MTG:** \$600,000 from **Citizens Bank**  
**NOTES:** Single-family Colonial, constructed 1999; house size is 6,200 sf, lot size is 2.5 acres; five bedrooms and six baths; last sold in Aug. 2001 for \$1,420,000; Declaration of Homestead

**BUYER:** Compass Properties Inc.  
**SELLER:** Roy F. Gelineau and William F. Melvin  
**PRICE/ADD:** \$460,000; 271 and 271B Stevens St., North Andover  
**MTG:** \$1,273,925 from **Lowell Five Cent SB**  
**NOTES:** Single-family property, constructed 1880; house size is 1,800 sf, lot size is 41,825 sf; four bedrooms and 1.5 baths; seller's family ownership in property dates to Jan. 1963



Washington Trust Mortgage Co. financing of \$1,012,800 provided to Yuying Pang and Yongheng Zhang has been employed in their \$1,680,000 purchase of a residential condominium at 35 Waverly St. in Brookline. The sellers are Anastasia L. Hryhorczuk and Allison Lamanna, owners of the unit since paying \$1,350,000 three years ago last month. That equates to \$562 per sf versus the most recent result of an even \$700 per sf. The two-unit condominium was crafted from a single-family home constructed in 1900 on a lush linear lot just outside Brookline Village.

**BUYER:** 30 Columbine Road LLC, mgd. by Babak. Veysi  
**SELLER:** Mollie S. Glanz  
**PRICE/ADD:** \$1,235,000; 30 Columbine Rd., Newton  
**MTG:** \$2,475,000 from **The Village Bank**  
**NOTES:** Single-fam. Ranch, const. 1955; house size is 2,300 sf, lot size is 17,850 sf; three bdms. and three baths; seller's family ownership in property dates to Sept. 1957

**BUYER:** Lorraine Z. Salter and Robert S. Salter  
**SELLER:** Georgette P. Swan and Stuart R.. Swan  
**PRICE/ADD:** \$1,230,000; 169 Lime Hill Rd., Chatham  
**MTG:** \$984,000 from **Cape Cod Five Cents SB**  
**NOTES:** Single-family property, const. 1968; house size is 2,575 sf, lot size is 15,000 sf; four bedrooms and three baths; last sold in July 1988 for \$280,000

**BUYER:** Jon A. Ciraulo and Tara L. Miltimore  
**SELLER:** Beach Point LLC, managed by Andrew Maher  
**PRICE/ADD:** \$1,225,000; 138 Pine Ln., Barnstable  
**MTG:** \$980,000 from **Cape Cod Five Cents SB**  
**NOTES:** Single-family Colonial, const. 1900; house size is 4,400 sf, lot size is 1.1 acres; five bedrooms and 4.5 baths; portion of portfolio seller acquired in March 2014 for \$2,280,000; Declaration of Homestead

**BUYER:** 18 Nourse Street LLC, mgd. by Nelson Oliveira  
**SELLER:** Janet C. Katz  
**PRICE/ADD:** \$805,000; 18 Harvard St., Arlington  
**MTG:** \$1,203,750 from **South Shore Bank**  
**NOTES:** Single-family, constructed 1930; house size is 1,200 sf, lot size is 7,800 sf; two bedrooms and 1.5 baths; last sold in March 1994 for \$160,000

**BUYER:** Carol B. Gray-McCarthy  
**SELLER:** 121 Portland LLC, mgd. by Tina Brzezinski  
**PRICE/ADD:** \$1,202,000; 121-127 Portland St., U-1003, Boston  
**MTG:** \$600,000 from **Eastern Bank**  
**NOTES:** Unit in mid-rise condominium; unit size is 900 sf; one bedroom and 1.5 baths

**MTG:** \$1,170,000 from **Citizens Bank**  
**ADD:** 376 Parker Rd., Barnstable  
**BWR:** Carole A. Monette

**MTG:** \$1,160,000 from **Santander Bank**  
**ADD:** 22 Vine St., Lexington  
**BWR:** Hea Lee and Kwan Lee

**BUYER:** Shixiong Chen and Hewei Ren  
**SELLER:** Related Lovejoy Residential LLC, c/o Related Beal  
**PRICE/ADD:** \$1,150,000; 131 Beverly St., U-5H, Boston  
**NOTES:** New unit in mid-rise condominium; unit size is 800 sf; one bedroom and one bath

**BUYER:** Mark W. Allen and Denise Ann Campbell  
**SELLER:** Lisa P. Erdekian and Vahram V. Erdekian  
**PRICE/ADD:** \$1,085,000; 61 Eliphameys Ln., Chatham  
**MTG:** \$813,750 from **Movement Mortgage**  
**NOTES:** Single-family Cape, constructed 1942; house size is 1,175 sf, lot size is 5,650 sf; three bedrooms and three baths; last sold in March 200 for \$685,000

**BUYER:** Daniel Aptekman and Ekaterina Shkolnikova  
**SELLER:** Sara A. Gall and Trent T. Gall

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**PRICE/ADD:** \$1,057,000; 17 Pine Hill Rd., Southborough  
**MTG:** \$845,600 from **Santander Bank**  
**NOTES:** Single-family Colonial, constructed 2014; house size is 4,150 sf, lot size is 1.5 acres; four bedrooms and three baths; last sold in May 2015 for \$974,900; Declaration of Homestead

**BUYER:** Brian J. Higgins and Carolina Romero Robayo  
**SELLER:** School Zone LLC, managed by Paul Adamson  
**PRICE/ADD:** \$1,051,484; 205 E St., U20-S and PKG SPS 20 and 22, Boston  
**MTG:** \$788,613 from **First Republic Bank**  
**NOTES:** New unit in 34-unit condominium; unit size is 1,325 sf; three bedrooms and two baths; property last sold pre-conversion in April 2015 for \$1,600,000; Declaration of Homestead

**MTG:** \$1,050,000 from **JPMorgan Chase Bank**  
**ADD:** 51 Montebello Rd., Boston  
**BWR:** 51 Montebello Road LLC, mgd. by Jonathan Block

**BUYER:** Jenna K. Belisle and Peter J. Belisle  
**SELLER:** Christopher Durlacher and Nora Elton  
**PRICE/ADD:** \$1,020,000; 17 Atlantic St., South Boston  
**MTG:** \$102,000 and \$816,000 from **Citizens Bank**  
**NOTES:** Single-family property, constructed 1890, renovated 2005; four bedrooms, two baths and two half-baths; last sold in Oct. 2006 for \$351,500

**BUYER:** BPV 5 LLC, managed by Joseph McEachern  
**SELLER:** Fordham LLC, managed by Jonathan Mitchell  
**PRICE/ADD:** \$1,016,000; 733 East 5<sup>th</sup> St., South Boston  
**MTG:** \$835,854 from **BP Capital Fund I LLC**  
**NOTES:** Two-family property, constructed 1910; building size is 1,900 sf, lot size is 2,800 sf; last sold in April 1993 for \$15,000

**MTG:** \$1,000,000 from **Reading Cooperative Bank**  
**ADD:** 12 Leitner Way, Middleton  
**BWR:** Gregg J. Monastiero and Regina J. Monastiero

## NOV 16TH

**BUYER:** Kathleen M. Fennell and Shirley A. Fennell  
**SELLER:** Weston Highland Meadows LLC, managed by Leonard Barbieri, president and treasurer  
**PRICE/ADD:** \$3,650,000; 17 Pine Summit Cir., U-17, Weston  
**NOTES:** New unit in low-rise condominium; unit size is 3,650 sf; three bedrooms and 3.5 baths

**MTG:** \$3,000,000 from **BNY Mellon**  
**ADD:** 26 Beech Rd., Brookline  
**BWR:** James M. Kittler

**BUYER:** Ping Dang and Jiping Wang  
**SELLER:** Sonya Wilder, trustee of the Danesh Holdings Realty TR  
**PRICE/ADD:** \$2,600,000; 25 Old England Rd., Newton  
**MTG:** \$1,950,000 from **Santander Bank**



Fifty Swanson Ln. in Carlisle is under new ownership for the first time since August 2001, with Edward W. Andrews III and Yvonne M. Andrews harvesting the single-family Colonial for \$1,300,000 to C. Steven Kurlowec and Deanna M. Kurlowec, their purchase funded with a \$600,000 loan from Citizens Bank. Completed in 1999, the 6,200-sf, five-bedroom residence set on 2.5 verdant acres had been owned by the Andrews since paying \$1,420,000 in August 2001.

**NOTES:** Single-family property, constructed 1987; house size is 3,575 sf, lot size is 22,300 sf; five bedrooms, four baths and two half-baths; last sold in Aug. 2017 for \$2,588,000; Declaration of Homestead

**BUYER:** Angela Meringoff and Todd A. Meringoff  
**SELLER:** Black Wolf Special Opportunities I LLC, managed by David M. Ferris  
**PRICE/ADD:** \$2,100,000; 1041 Boylston St., Brookline  
**MTG:** \$1,680,000 from **Needham Bank**  
**NOTES:** Single-family property, constructed 2017; house size is 3,325 sf, lot size is 12.625 sf; four bedrooms and three baths; portion of property seller acquired in March 2016 for \$4,740,000; Declaration of Homestead

**MTG:** \$1,900,000 from **Boston Private B&T Co.**  
**ADD:** 2 Mercer Cir., Cambridge  
**BWR:** Allison Cook

**BUYER:** John King and Shelby King  
**SELLER:** Hillcrest Development Inc.  
**PRICE/ADD:** \$1,899,000; 55 Rockwood Ln., Needham  
**MTG:** \$1,300,000 from **Wells Fargo Bank**  
**NOTES:** Single-family property, constructed 2017; house size is 5,850 sf, lot size is 11,750 sf; six bedrooms and six baths; portion of property seller acquired in Dec. 2016; Declaration of Homestead

**BUYER:** Amie Carroll Joseph & James Joseph Douglas  
**SELLER:** Kyle D. Brookshire and Nicole C. Brookshire  
**PRICE/ADD:** \$1,800,000; 1 Tyler Rd., Belmont  
**MTG:** \$800,000 from **Winchester Cooperative Bank**

**NOTES:** Single-family property, constructed 1925; house size is 3,475 sf, lot size is 22,000 sf; four bedrooms and five baths; last sold in Feb. 2009 for \$1,000,000; Declaration of Homestead

**BUYER:** Anne M. Keyser and Donald A. Keyser  
**SELLER:** 9 Donnell Street Inc., managed by Charles Teague, president and treasurer  
**PRICE/ADD:** \$1,765,000; 9F Donnell St., Cambridge  
**MTG:** \$1,600,000 from **Fiduciary Trust Co.**  
**NOTES:** New unit in low-rise condominium; unit size is 2,100 sf; four bedrooms and 3.5 baths; property last sold pre-conversion in Dec. 2014 for \$925,000

**BUYER:** Andrea M. Carabio and Robert D. Carabio  
**SELLER:** 15 Dix Street LLC, managed by James J. Hughes  
**PRICE/ADD:** \$1,745,000; 15 Dix St., U-4, Winchester  
**NOTES:** New unit in low-rise condominium; unit size is 1,945 sf; three bedrooms and two baths; Declaration of Homestead

**BUYER:** Minmin Yang and Huansheng Xu  
**SELLER:** Tracy Cui and Scott R. Bortner  
**PRICE/ADD:** \$1,618,000; 165 Lincoln St., Lexington  
**MTG:** \$1,158,000 from **Homebridge Financial Services**  
**NOTES:** Single-family Colonial, constructed 2015; house size is 4,100 sf, lot size is 1.2 acres; six bedrooms and six baths; last sold in Aug. 2015 for \$1,500,000; Declaration of Homestead

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** Radhika Jagadam and Suraj Moorthy  
**SELLER:** Columbus Street Development LLC  
**PRICE/ADD:** \$1,585,000; 8 Columbus St., Lexington  
**MTG:** \$1,268,000 from **Movement Mortgage**  
**NOTES:** Single-family Colonial, constructed 2017; house size is 3,925 sf, lot size is 9,150 sf: five bedrooms and four baths; property last sold in Dec. 2016 for \$660,000; Declaration of Homestead

**BUYER:** Gauri Divan and Vikram H. Patel  
**SELLER:** Delaporte Development Inc., managed by Gwen D. Simpkins, president and treasurer  
**PRICE/ADD:** \$1,570,000; 37 Day St., U-2, Somerville  
**MTG:** \$670,000 from **Citizens Bank**  
**NOTES:** New unit in two-unit condominium; unit size is 2,700 sf; two bedrooms and two baths; property last sold pre-conversion in Oct. 2016 for \$1,200,000; Declaration of Homestead

**BUYER:** Maureen B. Trombly  
**SELLER:** Jane Sullivan  
**PRICE/ADD:** \$1,540,000; 30 Squatton Ln., Harwich  
**NOTES:** Single-family property, constructed 1932; house size is 2,350 sf, lot size is 9,150 sf; four bedrooms and four baths; last sold in Oct. 1974 for \$85,000; Declaration of Homestead

**BUYER:** Andrea Turner and Brian Turner  
**SELLER:** Christian J. Rogers and Jennifer D. Rogers  
**PRICE/ADD:** \$1,520,000; 137 Main St., U-M4, Boston  
**MTG:** \$1,292,000 from **JPMorgan Chase Bank**  
**NOTES:** Unit in low-rise condominium; unit size is 2,550 sf; three bedrooms, two baths and two half-baths; last sold in Dec. 2013 for \$1,273,750 Declaration of Homestead

**MTG:** \$1,500,000 from **Belmont Savings Bank**  
**ADD:** 224 Tremont St, Boston  
**BWR:** Stephen Axiotis

**BUYER:** Lisa D. Amini and Sean M. Amini  
**SELLER:** David Whitehouse, trustee of The OWL Realty TR  
**PRICE/ADD:** \$1,400,000; 1 Whitehouse Ln., Weston  
**MTG:** \$900,000 from **Citizens Bank**  
**NOTES:** Land parcel; lot size is 2.6 acres; property last sold in Nov. 1978 for \$270,000

**BUYER:** Ralph J. Cinquegrana and Karen B. Siegel  
**SELLER:** Alan P. McCarter, Barry J. McCarter and Robert G. McCarter  
**PRICE/ADD:** \$1,400,000; 21 Winnatuxett Beach Rd., Mattapoisett  
**NOTES:** Single-family Cape, constructed 1970; house size is 3,175 sf, lot size is 1.3 acres; four bedrooms and three baths; sellers' family ownership in property dates to Aug. 1977

**BUYER:** Jeffrey M. Dunn and Katherine I. L. Dunn  
**SELLER:** 301 Huron LLC, mgd. by Scott Douglas Shuster  
**PRICE/ADD:** \$1,399,900; 301 Huron Ave., U-1, Cambridge



Backed by \$1,120,000 from Wellesley Bank, Dana G. Applebaum and Evan Applebaum have bought 42 Fairway Rd. in Brookline for \$1,400,000 from Bailey Mannix, Sean M. Mannix and Todd Mannix, the trio of sellers inheriting the asset in March 2015. Set on a 17,275-sf parcel, the single-family home built in 1930 has 2,200 sf containing three bedrooms and 2.5 baths. Its prior trade came in December 1986 when 42 Fairway Rd. was acquired by Lesley A. Mannix and William M. Mannix for \$357,500.

**MTG:** \$1,119,920 from **Draper and Kramer Mortgage**  
**NOTES:** New unit in two-unit condominium; unit size is 2,350 sf; four bedrooms and three baths; property last sold pre-conversion in Sept. 2016 for \$1,450,000; Declaration of Homestead

**BUYER:** Elena Ghanotakis & Konstantinos Theocharidis  
**SELLER:** Carol Shuman Marks and Roger E. Marks  
**PRICE/ADD:** \$1,372,500; 56 Lowden Ave., Somerville  
**MTG:** \$1,080,000 from **First Choice Loan**  
**NOTES:** Two-family property, constructed 1920; house size is 3,325 sf, lot size is 4,350 sf; last sold in Jan. 1980 for \$64,900; Declaration of Homestead

**MTG:** \$1,325,000 from **Wellesley Bank**  
**ADD:** 19 Edwardel Rd., Needham  
**BWR:** Brent Kenneway and Jennifer Kenneway

**BUYER:** Nataraj V. Iyer and Veena Nataraj  
**SELLER:** Adele M. Tambor and C. Wade Tambor  
**PRICE/ADD:** \$1,300,000; 11 Adams St., Lexington  
**MTG:** \$1,040,000 from **Leader Bank**  
**NOTES:** Single-family Colonial, constructed 1965; house size is 2,875 sf, lot size is 15,675 sf: four bedrooms and 2.5 baths; last sold in Jan. 1968 for \$48,000; Declaration of Homestead

**BUYER:** Milicent Armstrong  
**SELLER:** Brian C. Gault and Thomas J. Iglehart  
**PRICE/ADD:** \$1,270,000; 28 Louders Ln., Boston  
**MTG:** \$1,016,000 from **Bank of America**

**NOTES:** Single-family Colonial, constructed 1880; house size is 2,600 sf, lot size is 10,425 sf; last sold in Dec. 1999 for \$340,000; Declaration of Homestead

**MTG:** \$1,265,000 from **East Boston Savings Bank**  
**ADD:** 13 Shipley Court, Middleton  
**BWR:** Christine M. Melito and Mark M. Melito

**BUYER:** Richard McGoldrick, trustee of Hi-Point Realty TR  
**SELLER:** Carolyn F. Walsh  
**PRICE/ADD:** \$780,000; 29 Patton Rd., Wellesley  
**MTG:** \$1,260,000 from **The Village Bank**  
**NOTES:** Single-family property, constructed 1952; house size is 1,900 sf, lot size is 12,625 sf; four bedrooms and three baths; last sold in Oct. 1997 for \$575,000

**BUYER:** Joyeux LLC  
**SELLER:** Peter M. Grava  
**PRICE/ADD:** \$1,250,000; 100 Station Landing, U-1208, Medford  
**NOTES:** Unit in high-rise condominium; unit size is 1,500 sf; two bedrooms and two baths; unit last sold in Aug. 2007 for \$1,121,300

**MTG:** \$1,215,000 from **Winter Hill Bank**  
**ADD:** 128-130 Thornton St., Boston  
**BWR:** Celiberti Realty LLC, mgd. by Umberto Celiberti

**BUYER:** 97 Green Street LLC, mgd. by Christopher Lai  
**SELLER:** Kenneth W. Atwell

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**PRICE/ADD:** \$1,201,000; 97 Green St., Boston  
**MTG:** \$1,550,000 from **Wellesley Bank**  
**NOTES:** Three-family property, constructed 1905; building size is 3,125 sf, lot size is 4,500 sf; last sold in Feb. 2006 for \$650,000

**BUYER:** Sun Tree Realty LLC, managed by Shuo Sun and Yang Shu

**SELLER:** Judith Lumbert, Personal Representative of The Estate of Marilyn L. Ballou

**PRICE/ADD:** \$1,200,000; 332 Concord Ave., Lexington  
**NOTES:** Single-family properties; first building constructed 1890; house size is 1,975 sf, lot size is 2.1 acres; four bedrooms and 1.5 baths; second building constructed 1920; house size is 600 sf; one bedroom and one bath; seller's family ownership in property dates to Aug. 1945

**MTG:** \$1,190,000 from **East Boston Savings Bank**  
**ADD:** 575 E Eighth St., Boston  
**BWR:** 182 W Ninth St LLC, managed by John Collins, Paula Maher and Andrew Schena

**BUYER:** Mary E. McNamara Watt

**SELLER:** Farooq M. Rehmatwala

**PRICE/ADD:** \$1,155,000; 65 East India St., U-19G, Boston  
**MTG:** \$808,500 from **Washington Trust Mortgage**  
**NOTES:** Unit in high-rise condominium; unit size is 1,225 sf; two bedrooms and 1.5 baths; unit last sold for \$525,000 in June 2007

**BUYER:** Ellen Renaldo and Nicholas Renaldo

**SELLER:** Roy J. Van Steinburgh

**PRICE/ADD:** \$1,145,000; 41 Crocker Dr., Edgartown  
**MTG:** \$916,000 from Wells Fargo Bank  
**NOTES:** Single-family property, const. 1982; house size is 1,475 sf, lot size is 20,050 sf; four bedrooms and two baths; last sold in Jan. 2007 for \$850,000

**BUYER:** Keith S. Anderson and Meghan K. Anderson

**SELLER:** Munroe Street LLC, mgd. by Steven Cucinatti  
**PRICE/ADD:** \$1,125,000; 18-20 Munroe St., U-20, Somerville

**MTG:** \$731,250 from **Blue Hills Bank**

**NOTES:** New unit in two-unit condominium; unit size is 2,200 sf; two bedrooms and two baths

**BUYER:** Alicia Andre and James Andre

**SELLER:** Arch Building & Home Development LLC, managed by Lori Giacalone and Joseph Giacalone  
**PRICE/ADD:** \$1,124,500; 6 Proprietors Rd., Edgartown  
**MTG:** \$950,000 from **Cape Cod Five Cents SB**  
**NOTES:** Single-family Colonial, constructed 1982; house size is 1,625 sf, lot size is 25,275 sf; two bedrooms and two baths; last sold in Aug. 2017 for \$760,000

**MTG:** \$1,100,000 from **Enterprise Bank & Trust Co.**

**ADD:** 204 Pleasant St., U-2, Dracut

**BWR:** Mark A. Ivos and Steve A. Papanotas



Following a quarter-century ownership of 27 Stoneymeade Way in Acton, Cynthia M. Woodman and Peter W. Woodman have parted ways with the single-family Colonial via a \$1,041,000 sale to Ling Ji and Kai Zhang, their all-cash swap involving a structure built in 1991 on a 33,550-sf parcel sited just off Route 2A near its juncture with Route 2. The Woodmans paid \$445,000 in February 1992 for 27 Stoneymeade Way, their home having come on line one year earlier. It features four bedrooms and a like amount of baths.

**BUYER:** Laurent Demanet

**SELLER:** Mary Burbine, Personal Representative of The Estate of Marion C. Nelson

**PRICE/ADD:** \$1,100,000; 9 Andrew St., Cambridge  
**MTG:** \$200,000 and \$300,000 from **Massachusetts Institute of Technology** and \$598,000 from **Members Mortgage**

**NOTES:** Single-family property, constructed 1873; house size is 1,500 sf, lot size is 3,400 sf; three bedrooms and two baths; sellers' family ownership in property dates to June 1920; Declaration of Homestead

**BUYER:** Zheng Lili and Zhichao Xue

**SELLER:** Cheryl A. Flynn and Paul Flynn

**PRICE/ADD:** \$1,080,000; 75 Beach St., Quincy  
**MTG:** \$636,000 from **Hingham Institution for Savings**  
**NOTES:** Three-family property, constructed 1900; building size is 4,025 sf, lot size is 4,650 sf; last sold in May 2006 for \$650,000; Declaration of Homestead

**BUYER:** Five Squares LLC, managed by Albert W. Bussink and Keith J. Slipek

**SELLER:** Paul M. Dandini

**PRICE/ADD:** \$1,050,000; 31 and 35 Richardson St., Somerville

**MTG:** \$550,000 from **Paul M. Dandini**

**NOTES:** Single-family property and land parcel; 31 Richardson St. constructed 1910; house size is 1,325 sf, lot size is 5,650 sf; 35 Richardson St. a land parcel; lot size is 5,650 sf; last sold in Aug. 1995 for \$114,000

**BUYER:** K&K Development Inc., managed by Alexander Kuritnik, president; Boris Kuritnik, treasurer

**SELLER:** Michelle Borghi, fka Michelle C. Desmond, and Thomas E. Desmond III

**PRICE/ADD:** \$1,050,000; 11 Preston Rd., Somerville  
**MTG:** \$790,000 from **Star Capital Funding**  
**NOTES:** Three-family property, constructed 1900; building size is 2,925 sf, lot size is 5,650 sf; last sold in March 2004 for \$500,000

**BUYER:** Attardo Real Estate Financing Company LLC, managed by Carl Attardo

**SELLER:** Gilbert J. Ruggeri, trustee of Palfrey and Summer Streets Realty TR

**PRICE/ADD:** \$650,000; 188 Summer St., Watertown  
**MTG:** \$1,046,372 from **Northeast Community Bank**

**NOTES:** Three-family property, constructed 1875; building size is 2,475 sf, lot size is 7,850 sf; three bedrooms and three baths; seller's family ownership in property dates to Feb. 1963

**BUYER:** Mikhail Leshchiner and Natalya Leshchiner

**SELLER:** Irina Taytslin and Michael Taytslin

**PRICE/ADD:** \$1,030,000; 31 Walker Ln., Needham  
**MTG:** \$927,000 from **Needham Bank**

**NOTES:** Single-family property, constructed 1956; house size is 2,800 sf, lot size is 1.3 acres; four bedrooms and three baths; last sold in April 1986 for \$290,000; Declaration of Homestead

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** David I. Hoff and Laura W. Hoff  
**SELLER:** Laura A Fonte and Venanzio Fonte  
**PRICE/ADD:** \$1,030,000; 19 Buckmaster Dr., Sudbury  
**MTG:** \$824,000 from **Santander Bank**  
**NOTES:** Single-family Colonial, constructed 1972; house size is 3,275 sf, lot size is; five bedrooms and 2.5 baths; last sold in June 1982 for \$282,000

**MTG:** \$1,022,500 from **Beverly Bank**  
**ADD:** 140 New Balch St., Beverly  
**BWR:** North Ventures Inc., managed by David Joseph Potter, president and treasurer

**MTG:** \$1,005,000 from **Harvard University Employees Credit Union**  
**ADD:** 1318 Bluehill Ave., Milton  
**BWR:** Stacey A. Brown and Kevin L. Reimer

## NOV 15TH

**BUYER:** Kerstin Glick and Peter Glick  
**SELLER:** John R. Kennedy  
**PRICE/ADD:** \$2,984,000; 6 Donnell St., Cambridge  
**NOTES:** Single-family property, constructed 1860, renovated 2016; house size is 3,350 sf, lot size is 4,250 sf; four bedrooms and 3.5 baths; last sold in May 2016 for \$1,026,000

**BUYER:** Edward C. Silva  
**SELLER:** Peter W. Carpi and Sara O. Carpi  
**PRICE/ADD:** \$2,575,000; 85 East India Row, Units 37A and 37B, Boston  
**MTG:** \$2,060,000 from **Boston Private B&T Co.**  
**NOTES:** Units in high-rise condominium; U-37A size is 750 sf; one bedroom and one bath; U-37B size is 1,626 sf; two bedrooms and two baths; units last sold in Feb. 2010 for \$1,190,000; Declaration of Homestead

**BUYER:** Steven Kapsalis  
**SELLER:** Joshua C. Stirling and Kimberly Pope Stirling  
**PRICE/ADD:** \$2,500,000; 257 Ocean Ave., Marblehead  
**MTG:** \$2,000,000 from **East Cambridge SB**  
**NOTES:** Single-family Mansion, const. 1920; house size is 6,150 sf, lot size is 1.7 acres; five bedrooms and 5.5 baths; last sold in Aug. 2014 for \$2,700,000

**BUYER:** Eileen D. Small  
**SELLER:** Highland Horizon Limited LLC, managed by Jessica Wang  
**PRICE/ADD:** \$2,252,000; 580 Washington St., U-6B, Boston  
**MTG:** \$1,500,000 from **Douglas M. Small**  
**NOTES:** Unit in high-rise condominium; unit size is 1,900 sf; three bedrooms and three baths; last sold in Oct. 2013 for \$2,045,000

**BUYER:** Roger M. Kaldawny and Marie G. Lebbos  
**SELLER:** 140 Thorndike LLC, mgd. by Tim Anastasia  
**PRICE/ADD:** \$2,100,000; 140 Thorndike St., Brookline  
**NOTES:** New unit in two-unit condominium; unit size is 3,300 sf; four bedrooms and 1.5 baths



Three decades following its acquisition by G. Stuart Murphy III and Mary Jo Murphy, a single-family Colonial at 5 Weston Rd. in Lexington has been sold to John McLean and Kristina McLean, their \$1,130,000 purchase an all-cash consideration. Dating to 1920, 5 Weston Rd. has 2,275 sf with three bedrooms and 2.5 baths housed on a well-manicured 7,850-sf parcel. The Murphys bought the home in September 1987 for \$269,000.

**BUYER:** Tathagata Dasgupta & Satabhisa Mukhopadhyay  
**SELLER:** 25 Valley Investments LLC  
**PRICE/ADD:** \$2,025,000; 25 Valley Rd., Brookline  
**MTG:** \$275,000 and \$1,600,000 from **The Village Bank**  
**NOTES:** Single-family property, constructed 1935; house size is 2,450 sf, lot size is 15,550 sf; four bedrooms and 2.5 baths; last sold in April 2017 for \$1,538,000; Declaration of Homestead

**BUYER:** John P. Burke and Sally H. Burke  
**SELLER:** Brendan Kissane and Holly McBurnie Kissane  
**PRICE/ADD:** \$2,000,000; 45 Cedar St., Duxbury  
**MTG:** \$1,000,000 from **Equitable Bank**  
**NOTES:** Single-family Antique, const. 1822; house size is 4,625 sf, lot size is 1.6 acres; six bedrooms and 4.5 baths; last sold in Jan. 1994 for \$410,000

**BUYER:** Andrew Wang, trustee of LSWCape Realty TR  
**SELLER:** John S. Bowman and Margaret J. Bowman  
**PRICE/ADD:** \$2,000,000; 5 Flake Yard Rd., Harwich  
**NOTES:** Single-family property, const. 1987; house size is 4,000 sf, lot size is 9,000 sf; four bedrooms and 2.5 baths; last sold in Feb. 2009 for \$1,475,000

**MTG:** \$2,000,000 from **East Cambridge SB**  
**ADD:** 39-41 Upland Rd., Belmont  
**BWR:** Steven Kapsalis

**BUYER:** Lovejoy 9J LLC, mgd. by G. Zachary & Lindsey Gund  
**SELLER:** Related Lovejoy Residential LLC, managed by Related Beal  
**PRICE/ADD:** \$1,750,000; 131 Beverly St., U-9J, Boston  
**NOTES:** New unit in mid-rise condominium; unit size is 1,300 sf; two bedrooms and two baths

**BUYER:** Julianne K. Bruno and Ashwin E. Rajendra  
**SELLER:** Robert Bourgault and Kristen DiChiaro  
**PRICE/ADD:** \$1,675,000; 16 Clifton Rd., Wellesley  
**MTG:** \$1,256,250 from **JPMorgan Chase Bank**  
**NOTES:** Single-family Colonial, constructed 1927; house size is 2,675 sf, lot size is 9,000 sf; four bedrooms, three baths and two half-baths; last sold in June 2004 for \$812,500; Declaration of Homestead

**BUYER:** Edward C. Silva  
**SELLER:** John W. Sullivan  
**PRICE/ADD:** \$1,650,000; 85 East India Row, U-37-C, Boston  
**MTG:** \$1,120,000 from **Northern Bank and Trust Co.**  
**NOTES:** Unit in high-rise condo; unit size is 1,225 sf; one bdrm. and 1.5 baths; last sold in June 2002 for \$725,000

**BUYER:** Karim Souaid and Zaina Souaid  
**SELLER:** CKG Shawmut LLC, mgd. by David Goldman  
**PRICE/ADD:** \$1,595,000; 136-140 Shawmut Ave., U-3A, Boston  
**NOTES:** New unit in mid-rise condominium; unit size is 1,850 sf; three bedrooms and two baths

**BUYER:** Fanzhi Kong and Jing Yuan  
**SELLER:** John Francis Kelly  
**PRICE/ADD:** \$1,548,500; 2 Currier Ct., Lexington  
**MTG:** \$1,238,800 from **Wells Fargo Bank**  
**NOTES:** Single-family Colonial, constructed 1995; house size is 2,975 sf, lot size is 30,050 sf; four bedrooms and 2.5 baths; last sold in Nov. 2002 for \$1,142,000; Declaration of Homestead

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** You Zoe Zhou

**SELLER:** 198 Calumet LLC, managed by Alex Peselman

**PRICE/ADD:** \$1,528,400; 198 Calumet St., Boston

**NOTES:** Two-family property, constructed 1925; house size is 2,750 sf, lot size is 4,150 sf; last sold in July 2012 for \$812,000

**MTG:** \$1,446,500 from **East Cambridge SB**

**ADD:** 64 Pearl St., Cambridge

**BWR:** 64 Pearl Street LLC, mgd. by Mahmood Firouzbakht

**BUYER:** Exchange Authority LLC, managed by Diane Gallien, Edward Manzi Jr. and Christopher McCarthy

**SELLER:** 31 Eddy Street LLC, managed by James Chiasson

**PRICE/ADD:** \$1,425,000; 31-33 Eddy St., U-1 and U-2, Waltham

**NOTES:** New units in low-rise condo; each unit size is 2,325 sf; three bedrooms and 3.5 baths; property last sold pre-conversion in Nov. 2016 for \$430,000

**BUYER:** Michael P. Richardson

**SELLER:** Andrea B. Iaderosa and Paul M. Iaderosa

**PRICE/ADD:** \$1,415,000; 38 Sweetwater Ave., Bedford

**MTG:** \$1,132,000 from **Leader Bank**

**NOTES:** Single-family Colonial, constructed 2015; house size is 4,725 sf, lot size is 33,975 sf; six bedrooms and five baths; last sold in Oct. 2015 for \$1,325,000; Declaration of Homestead

**BUYER:** Barbara T. Arnold, Margery M. Ansara, Michael S. Ansara and Joseph J. Gagne, Jr.

**SELLER:** Michael D. Goldstein and Allison E. Picott

**PRICE/ADD:** \$1,400,000; 31 Central St., Concord

**MTG:** \$1,120,000 from **Citizens Bank**

**NOTES:** Single-family properties; first building const. 1896; house size is 3,575 sf, lot size is 8,000 sf; five bedrooms and four baths; second building const. 2011; house size is 625 sf; one bedroom and one bath; last sold in June 2006 for \$766,000; Declaration of Homestead

**BUYER:** Barry R. Jaspán and Heather S. Roe

**SELLER:** Northeast Properties and Development LLC, managed by Darin P. Dinucci and William M. Pollack

**PRICE/ADD:** \$1,340,000; 11 Campbell Rd., Arlington

**MTG:** \$424,000 from **Guaranteed Rate**

**NOTES:** Single-family Cape, constructed 1954; house size is 2,100 sf, lot size is 6,350 sf; four bedrooms and two baths; last sold in July 2016 for \$475,000; Declaration of Homestead

**BUYER:** Christine Axbey

**SELLER:** Curve Street Holdings LLC, managed by Jacob Grossman, president; Louis Grossman, treasurer

**PRICE/ADD:** \$1,300,000; 3 Curve St., Wellesley

**NOTES:** New unit in low-rise condo; unit size is 2,525 sf; three bdrms. and 4.5 baths; Declaration of Homestead

**BUYER:** Scott R. Donnelly and Melissa K. Myers

**SELLER:** Adam A. Thomas and Kelli E. Thomas

**PRICE/ADD:** \$1,300,000; 4 Souza Way, Truro



Six Proprietors Rd. in Edgartown has yielded an impressive return following a brief ownership period, with the single-family residence fetching \$1,124,500 mere months after it sold in August 2017 for only \$760,000 to Arch Building & Home Development, an entity managed by Lori Giancalone and Joseph Giacalone. Alicia Andre and James Andre acquired the two-bedroom, two-bath property set on a 25,275-sf parcel close to Katama Beach on the southeastern flank of Martha's Vineyard. Cape Cod Savings Bank loaned them \$950,000 for the investment.

**MTG:** \$400,000 from **LoanDepot**

**NOTES:** Single-family property, constructed 1998; house size is 2,450 sf, lot size is 1.6 acres; three bedrooms and 2.5 baths; property last sold in Jan. 1997 for \$190,000

**BUYER:** William Casey and Sally A. Rose

**SELLER:** Joan A. Lenane

**PRICE/ADD:** \$1,290,000; 15 Center St., Provincetown

**MTG:** \$1,032,000 from **Boston Private B&Trust Co.**

**NOTES:** Single-family Antique, constructed 1800; house size is 2,450 sf, lot size is 7,500 sf; five bedrooms and three baths; last sold in Jan. 1995 for \$190,000; Declaration of Homestead

**BUYER:** Bay View LLC, managed by Mark Heavner

**SELLER:** Betty-Jean Rockwell

**PRICE/ADD:** \$849,000; 16 Bay View Rd., Wellesley

**MTG:** \$1,287,000 from **Wellesley Bank**

**NOTES:** Single-family Cape, constructed 1940; house size is 1,300 sf, lot size is 10,000 sf; two bedrooms and two baths; last sold in June 1971 for \$39,000

**BUYER:** Daniel E. Muzquiz and Lannhi T. Muzquiz

**SELLER:** John A. Chistolini and Marilyn Gardner

**PRICE/ADD:** \$1,285,000; 173 Central Ave., Milton

**MTG:** \$1,028,000 from **Blue Hills Bank**

**NOTES:** Single-family Mansion, constructed 1880; house size is 9,725 sf, lot size is 33,100 sf; five bedrooms and four bedrooms; last sold in April 1983 for \$203,000; Declaration of Homestead

**BUYER:** Karen M. Fasciano

**SELLER:** Susan Stone, fka Susan McInerney

**PRICE/ADD:** \$1,260,000; 39 Clements Rd., Newton

**MTG:** \$600,000 from **Citizens Bank**

**NOTES:** Single-family Split-Level, constructed 1946; house size is 1,950 sf, lot size is 10,725 sf; three bedrooms and 3.5 baths; last sold in June 2004 for \$950,000; Declaration of Homestead

**BUYER:** 19 Glenwood LLC, managed by Maged Barsoum and Akram E. Rafla

**SELLER:** Mary Ellen O'Reilly, Personal Representative of The Estate of Eugene K. O'Reilly

**PRICE/ADD:** \$1,237,000; 19 Glenwood Ave, Cambridge

**NOTES:** Two-family property, constructed 1903; building size is 2,525 sf, lot size is 2,500 sf; last sold in April 1989 for \$85,000

**MTG:** \$1,200,000 from **Bank of America**

**ADD:** 186 and 196 Old Connecticut Path, Wayland

**BWR:** David Breazzano

**MTG:** \$1,200,000 from **Winter Hill Bank**

**ADD:** 305 Main St., Boston

**BWR:** Mary E. Snow and Raymond A. Snow

**BUYER:** Matthew Drew Chiras and Erycka Estelle Florie

**SELLER:** John C. Sanidas

**PRICE/ADD:** \$1,175,000; 15 Sagamore Ln., Boxford

**MTG:** \$940,000 from **TD Bank**

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**NOTES:** Single-family Colonial, constructed 2013; house size is 4,425 sf, lot size is two acres; four bedrooms, three baths and two half-baths; last sold in May 2011 for \$1,800,000

**BUYER:** Peter C. Baci and Remedios M. Baci

**SELLER:** Allison J. Spies and Joseph R. Spies

**PRICE/ADD:** \$1,175,000; 35 Vine St., Manchester-by-the-Sea

**MTG:** \$850,000 from **Wells Fargo Bank**

**NOTES:** Single-family Colonial, const. 2014; house size is 3,300 sf, lot size is 27,975 sf; four bedrooms and two baths; last sold in July 2015 for \$1,185,000

**BUYER:** John Garcia

**SELLER:** Christopher C. Pinney and Chryse Gibson

**PRICE/ADD:** \$1,150,000; 19 Hampden Ter., Newton

**MTG:** \$800,000 from **Premia Mortgage**

**NOTES:** Single-family Colonial, constructed 1925; house size is 2,050 sf, lot size is 6,000 sf; three bedrooms and two baths; last sold in Aug. 2005 for \$740,000; Declaration of Homestead

**BUYER:** John McLean and Kristina McLean

**SELLER:** G. Stuart Murphy III and Mary Jo Murphy

**PRICE/ADD:** \$1,130,000; 5 Weston Rd., Hingham

**NOTES:** Single-family Colonial, constructed 1920; house size is 2,275 sf, lot size is 7,850 sf; three bedrooms and 2.5 baths; last sold in Sept. 1987 for \$269,000; Declaration of Homestead

**BUYER:** Linco LLC, managed by Evan Michael Schwartz

**SELLER:** Malgorzata Pyne and Mark E. Pyne

**PRICE/ADD:** \$1,100,000; 127 Franklin St., Allston

**MTG:** \$770,000 from **Citibank**

**NOTES:** Two-family property, constructed 1900; building size is 3,150 sf, lot size is 5,050 sf; last sold in March 2014 for \$250,000

**BUYER:** Maximilien Pierre Yves Francois Fechner and Ariana Sage Minot

**SELLER:** John A. Carney

**PRICE/ADD:** \$1,075,000; 171 Wachusett Ave., Arlington

**MTG:** \$350,000 from **Leader Bank**

**NOTES:** Single-family prop., const. 1926; house size is 1,150 sf, lot size is 6,000 sf; two bdms. and one bath; last sold in June 1976 for \$39,000; Declaration of Homestead

**BUYER:** Kai Wang

**SELLER:** Xiaowen Shan and Qiong Xu

**PRICE/ADD:** \$1,070,000; 6 Smith Hill Rd., Lincoln

**MTG:** \$642,000 from **Washington Trust Mortgage Co.**

**NOTES:** Single-family property, const. 1983; house size is 5,050 sf, lot size is 2.4 acres; four bedrooms and 3.5 baths; last sold in Sept. 2006 for \$1,075,000

**BUYER:** Sarah Kruse

**SELLER:** 152 Powder House LLC, mgd. by Mike Meskin

**PRICE/ADD:** \$1,050,000; 152 Powder House Blvd.,

U-1, Somerville



Equitable Bank financing of \$1,000,000 has provided a 50 percent LTV mortgage to John P. Burke and Sally H. Burke backed by 45 Cedar St. in Duxbury, an enduring single-family Antique which they bought at a price tag of \$2,000,000 from Brendan Kissane and Holly R. McBurnie Kissane. The sellers had held the home that dates to 1822 since January 1994 when it was secured at a price of \$410,000, a fraction of its new-age value. Located on 1.6 acres, 45 Cedar St. has six bedrooms and 4.5 baths contained in an expansive 4,625-sf frame.



A renovated and expanded single-family Colonial at 19 Elmwood Rd. in Wellesley has reaped \$1,492,000 for Rosedale Family LLC and its manager, Thomas B. Rosedale, the seller paying \$1,380,000 in September 2017 for the property now featuring 3,000 sf of living quarters with four bedrooms and 2.5 baths. New stewards Jordan S. Esten and Kelly Esten financed their investment through US Bank, the debt amounting to \$1,214,650.

**MTG:** \$730,000 from **Drew Mortgage Associates**

**NOTES:** New unit in two-unit condominium; unit size is 2,425 sf; three bedrooms and 3.5 baths; seller acquired property pre-conversion in May 2016 for \$1,025,000; Declaration of Homestead

**BUYER:** Ashley E. Steele and Gregory J. Steele

**SELLER:** Meredith A. Stoddard

**PRICE/ADD:** \$1,050,000; 346-354 Congress St.,

U-603, Boston

**MTG:** \$840,000 from **Residential Mortgage Services**

**NOTES:** Unit in mid-rise condominium; unit size 2,100 sf; two bedrooms and two baths; unit last sold in Sept. 2010 for \$610,000

**BUYER:** Ling Ji and Kai Zhang

**SELLER:** Cynthia M. Woodman and Peter W. Woodman

**PRICE/ADD:** \$1,041,000; 27 Stoneymeade Way, Acton

**NOTES:** Single-family Colonial, const. 1991; house size is 4,250 sf, lot size is 33,550 sf; four bedrooms and four baths; last sold in Feb. 1992 for \$445,000

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** Beverly J. Healy and Thomas C. Healy  
**SELLER:** Joseph S. Boyce  
**PRICE/ADD:** \$1,025,000; 89 Pilgrim Rd., Marshfield  
**NOTES:** Single-family property, const. 1988; house size is 2,650 sf, lot size is 31,500 sf; three bedrooms and two baths; last sold in Sept. 2005 for \$1,037,500

**BUYER:** Hande Ondemir and Onder Ondemir  
**SELLER:** Brent Kenneway and Jennifer Kenneway  
**PRICE/ADD:** \$1,015,000; 4 Joshua Path, Natick  
**MTG:** \$812,000 from **US Bank**  
**NOTES:** Single-family Colonial, constructed 1988; house size is 3,125 sf, lot size is 17,000 sf; four bedrooms and three baths; Declaration of Homestead

**BUYER:** Anne Kannan and Raj Kannan  
**SELLER:** Charles D. Ollinger and Pamela T. Ollinger  
**PRICE/ADD:** \$1,010,000; 24 Sylvia Pl., Kingston  
**MTG:** \$908,899 from **Bank of America**  
**NOTES:** Single-family property, constructed 2000; house size is 3,650 sf, lot size is 2.7 acres; three bedrooms and 2.5 baths; last sold in March 2008 for \$1,205,000; Declaration of Homestead

**BUYER:** Elizabeth K. McCurley and Scott D. McCurley  
**SELLER:** Barbara F. Pryor  
**PRICE/ADD:** \$1,010,000; 19 Pulpit Ln., Edgartown  
**MTG:** \$808,000 from **Cape Cod Five Cents SB**  
**NOTES:** Single-family property, const. 1988; house size is 2,025 sf, lot size is 21,775 sf; four bedrooms and two baths; last sold in Sept. 1996 for \$252,500  
**MTG:** \$1,000,000 from **Advancial Federal CU**  
**ADD:** 250 Commonwealth Ave, U-14, Boston  
**BWR:** Gretchen R. Atkins

## NOV 14TH

**BUYER:** Anna Zannino and Richard Zannino  
**SELLER:** Twanette Tharp  
**PRICE/ADD:** \$9,750,000; 18 Starbuck Neck Rd., Edgartown  
**NOTES:** Single-family Estate, constructed 2015; house size is 6,300 sf, lot size is 20,900 sf; six bedrooms and six baths; last sold in March 2015 for \$5,400,000; see related sale this date below

**BUYER:** Tevey LLC, managed by Steven A. Johnson  
**SELLER:** MP Franklin Residential Co. LLC, c/o Millennium Partners  
**PRICE/ADD:** \$6,700,000; 1 Franklin St., U-5202, Boston  
**NOTES:** New unit in high-rise condominium; unit size is 3,175 sf; three bedrooms and 4.5 baths

**BUYER:** Carol Hemnes and Thomas Hemnes  
**SELLER:** CKG Shawmut LLC, mgd. by David Goldman  
**PRICE/ADD:** \$3,350,000; 136-140R Shawmut Ave., U-4A, Boston  
**MTG:** \$2,500,000 from **Boston Private B&T Co.**  
**NOTES:** New unit in low-rise condo; unit size is 3,275 sf, four bdrms and three baths; Declaration of Homestead



Just in time for its 50th year in existence, 169 Lime Hill Rd. in Chatham has brought nine figures via its \$1,230,000 sale from Georgette P. Swan and Stuart R. Swan to Lorraine Z. Salter and Robert S. Salter, the couple's purchase financed with \$984,000 from Cape Cod Savings Bank. Completed in 1968, 169 Lime Hill Rd. has four bedrooms and three baths contained in its 2,575-sf constitution. The residence sits on a 15,000-sf parcel sandwiched between Route 28 and Oyster Pond.



Santander Bank jumbo financing of \$845,600 has enabled the \$1,057,000 acquisition of 17 Pine Hill Rd. in Southborough by Daniel Aptekman and Ekaterina Shkolnikova from Sara A. Gall and Trent T. Gall. Built in 2014 on a 1.5-acre parcel, 17 Pine Hill Rd. features 4,150 sf with four bedrooms and three baths. The Galls had paid \$974,900 in May 2015 for the residence.

**BUYER:** 78 Winthrop Road LLC, managed by Marianne Fitzpatrick and Belinda Negron  
**SELLER:** Ernest T. Kendall  
**PRICE/ADD:** \$2,355,000; 78 Winthrop Rd., Brookline

**MTG:** \$3,225,000 from **Cambridge Savings Bank**  
**NOTES:** Two-family prop., const. 1900; bldg. size is 5,050 sf, lot size is 7,425 sf; last sold in May 1976 for \$96,500  
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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** Anna Zannino and Richard Zannino

**SELLER:** Twanette Tharp

**PRICE/ADD:** \$2,000,000; 27 Thayer St., Edgartown

**MTG:** \$2,000,000 from **Twanette Tharp**

**NOTES:** Single-family property, constructed 1950; house size is 1,425 sf, lot size is 10,025 sf; three bedrooms, two baths; last sold in March 2015 for \$5,400,000; see related sale this date above

**MTG:** \$2,000,000 from **First Republic Bank**

**ADD:** 23 Leicester St., Brookline

**BWR:** Terri Halperin

**MTG:** \$1,700,000 from **Boston Private B&T Co.**

**ADD:** 38 Wendell Rd., Newton

**BWR:** Lily Quarmby and Thomas E. Quarmby

**MTG:** \$199,000 and \$1,599,200 from **USAlliance Federal Credit Union**

**ADD:** 11 1/2 Greenwich Park, U-1, Boston

**BWR:** David H. Rosenberg and Kristen L. Rosenberg

**BUYER:** Mark Barons, trustee of 235 Marrett Rd. Realty TR

**SELLER:** Janice M. Williams and Elizabeth G. Wood aka Tizzy E. Burke

**PRICE/ADD:** \$700,000; 235 Marrett Rd., Lexington

**MTG:** \$1,312,500 from **The Village Bank**

**NOTES:** Single-family Cape, constructed 1951; house size is 1,425 sf, lot size is 17,925 sf; three bedrooms and two baths; sellers' family ownership in property dates to June 1951

**BUYER:** Emilie Wiggin

**SELLER:** Siena Colegrave and Christopher Feige

**PRICE/ADD:** \$1,300,000; 96 Chandler St., U-1, Boston

**NOTES:** Unit in low-rise condominium; unit size is 1,350 sf; two bedrooms and two baths; last sold in July 2014 for \$1,150,000 Declaration of Homestead

**BUYER:** Boston Luxury Group LLC, mgd. by Claudia Alves

**SELLER:** 51-53 St Rose Street LLC, mgd. by Ivan Biesty

**PRICE/ADD:** \$1,175,000; 51-53 Saint Rose St., Boston

**MTG:** \$95,000 from **Linchpin Capital LLC** and

\$1,450,000 from **Cuttysark Capital LLC**

**NOTES:** Three-family property, constructed 1900; building size is 3,325 sf, lot size is 3,800 sf; last sold in Sept. 2017 for \$1,060,000

**BUYER:** K.A. Holdings LLC, managed by Klaus Kimel

**SELLER:** K&K Development Inc., managed by Alexander Kuritnik, president; Boris Kuritnik, treasurer

**PRICE/ADD:** \$1,150,000; 793 East Sixth St., Boston

**MTG:** \$3,067,000 from **Wakefield Cooperative Bank**

**NOTES:** Single-family prop., const. 1910, renovated 1999; house size is 1,150 sf, lot size is 3,875 sf; two bdrms. and 1.5 baths; last sold in July 2015 for \$1,280,000

**BUYER:** Red-Sign Design Build Develop LLC, managed by Jay Wilford Sisam

**SELLER:** Carol A. Marcell

**PRICE/ADD:** \$840,000; 91 Glen Rd., Boston



A renovated single-family home at 6 Donnell St. in Cambridge has earned seller John R. Kennedy \$2,984,000 flipping a property bought in May 2016 at a price of just \$1,026,000. The subsequent overhaul increased space from less than 1,200 sf to 3,350 sf and the number of bedrooms and baths to four and 3.5, respectively. Six Donnell St. was originally built in 1860. Kennedy sold the property to Kerstin Glick and Peter Glick in an all-cash agreement.



Elizabeth Milewski and Matthew Milewski have put stakes down in Wellesley via their \$1,305,000 purchase of 38 Shirley Rd. from John J. Curry and Lori W. Curry. The single-family Garrison that was built in 1982 is comprised of 2,350 sf with four bedrooms and 2.5 baths located on a quarter-acre parcel. The borrowers were able to stitch together financing using a \$260,000 loan from the Children's Orthopedic Surgery Foundation and \$1,044,000 First Republic Bank provided. The Currys had owned the home since December 2012 when they spent \$939,000.

**MTG:** \$1,092,000 from **Cooperative Bank**

**NOTES:** Two-family property, constructed 1875; building size is 3,350 sf, lot size is 5,350 sf

**MTG:** \$1,092,000 from **Cooperative Bank**

**ADD:** 6 Lennoco Rd., Jamaica Plain

**BWR:** William J. Epperson and Jay W. Sisam

**MTG:** \$1,084,389 from **Morgan Stanley Private Bank**

**ADD:** 26 Brenton Rd., Weston

**BWR:** Cynthia T. Camp and Thomas M. Camp

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** Deanne M. Wherry and Richard V. Wherry  
**SELLER:** Camly LLC, managed by Stephen P. Andrade  
**PRICE/ADD:** \$1,050,000; 216 Woburn St., Medford  
**MTG:** \$816,000 from **Residential Mortgage Services**  
**NOTES:** Single-family property, constructed 1915; house size is 1,450 sf, lot size is 5,900 sf; three bedrooms and 1.5 baths; last sold in July 1996 for \$140,500; Declaration of Homestead

**MTG:** \$1,000,000 from **First Republic Bank**  
**ADD:** 66 Swan Rd., Winchester  
**BWR:** Craig A. Driscoll and Joan M. Driscoll

## NOV 13TH

**BUYER:** Jonathan Penta and Paula M. Penta  
**SELLER:** John A. Duffy and Maria Furman  
**PRICE/ADD:** \$3,050,000; 3 Stonefield Ln., Wellesley  
**NOTES:** Single-family Colonial, constructed 2004; house size is 7,250 sf, lot size is 1.1 acres; five bedrooms, five baths and three half-baths; last sold in June 2003 for \$1,750,000; Declaration of Homestead

**BUYER:** Catherine Sharif Bassick  
**SELLER:** Karen Fish-Will  
**PRICE/ADD:** \$3,048,750; 54 Westerly Rd., Weston  
**MTG:** \$1,700,000 from **First Republic Bank**  
**NOTES:** Single-family property, constructed 2004; house size is 7,975 sf, lot size is 1.3 acres; five bedrooms and six baths; Declaration of Homestead

**BUYER:** MSSI 105 Sunset Lane Property Group LLC  
**SELLER:** Gabrielle K. Carruth  
**PRICE/ADD:** \$2,310,000; 105 Sunset Ln., Barnstable  
**NOTES:** Single-family property, constructed 1978; house size is 3,225 sf, lot size is 9,575 sf; three bedrooms and 3.5 baths; last sold in Dec. 2015 for \$2,200,000

**MTG:** \$2,300,000 from **First Republic Bank**  
**ADD:** 361 Commonwealth Ave., Newton  
**BWR:** Bryann Bromley Nuzzo and James L. J. Nuzzo

**BUYER:** New Dudley Realty LLC, mgd. by Paul Roberts  
**SELLER:** H. Katherine Kim and Sam W. Lee  
**PRICE/ADD:** \$2,250,000; 110 Dudley Rd., Newton  
**NOTES:** Single-family Colonial, const. 1910; house size is 5,250 sf, lot size is 1.4 acres; seven bedrooms and 4.5 baths; last sold in May 2005 for \$1,875,000

**BUYER:** Schooner Service Group LLC  
**SELLER:** Jane E. Haymon and Monte R. Haymon, trustees of 22B Clarendon Nominee TR  
**PRICE/ADD:** \$2,200,000; 400 Stuart St., U-22B, Boston  
**NOTES:** Unit in high-rise condominium; unit size is 1,375 sf; two bedrooms and two baths; unit last sold in June 2011 for \$1,775,000

**MTG:** \$1,868,750 from LoanDepot  
**ADD:** 131 Atlantic Ave., Gloucester  
**BWR:** Andree M. Robert and Thomas M. Burger



A single-family home at 24 Sylvia Pl. in Kingston has changed hands for \$1,010,000 in its swap from Charles D. Ollinger and Pamela T. Ollinger to Anne Kannan and Raj Kannan. Bank of America loaned the buyers \$908,899 to facilitate their purchase of the 3,650-sf, three-bedroom home that also has 2.5 baths. The Ollingers had held 24 Sylvia Pl. just shy of 10 years, having spent \$1,205,000 for the structure and 2.7 acres in March 2008.

**BUYER:** Jennifer Coplon and Robert Frank  
**SELLER:** CKG Shawmut LLC, mgd. by David Goldman  
**PRICE/ADD:** \$1,750,000; 140 Shawmut Ave., U-1E, Boston

**NOTES:** New unit in low-rise condominium; unit size is 2,175 sf; two bedrooms and one bath

**BUYER:** Yuying Pang and Yongheng Zhang  
**SELLER:** Anastasia Hryhorczuk and Allison Lamanna  
**PRICE/ADD:** \$1,680,000; 35 Waverly St., Brookline  
**MTG:** \$1,012,800 from **Washington Trust Mortgage Co.**

**NOTES:** Unit in low-rise condominium; unit size is 2,400 sf; four bedrooms and three baths; unit last sold in Dec. 2014 for \$1,350,000

**BUYER:** Dana G. Applebaum and Evan Applebaum  
**SELLER:** Bailey Mannix, Sean Mannix and Todd Mannix  
**PRICE/ADD:** \$1,400,000; 42 Fairway Rd., Brookline  
**MTG:** \$1,120,000 from **Wellesley Bank**  
**NOTES:** Single-family property, constructed 1930; house size is 2,200 sf, lot size is 17,275 sf; three bedrooms and 2.5 baths; last sold in Dec. 1986 for \$357,500; Declaration of Homestead

**BUYER:** Geoffrey D. Cronin  
**SELLER:** Doris S. Norman  
**PRICE/ADD:** \$1,350,000; 281 and 28A Hunters Ridge Rd., Concord  
**MTG:** \$1,775,000 from **Newburyport Five Cents SB**  
**NOTES:** Single-family Colonial, constructed 1970; house size is 3,475 sf, lot size is 1.8 acres; five bedrooms and 3.5 baths; last sold in Oct. 1970 for \$63,000

**BUYER:** Elizabeth Milewski and Matthew Milewski  
**SELLER:** John J. Curry and Lori W. Curry  
**PRICE/ADD:** \$1,305,000; 38 Shirley Rd., Wellesley  
**MTG:** \$260,000 from Children's Orthopedic Surgery Foundation and \$1,044,000 from First Republic Bank

**NOTES:** Single-family Garrison, constructed 1982; house size is 2,350 sf, lot size is 10,625 sf; four bedrooms and 2.5 baths; last sold in Dec. 2012 for \$939,000; Declaration of Homestead

**BUYER:** Samantha Bond  
**SELLER:** Allison K. Wilson and Andrew D. Wilson  
**PRICE/ADD:** \$1,300,000; 56 Bartlett St., Charlestown  
**NOTES:** Single-family Rowhouse, constructed 2011; house size is 1,725 sf, lot size is 1,050 sf; last sold in Aug. 2012 for \$775,000; two bedrooms and 2.5 baths; last sold in June 2002 for \$485,000; Declaration of Homestead

**BUYER:** Jayson Dickerman and Stephanie Dickerman  
**SELLER:** David Forte and Michael A. Forte  
**PRICE/ADD:** \$1,277,000; 969 Greendale Ave., Needham  
**MTG:** \$957,750 from **Fairway Independent Mortgage Corp.**  
**NOTES:** Two-family property, const. 1900; building size is 6,100 sf, lot size is 20,475 sf; Declaration of Homestead

**BUYER:** Sylex Holdings LLC, managed by Jon Wardwell  
**SELLER:** Jennifer Collins, Marion D. de B. Kilson and Martin L. Kilson Jr.  
**PRICE/ADD:** \$1,275,000; 4 Eliot Rd., Lexington  
**MTG:** \$1,781,250 from Watertown Savings Bank  
**NOTES:** Single-family property, const. 1904; house size is 4,675 sf, lot size is 23,950 sf; nine bedrooms and three baths; last sold in June 1970 for \$54,000

**MTG:** \$1,260,000 from **Boston Private B&T Co.**  
**ADD:** 226 Commonwealth Ave., U-2, Boston  
**BWR:** Benjamin D. Tipping and Valerie N. Tipping

**MTG:** \$1,237,500 from First Republic Bank  
**ADD:** 21-23 Summit Ave., Brookline  
**BWR:** Soumen Ganguly and Sutanuka Lahiri

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# Residential Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 13 - NOVEMBER 17, 2017

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**BUYER:** Cynthia L. Radford

**SELLER:** Eastward MBT LLC, managed by Donald Poyant

**PRICE/ADD:** \$1,199,999; 20 Jesses Landing, Chatham

**MTG:** \$800,000 from **Cape Cod Five Cents SB**

**NOTES:** Single-family property; house size is 2,400 sf, lot size is one acre; three bedrooms and four baths

**BUYER:** GAK Group LLC, managed by Leo Kishko

**SELLER:** Cheryl Campbell, Mark LeBlanc, Michael

LeBlanc, Peter LeBlanc, Stephen LeBlanc and Charlene

LaRoche, Paula O'Donnell and Michelle Ryan

**PRICE/ADD:** \$667,000; 9 Roland St., Newton

**MTG:** \$1,183,000 from **Needham Bank**

**NOTES:** Single-family Ranch, const. 1919; house size is 1,100 sf, lot size is 7,075 sf; three bdrms. and two baths; sellers' family ownership in property dates to June 1953

**MTG:** \$1,150,000 from **TD Bank**

**ADD:** 16-18 Prentiss St., Watertown

**BWR:** Mark Timperio

**BUYER:** Ahmet O. Keles and Suzan Keles

**SELLER:** Terence E. Yeo

**PRICE/ADD:** \$1,150,000; 286 Beacon St., U-7, Boston

**NOTES:** Unit in mid-rise condominium; unit size is 1,075 sf; one bedroom and one bath; unit last sold in Aug. 2014 for \$825,000

**BUYER:** Robert Whelan and Tina Yazbek

**SELLER:** Arthur S. Brown and Teresa T. Brown

**PRICE/ADD:** \$1,130,000; 65 E. India Row, U-18C, Boston

**MTG:** \$424,100 from **United Wholesale Mortgage**

**NOTES:** Unit in high-rise condominium; unit size is 1,225 sf; one bedroom and 1.5 baths; unit last sold in Oct. 2010 for \$595,000; Declaration of Homestead

**BUYER:** Xiaoyan Hou

**SELLER:** Zhengzhen Qi and Qian Zhang

**PRICE/ADD:** \$1,100,000; 72 Algonquin Rd., Newton

**MTG:** \$598,000 from **LoanDepot**

**NOTES:** Single-family Colonial, constructed 1928; house size is 2,250 sf, lot size is 6,000 sf; four bedrooms and 2.5 baths; last sold in March 2004 for \$699,000; Declaration of Homestead

**BUYER:** Robert Munsey and Stacey Munsey

**SELLER:** John Zermani

**PRICE/ADD:** \$1,100,000; 15 Manhattan Dr., Burlington

**MTG:** \$880,000 from **Mortgage Network**

**NOTES:** Single-family property, constructed 2017; house size is 4,600 sf, lot size is 20,900 sf; four bedrooms and 4.5 baths; property last sold in June 2016 for \$340,000; Declaration of Homestead

**BUYER:** 94 Dedham Boulevard LLC, managed by Bonnie J. Musto

**SELLER:** John Kowalczyk, aka John W. Kowalczyk Jr.

**PRICE/ADD:** \$375,000; 94 Dedham Blvd., Dedham

**MTG:** \$1,085,000 from **Kenneth A. Rosenberg**

and **Sylvia S. Rosenberg, trustees of Jericho TR**



Beverly J. Healy and Thomas C. Healy are the new owners of 89 Pilgrim Rd. in Marshfield, the single-family home encompassing 2,650 sf with three bedrooms and two baths located on a 31,500-sf seaside parcel. Seller Joseph Boyce had held 89 Pilgrim Rd. for a dozen years, paying \$1,037,500 in September 2005.



The single-family Newton Colonial Christopher C. Pinney and Chryse Gibson spent \$740,000 on in August 2005 has appreciated nicely over time, or so the divesting of 19 Hampden Ter. for \$1,150,000 to suitor John Garcia would suggest. The venerable 1920's-era structure that has three bedrooms and two baths features 2,050 sf and is tucked onto a 6,000-sf land site. Garcia borrowed \$800,000 from Premia Mortgage to fund his purchase.

**NOTES:** Single-family property, constructed 1952; house size is 1,325 sf, lot size is 23,000 sf; three bedrooms, two baths and one half-bath; sellers' family ownership in property dates to June 1977

**MTG:** \$1,000,000 from Morgan Stanley Private Bank

**ADD:** 39 Spring St., Essex

**BWR:** Thomas Barrieau

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

**ADD:** 160 Southampton St., aka 140 Cummings St., Units 1 and 2, Boston

**BWR:** David Winston and Theodore Winston, trustees of WB Cummings Street Nominee TR

**BUYER:** Michael Stevens

**SELLER:** Kathy Jo Nelson

**PRICE/ADD:** \$1,108,000; 66B Hampshire St., aka 66 Hampshire St., Cambridge

**NOTES:** Single-family Townhouse, constructed 1987; house size is 1,825 sf, lot size is 1,125 sf; two bedrooms, one bath and two half-baths; last sold in April 2000 for \$361,000; Declaration of Homestead

# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
Granite 300 Equity Partners LLC	Kambiz Shahbazi, manager	130 New Boston St., Ste. 303, Woburn MA 01801	Deal with certain real property at 300 Granite St., Braintree MA
CAP Long Wharf LLC	Richard Cohen, president	C/o Capital Properties at 115 Broadway, NYC 10006	Deal with real estate
HSRE-AWC LLC	Eric D. Schlager and Robert A. Schlager, signatories	C/o Bulfinch Cos. at 250 First Ave., Needham MA 02494	Buy, operate and sell real estate
QB New Urban Fund I LLC	Damian A. Szary and Kyle B. Warwick, managers	C/o Gate Residential at 265 Franklin St., Boston MA 02110	invest in real estate
Addison Street Partners LLC	Damian A. Szary and Kyle B. Warwick, managers	Principal office c/o North River Co. at 224 12th Ave., NYC 10001; MA office c/o Gate Residential at 265 Franklin St., Boston MA 02110	Invest in real estate
CHMW Scottsdale LLC	Chad Crandall, mgr; Richard Warnick & Kenneth Wilson, sigs.	548 Cabot St., Beverly MA 01915	Manage real estate
NSC LLC	James Goldenberg and Jeffrey M. Johnston, signatories	Eleven Beacon St., Boston MA 02108	Dealing with interests in real estate
North Port Construction LLC	Louis P. Minicucci Jr. and Robert W. Levy Esq., signatories	Principal office at 231 Sutton St., North Andover MA 01845; Robert W. Levy Esq. at 2 International Pl., Boston MA 02110	Deal with real estate
43 Wigglesworth Street LLC	Andreas A. Tsitos, manager	148 Main St., Malden MA 02148	Invest in and manage income-producing RE
RRA 3.0 LLC	Scott Reed, manager	2250 NW 22nd Ave., Ste. 602, Portland OR 97210	Develop real estate
HomeExchange.com Inc.	Emmanuel Arnold, pres.; Phillippe C.M. Manteau, sec.	185 Alewife Brook Pkwy., Cambridge MA 02138	Online home exchange and lodging accommodations website
STO Holdings LLC	James K. Donaghy, chairman	C/o Structure Tone Inc. at 350 West 34th St., NYC 10001	Real estate
Residences at Salisbury Square LLC	Annmary Connor, president, YWCA of Newburyport; Joseph Lieber, signatory	C/o YWCA of Newburyport at 13 Market St., Newburyport MA 01950	Dealing with interests in real estate
Origen Hospitality LLC	James P. Robertson, manager	76 Summer St., Ste. 610, Boston MA 02110	Investments, including real property interests
Mystic Office Two LLC	Rick Costa, manager	111 Everett Ave., Chelsea MA 02150	Real estate activities
Riverbrook Business Park LLC	Tim Burbank, John Colantuoni Jr., Paul Colantuoni and Tim Riordan, managers	680 Richmond St., East Taunton MA 02718	Invest in, lease, purchase and sell real estate
Quarry Hills Residential Holdings LLC	Andrew K. Dolben, manager	C/o The Dolben Co. at 150 Presidential Way, Woburn MA 01801	Interests in real property
2 Chetwynd Road LLC	Mahmood Firouzbakht, manager	Seven Crescent St., Cambridge MA 02138	Develop, finance, lease, manage, purchase and sell real estate
Smiley 4 Alger LLC	David J. Pogorelc, manager	699 Boylston St., Boston MA 02116	Deal in real property
Smiley Wadleigh Ellery LLC	David J. Pogorelc, manager	699 Boylston St., Boston MA 02116	Deal in real property
Massasoit Hotel GP LLC	Heriberto Flores, manager	C/o New England Farm Workers Council at 11-13 Hampden St., Springfield MA 01103	Real estate activities
Paramount Springfield GP	Heriberto Flores, manager	C/o New England Farm Workers Council at 11-13 Hampden St., Springfield MA 01103	Real estate activities
47 Chapel St. LLC	Jeffrey M. Feuerman, manager	93 Fisher Ave., Brookline MA 02445	Real property interests
591 Beacon Street Holdings LLC	Jeffrey M. Feuerman, manager	93 Fisher Ave., Brookline MA 02445	Real property interests
50 Dedham Ave. LLC	Jeffrey M. Feuerman, manager	93 Fisher Ave., Brookline MA 02445	Real property interests
H/2 Special Opportunities Realty IV Inc.	Spencer Haber, pres.; Aaron Warum, treas.; Ashwin Rao, sec.	680 Washington Blvd., Stamford CT 06901	Real estate
Mezzaluna 61 LLC	Giancarlo Micozzi and Marcello Micozzi, managers	159 Cambridge St., Allston MA 02134	Deal in real property
Lot A Nashua Street LLC	George W. Gately Jr., manager	One Summit St., Woburn MA 01801	Develop, invest in and own real estate
Beachview Development LLC	Robert Mason Johnson and Paul James Norden, managers	Fourteen Lexington St., Stoneham MA 02180	Develop real estate
225 Turnpike Investment LLC	Armando Petruzzello, manager	Twenty Milton St., Ste. 109, Dedham MA 02081	Property management
Harborside Manor LLC	Kenneth A. Gritzan and Pamela Gritzan, signatories; Celeste E. Scott, resident agent	937 Route 28, Harwich MA 02645	Invest in real estate
363 Neponset Street LLC	George T. Albrecht and George Albrecht Jr., managers; Burton Winnick, resident agent	Principal office at 394 Washington St., Woburn MA 01801; Burton Winnick at 265 Franklin St., Boston MA 02110	Deal in real property
80-82 Olympia Avenue LLC	George T. Albrecht and George Albrecht Jr., managers; Burton Winnick, resident agent	Principal office at 394 Washington St., Woburn MA 01801; Burton Winnick at 265 Franklin St., Boston MA 02110	Deal in real property
Kaas Wilson Architects LLC	Link Wilson, manager	1201 American Blvd. E, Ste. 100, Bloomington MN 55425	Architecture
Chinburg Management LLC	Eric Chinburg, manager	Principal office at 3 Penstock Way, Newmarket NH 03857; Charles E. Gill Jr. Esq. at 608 Main St., Melrose MA 02176	Lease real estate
AGNL Grocery (Hatfield) LLC	Gordon J. Whiting, manager	C/o Angelo, Gordon & Co. at 245 Park Ave., 24th floor, NYC 10167	Lease and purchase real estate
AGNL Grocery (Westfield) LLC	Gordon J. Whiting, manager	C/o Angelo, Gordon & Co. at 245 Park Ave., 24th floor, NYC 10167	Lease and purchase real estate
238R Appleton Street LLC	William Mandell, manager	20C Delcarmine St., Wakefield MA 01880	Dealing with interests in real estate
Magnetar Realty LLC	Jacqueline A. Monahan, manager; John P. Coy, signatory	20 Squantum Ave., North Easton MA 02356	Develop, manage and purchase real estate
The Paul O. McFarland Family LP	Paul O. McFarland, signatory	Fifteen Cefalo Rd., West Roxbury MA 02132	Invest in real estate
Maverick Chelsea LLC	Joseph Donovan and John McGrail, managers	Fifty Franklin St., Boston MA 02110	Real estate activities
Sixty Chelsea LLC	Joseph Donovan and John McGrail, managers	Fifty Franklin St., Boston MA 02110	Real estate activities

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
Arbor Island LLC	Tim Caraboolad, manager	67 Kemble St., Boston MA 02119	Invest in real estate
CC White Court LLC	Mark L. Klamand and Andrew B. Rose, signatories	600 Loring Ave., Salem MA 01970	Deal in real property
Mill City Crossing LLC	Robert Burge, manager	394 Lowell St., Lexington MA 02420	Dealing with interests in real estate
Mugar Memphis Hilton LLC	David Ting, signatory	222 Berkeley St., Boston MA 02116	Invest in real estate
165-167 Boylston Street LLC	Eric Shinrock, manager	113A Center St., Brookline MA 02446	Acquire, develop, lease, manage and sell RE
Madrid Realty 09 LLC	Charles Epstein, mgr.; Julie Dialessi-Lafley, res. agent	Principal office at 12-14 Somers Rd., East Longmeadow MA 01028; Julie A. Dialess-Lafley at 33 State St., Springfield MA 01103	Real estate activities
Arris Partners LLC	John A. Garafolo and Thomas Sibley, managers	300 Baker Ave., Concord MA 01742	invest in real estate
Hartley Terrace MA Investment LLC	Frank T. Sinito, manager	4000 Key Tower, 127 Public Sq., Cleveland OH 44114	Own real estate
68 Pearson Somerville LLC	James Ferraro and Nelson P. Oliveira, managers	200 Monsignor O'Brien Hwy., Cambridge MA 02141	Real estate activities
Gooba 1 Realty LLC	Erik C. Schmakel, manager	Eighteen Central Ave., Danvers MA 01923	Invest in real estate
Stockhouse 122 Realty LLC	Michael Marcoux and Nicholas Morin, managers	100 State St., Ludlow MA 01095	Dealing with interests in real estate
45-47 Bryon Rd LLC	Boris Bankovsky and Larisa Bankovsky, managers; Lev Agranovich, resident agent	Principal office at 45-47 Bryon Rd., Newton MA 02467; Lev Agranovich at 1007 Chestnut St., Newton MA 02464	Business of real estate
Manitook Realty LLC	Gil W. Marques, manager; James F. O'Brien, resident agent	Principal office at 16 Sconticut Neck Rd., Fairhaven MA 02719; James F. O'Brien at 180 Paramount Dr., Raynham MA 02767	Acquire and develop land sites
HIP Realty LLC	Miguel A. Verdaguier and Ernesto Zilberberg, signatories	170 Common St., Lawrence MA 01840	Buy property for business
Abbian Investments LLC	Christopher Chiang, manager	Fifteen Leah Cir., Methuen MA 01844	invest in real estate
Gurney Street LLC	Athena Boukouvalas, manager	Five Coach Ln., Westwood MA 02090	Dealing with interests in real estate
88 North Street LLC	Roberta Sobran, manager	72 Pleasant St., Hingham MA 02043	Develop, finance, lease, operate and sell RE
8 Cammetts Court Development LLC	Geno Ranaldi, manager	29 Johnson St., Newburyport MA 01950	Invest in, lease and manage real property
13 Lincoln Court Development LLC	Geno Ranaldi, manager	29 Johnson St., Newburyport MA 01950	Invest in, lease and manage real property
39 North End Blvd LLC	Geno Ranaldi, manager	29 Johnson St., Newburyport MA 01950	Invest in, lease and manage real property
Rockbyrne LLC	Lloyd Byrne and Lynne Byrne, managers	Principal office at 30 Pocomo Rd., Nantucket MA 02554; Patricia M. Halsted at 4 North Water St., Nantucket MA 02554	Own real property
485 Franklin Street Realty LLC	Elyahu Miris, manager	Five Barlow Rd., Edison NJ 08817	Own real estate
Huntington Development LLC	Milan Patel, manager	27 Congress St., Salem MA 01970	Real estate
Normandie Road Dover LLC	Jay F. Theise, manager	92 State St., Boston MA 02109	Develop, invest in and sell real estate
REM Realty Enterprises LLC	Mark Marlow, Scott Marlow and Shelley Marlow, managers	880 Depot Rd., Boxborough MA 01719	Interests in real property
Northbridge-McQuade LLC	Zaid Ashai and Robert E. Pantano, signatories	Four Liberty Sq., Boston MA 02109	Solar energy development and related svcs.
662 East Fifth Street LLC	Vladislav Abramsky, manager	1731 Beacon St., #23, Brookline MA 02445	Acquire income-producing RE for profit
Ashworth Hill LLC	Logan R. Huffman, manager	Four Charlesview Rd., Hopedale MA 01747	Dealing with interests in real estate
Harvest Realty Ventures LLC	Maria Gattuso, manager; Steven M. Singer, resident agent	Principal office at 4 Samuels Phelps Way, North Reading MA 01864; Steven M. Singer at 607 North Ave., Wakefield MA 01880	Deal with real estate
78 Middlesex St. LLC	Thomas Fardy, manager	54 Dancause Rd., Lowell MA 01852	Real estate
NB Bristol Realty LLC	John Boss and Eric Meyer, managers	76 Taunton St., Plainville MA 02762	Buy, lease and sell real estate
EKAY Holdings LLC	Eric Kramer, manager	25 Channel Center St., Ste. 803, Boston MA 02210	Lease, mortgage, purchase and sell RE
West Street Investments LLC	Glenn M. Monteiro Jr., signatories	89 Overlook Rd., Stoughton MA 02072	Deal with real estate
88 White Street LLC	Cathal P. Brady, manager	125 Greenleaf St., Quincy MA 02169	Real estate
CHP Investment Partners LLC	Andrew Balsom, manager	888 Boylston St., Boston MA 02199	Investments, including real property interests
19 Coolidge Hill Owner LLC	Paul A. Ferreira, manager	275 Grove St., Ste. 2400, Newton MA 02466	Invest in and manage real estate
Hosman Hospitality Group LLC	Kurt T. Hosman and Richard J. Hosman, managers	Four Blueberry Ln., Gloucester MA 01930	Restaurant & ownership of real prop. interests
Quinfield LLC	Michael D. Jordan, manager	49 Observatory Ways, Marshfield MA 02050	Invest in and manage real estate
6 Shawmut LLC	Peng Zhang, manager	Two Kendall Dr. Northborough MA 01532	Acquire, lease, operate and own real estate
31 Meadow Farm Road LLC	Deborah MacCormack and George MacCormack, managers	601 7th Avenue South, #301, Naples FL 34102	Invest in and manage real estate
206 West Elm Street LLC	Mason Thomas Pires, mgr.; Kevin McIntyre Esq., res. agent	Principal office at 880 E. 4th St., South Boston MA 02127; Kevin G. McIntyre Esq. at 14 Center St., North Easton MA 02356	Lease multifamily properties
43 Broadway Arlington LLC	Robert Page, manager	43 Broadway, Arlington MA 02474	Acquire, develop, finance, lease, manage and sell real estate
95 Terrace Hall Avenue LLC	Syed Hasan Jaffrey, manager	95 Terrace Hall Ave., Burlington MA 01803	Deal with certain real property at 95 Terrace Hall Ave., Burlington MA
Winslow Road Boston LLC	Anthony C. Barila, manager	276 Harvard Rd., Stow MA 01775	Lease, maintain and own real estate
163 Enterprise Drive LLC	Brian E. Zibrat, manager	163 Enterprise Dr., Chatham MA 02633	Manage and own real property
2-4 Bentham LLC	Alexandra Fryzer, manager	23 Milford St., Boston MA 02118	Acquire, develop, lease, manage and sell RE

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
Afonso Properties LLC	Raul Afonso, manager	48 Reed St., Randolph MA 02368	Real estate
Bimmer 24 Realty LLC	Erik C. Schmakel, manager	Eighteen Central Ave., Danvers MA 01923	Deal with real estate
Koyote Realty 2 LLC	David Koch, manager; Sarah F. Alger, resident agent	Principal office at 4 North Water St., Nantucket MA 02554	Acquire, develop, finance, lease, manage and sell real estate
3 Nutmeg Hill Road LLC	John S. Pizzarelli, manager	Principal office at 35 Deerfield Lane South, Pleasantville NY 10570; MA office at 60 Barristers Walk, Dennis MA 02638;	Manage and own real property
JSB Properties LLC	Judit Targarona Borrás, mgr.; Eric Rothenberg, res. agent	Principal office at 2 Nakomis Way, Natick MA 01760; Eric P. Rothenberg at 160 Gould St., Needham MA 02494	Interests in real property
ADL Properties LLC	Judit Targarona Borrás, mgr.; Eric Rothenberg, res. agent	Principal office at 2 Nakomis Way, Natick MA 01760; Eric P. Rothenberg at 160 Gould St., Needham MA 02494	Interests in real property
Cisco Properties LLC	Daniel Patrick Cavanaugh, manager	163 Maple Ridge Rd., Florence MA 01062	Manage real estate
MCR RE Invest LLC	Jeffrey Kesner, manager	1247A Commonwealth Ave., Allston MA 02134	Deal in real property
12 Industrial Way LLC	Matthew Coulstring and Robert Coulstring Jr., signatories	Six Industrial Way, Hanover MA 02339	Acquire, finance, lease, manage and sell RE
37-39 Falkland LLC	Diane O'Sullivan, manager	33 Bellevue St., Newton MA 02458	Interests in real property
Groton Lowell Road LLC	John B. Amaral and Mark B. Brooks, managers	62 Flavell Rd., Groton MA 01450	Deal with real estate
Responsive Real Estate LLC	Yun Rhee Swierk, manager	104 West Meadow Rd., West Townsend MA 01474	Real estate
Gray Lane LLC	Allison Romantz, manager; Martha Franklin, signatory	400 Atlantic Ave., Boston MA 02110	Deal in real property
Adeline Street LLC	Edward Foley Vaughan, mgr.; Kevin Dale Esq., res. agent	Principal office at 15 Fair St., Nantucket MA 02554; Kevin F. Dale Esq. at 2 Whaler's Ln., Nantucket MA 02554	Acquire, develop, finance, lease, manage and sell real estate
CLC Real Estate LLC	Caleb Corse and Lindsay C. Corse, managers	Twelve Olmsted St., Boston MA 02130	Real estate activities
SAISHRI Properties LLC	Ravi Mareedu, manager	691 Massachusetts Ave., Boston MA 02118	Real estate
Torwin Development LLC	Winthrop Sargent, manager	41 Forest St., Pembroke MA 02359	Acquire, develop and sell real estate
266 Lincoln Propco LLC	Elijah Mirlis, manager	Five Barlow Rd., Edison NJ 08817	Own real estate
Saugus Opco LLC	Elijah Mirlis, manager	Five Barlow Rd., Edison NJ 08817	Operate and own skilled nursing facility
In Media Res LLC	Wayne Bennett, manager	10202 Rafter O Trail, Helotes TX 78023	Real estate
Ghana Realty LLC	Joshua Charles Bloomberg, manager	Two Rollins St., Boston MA 02118	Real estate activities
225 Tremont LLC	Robert Young, manager	Eighty Black Cat Rd., East Sandwich MA 02537	Business of real estate
Kingdom Realty Partners LLC	Gregory Cherubin, manager	500 Victory Rd., North Quincy MA 02171	Invest in real estate
Davinci Mini Apartments LLC	Jony M. Perez, manager	55 Avon St., Lawrence MA 01841	Davinci Mini Apartments designs, develops and manages residential units
Sheldon St Realty LLC	Brian Roy, manager	Ten Sheridan St., Billerica MA 01821	Develop real estate
PJG Realty Trust LLC	Pamela Grigas, manager; Howard Kelman Esq., signatory	29 Accord Park Dr., Norwell MA 02061	Invest in, own and sell real estate
Sibley Hill Properties I LLC	Timothy A. Osterman, manager	116 Church St., Whitinsville MA 01588	Develop, lease, mortgage, operate & sell RE
Miller & Company Properties LLC	Douglas Miller and Patrick Miller, managers	112 Saint Botolph St., Boston MA 02115	Real estate
205-207 Bucknam Street LLC	Anthony R. Vinci and Elizabeth A. Vinci, managers	Seventeen Fieldstone Dr., Stoneham MA 02180	Lease, maintain and own real estate
Cheryl Andrews Realty LLC	Cheryl Andrews, manager	Fourteen Robinston Rd., Rochester MA 02770	Real estate activities
21 Moreland LLC	Lee Chai and Michael Dundas, managers	Fifteen Moreland Ave., Newton MA 02459	Develop, finance, lease, manage, purchase and sell real estate
Libertas Realty LLC	Pamela M. Nydam, manager	84 Elm St., Millbury MA 01527	Real estate activities
Olde Port Properties & Development LLC	Christopher Breen, manager	Five Bartlett St., Salisbury MA 01952	Lease, manage, purchase and sell real estate
35 Fairbanks Road LLC	Yvette A. Beemon, manager	37 Barbary Rd., Lexington MA 02421	Acquire, develop, finance, lease, manage and sell real estate
644 North RE LLC	Timothy Burke, manager; Thomas J. Martin, resident agent	Principal office at 437 North St., Pittsfield MA 01201; Thomas J. Martin at 75 South Church St., Pittsfield MA 01201	Manage real estate
21 Hilburn LLC	Ivan Biesty, manager	24 Hummingbird Ln., Walpole MA 02081	Develop real estate
Massachusetts First Investments LLC	Antonio Acosta, manager	Principal office at 1040 Avenue of the Americas, NYC 10018; MA office at 67 South Bedford St., Burlington MA 01803	Lease, manage, mortgage, operate and sell real estate
PCS Realty LLC	David Doucet, David Dufresne & Theodore Rudy, managers	213 Nashua St., Leominster MA 01453	Operate and own commercial & industrial RE
44 Pratt Street LLC	Anthony C. Barila, manager	276 Harvard Rd., Stow MA 01775	Real estate
Katy Mortgage Corporation	Shirley Aichu Christensen, president	25307 Terrace Arbor Ln., Katy TX 77494	Residential loan origination
Realty Network Group LLC	Tanya Vital Basil and Robert P. Lareau, managers	1333 Boston Rd., Springfield MA 01119	Sell real estate
C&M Real Estate Holdings LLC	Carmelina Da Costa and Maria Da Costa, managers	Two Lambeth Park Dr., Fairhaven MA 02719	Lease commercial real estate
41 Salem Place LLC	Nicholas Charles Boghos and Matthew Joseph Dillon, mgrs.	One Constitution Rd., Lexington MA 02421	Develop, lease and manage real estate
14 Cambridge Street Inc.	Alan November, president, treasurer and secretary	Twelve Hathaway Rd., Marblehead 01945	Real estate

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# Massachusetts Corporations

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Corporation	Directors/Registered Agents	Address	Nature of Business
Sawyer Street LLC	Catherine Da Rosa, manager	95 Ashley Blvd., New Bedford MA 02746	Real estate and interests therein
DC Real Estate Holdings LLC	Carmelina Da Costa and Domingos Da Costa, managers	Two Lambert Park Dr., Fairhaven MA 02719	Deal with income-producing real estate
Highland Smith LLC	John Davis, manager	1600 Boston Providence Hwy., Walpole MA 02081	Acquire and develop real estate
Weingeist Properties LLC	Stephanie H. Shyu and David Weingeist, managers	2077 Jackson St., #201, San Francisco CA 94109	Real estate
976 Main Street 22 LLC	James Czarnnecki, manager	Two Canterbury Ln., North Reading MA 01864	Acquire, lease, manage and sell real estate
Prentiss Commercial Investment Real Estate Services LLC	Jonathan Baird, manager	140 Elliott St., Beverly MA 01915	Broker real estate
Hamilton Team Realty LLC	Bette E. Hamilton and Robert T. Hamilton, managers	588 Elm St., Dartmouth MA 02748	Broker real estate
192 Lexington Street LLC	Jayne R. Blute and Anne R. Ingard, managers	Three Whispering Ln., Natick MA 01760	Buy, develop, lease, manage and own RE
80 Elm Partners LLC	J. Gerson Bloch, mgr.; Robert Moriarty Jr., res. agent	Principal office at 26 Elm St., Quincy MA 02169; Robert Moriarty Jr. at 18 Tremont St., Boston MA 02108	Interests in real property
Cagspin Properties LLC	Richard Cagnina and James Spinelli, managers	436 Marrett Rd., Lexington MA 02421	Develop, lease, operate and own real estate
Buckingham Realty Acquisitions LLC	Herbert Wagner III, mgr.; Marc Deshaies Esq., res. agent	Principal office at 500 Boylston St., Boston MA 02116; Marc R. Deshaies at 115 Orchard St., New Bedford MA 02740	Dealing with interests in real estate
LMP Cohasset Realty LLC	Linda M. Pratt, manager; Lawrence L. Lewis, signatory	Principal office at 482 King St., Cohasset MA 02025; Lawrence L. Lewis at 77 Franklin St., Boston MA 02110	Buy, manage and sell real property
Johnsavaarchitects LLC	John S. Sava, manager	19L Inn St., Newburyport MA 01950	Architecture
22 Buttonwood Drive LLC	Brenda S. Fisichelli, manager	Three Albion St., Methuen MA 01844	Real estate activities
Access to Public Land & Waters Inc.	Ronald A. Rogers, president, treasurer and secretary	109 Cocasset St., Foxborough MA 02035	Non-profit advocating for greater access to public land and waters
JDM Investment Group LLC	Diane King, manager; Michael S. Bonner, resident agent	Principal office at 9 Merrit Rd., Hanover MA 02339; Michael S. Bonner at 1 Liberty Sq., Boston MA 02109	Develop, finance, lease, manage, purchase and sell real estate
243 Condor Street LLC	Fabio Gomes, manager	85 Pinehurst Dr., Boxford MA 01921	Real estate activities
15 Whittier Road LLC	Elizabeth M. Reilly, manager	Fifteen Whittier Rd., Needham MA 02492	Manage and own real property
RMJ Development LLC	Robert M. Johnson, manager	Fourteen Lexington St., Stoneham MA 02180	Develop real estate
96-100 Franklin Street LLC	Edward M. Ryerson and Alice L. Turkel, managers	96 Franklin St., Allston MA 02134	Real estate and interests therein
Oak Street Development LLC	Leroy Alexander and Pamela Alexander, managers	83 Howland St., Boston MA 02121	Develop and invest in real estate
Apollo Properties LLC	Nicholas Petmezis, manager	19 June St., U-3, Worcester MA 01602	Property management services
Groton Lowell Road LLC	John B. Amaral and Mark B. Brooks, managers	62 Flavell Rd., Groton MA 01450	Real estate activities
6 Coppersmith Way LLC	Doug Medvetz, manager; Khadijah Hindi, signatory	1295 Beacon St., Brookline MA 02446	Real estate
100 Hartwell LLC	Scott Edwards, James Glickman & Steven Goodman, mgrs.; Peter Shrair, resident agent	Principal office at 133 Pearl St., Boston MA 02110; Peter Shrair at 1380 Main St., Springfield MA 01103	Deal with certain real property at 100 Hartwell St., West Boylston MA
Acton Great Road LLC	Steven Goodman, manager; Peter Shrair, resident agent	Principal office at 133 Pearl St., Boston MA 02110; Peter Shrair at 1380 Main St., Springfield MA 01103	Deal with certain real property at 440 Great Rd., Acton MA
295 Eastern Chelsea LLC	Steven Goodman, manager; Peter Shrair, resident agent	Principal office at 133 Pearl St., Boston MA 02110; Peter Shrair at 1380 Main St., Springfield MA 01103	Deal with certain real property at 295 Eastern Ave., Chelsea MA
Gardner Nordblom JV Member LLC	Ogden Hunnewell and Peter C. Nordblom, managers	71 Third Ave., Burlington MA 01803	Real estate activities
JC/SMP Waltham Owner LLC	Jay Hirsh, manager	1900 Crown Colony Dr., Quincy MA 20169	Acquire, operate and own commercial RE
EIP Will Drive Managing Member LLC	Donald J. Levine, signatory	20 Pickering St., Needham MA 02492	Deal with certain real property on Will Drive, Canton MA
Intercontinental Crypto LLC	Peter Palandjian, manager; James P. Bradley, signatory	1270 Soldiers Field Rd., Brighton MA 02135	Investments in operating companies and interests in real property
59 Fountain Framingham Owner LLC	Matthew J. Faris and Justin D. Krebs, managers	243B Watertown St., Newton MA 02458	Real estate
McCourt Family Services LLC	Frank H. McCourt Jr., manager	9420 Wilshire Ave., Beverly Hills CA	Household services
FRE Springfield MA Realty LLC	Allison McLeod, Greg Nall and Justin Wilde, signatories	3333 Peachtree Road NE, Atlanta GA 30326	Invest in real estate
Origen Capital Investments VII LLC	Allison McLeod, Greg Nall and Justin Wilde, signatories	3333 Peachtree Road NE, Atlanta GA 30326	Invest in real estate
Novaya Assembly LLC	Peter Carbone III and Jeffrey Theobald, managers	120 Water St., Ste. 300, Boston MA 02210	Develop, finance, lease, operate, purchase and sell real estate
Origen Capital Investments VII LLC	James P. Robertson Jr., manager	76 Summer St., Boston MA 02110	Investments, including real property interests
RCG Oceanview LLC	Alex M. Steinbergh, manager; Thomas Margulis, Andrew McNerney and Matthew Picarsic, signatories	Seventeen Ivaloo St., Somerville MA 02143	Finance, lease, manage, own and sell RE
255 Highland Avenue LLC	Phillip J. Privitera, manager	59 Union Sq., Somerville MA 02143	Buy, improve and sell real estate
CP Quincy Mezz LLC	Christopher Ballad, Derek Haught and William Yung III, mgrs.	740 Centre View Blvd., Crestview Hills KY 41017	Hold real estate
Primary Investments LLC	Kirk Sykes, manager	48 Halifax St., Jamaica Plain MA 02130	Invest in and hold real estate
127 Broadway LLC	Jacqui Krum, manager	101 Station Landing, Ste. 2200, Medford MA 02155	Develop, invest in and own real estate

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
Addison Retail LLC	Andrew Comollo, Gregg Lisciotti and John Scribner, mgrs.	83 Orchard Hill Park Dr., Leominster MA 01453	Lease, manage and own real estate
GC Pizza Hut REO West Springfield LLC	Jonathan Childs, manager	116 Radio Circle Dr., Ste. 305, Mount Kisco NY 10549	Manage real estate
The Danesh Group Inc.	David Danesh, president; Dan Danesh, treasurer; Joshua Danesh, secretary; Eric Karlberg Esq., resident agent	Principal office at 1388 Beacon St., Brookline MA 02445; Eric D. Karlberg Esq. at One International Pl., Boston MA 02110	Manage real estate
Quarry Hills Residential LLC	Paul J. Sullivan, manager; Umberto Celiberti, signatory	C/o Coastal Building Solutions Inc. at 10 Porter St., Stoughton MA	Acquire, develop, finance, lease, operate and sell real property
JMB/SS Partner LLC	Joshua M. Bowman, manager	150 Warren St., Newton MA 02459	Deal w/restaurant in Somerville, MA, and interests in real property
Somerset Land LLC	Robert J. Karam, manager	C/o First Bristol Corp. at 456 Rock St., Fall River MA 02720	Acquire, develop, lease, manage and sell RE
Home Street Land LLC	James J. Karam, manager	C/o First Bristol Corp. at 10 North Main St., Fall River MA 02720	Acquire, develop, lease, manage and sell RE
Toy Factory Apartments LLC	Dan Botwinik and David Keiselbach, managers	181 Summer St., Lunenburg MA 01462	Business of real estate
44 Bringham Hill LLC	Scott Glenn Goddard, mgr.; Steven Rines Esq., res. agent	291 Main St., Northborough MA 01532	Invest in real estate
BIV-80 Shawmut LLC	Bryan Blake, Jonathan Paul, Andrew Iglowski, Gary Kamin and Merrick Kleeman et al, signatories	500 Boylston St., Boston MA 02116	Invest in real estate
65 Main Street Milford LLC	Joseph M. Deluca and Steven L. Deluca, managers	Fifteen Crestview Dr., Mendon MA 01576	Manage and own commercial real estate
Kansam Agawam LLC	Samuel Mikail, chairman	C/o HS Manufacturing Group at 41 Madison Ave., NYC 10010	Operate, purchase and sell real property
NHA Haywood House LLC	Amy Zarechian, manager	C/o Newton Housing Authority at 82 Lincoln St., Newton MA 02461	Dealing with interests in real estate
ESP 135 LLC	Gwyn McNeal, David Rasmussen and Scott Stubbs, mgrs.	2795 E. Cottonwood Pkwy., Ste. 400, Salt Lake City UT 84121	Acquire, lease, manage and sell real estate
Berea Investor LLC	Mark J. Donahue, Paul J. Donahue Jr. and Michael J. Packard, managers	170 Newbury St., Boston MA 02116	Hold real estate
CMSBRC LP	Christopher M. Shachoy, manager	Two Worcester St., Cambridge MA 02139	Interests in real estate
49 Charter Street LLC	Simcha Weller, manager	220 Boylston St., Boston MA 02116	Buy, lease, manage and own real estate
KIU Real Estate Holdings LLC	David Ming Tat Kiu, manager	32 Mammola Way, Medford MA 02155	Develop, lease, purchase and sell real estate
JC Oak Street LLC	John M. Connolly, manager	Eleven Old Neck Rd., Manchester-by-the-Sea MA 01944	Acquire, develop, lease, manage, mortgage and sell real estate
Maverick Orleans LLC	Joseph Donovan and John McGrail, signatories	Fifty Franklin St., Boston MA 02110	Real estate activities
Republic Real Estate LLC	Daniel A. Dipietro, manager	Ten Bryn Mawr Rd., Wellesley MA 02482	Real estate
Republic Real Estate LLC	Chris C. Chin, president; June Yuejiao Wang Chin, treasurer; Vivian Chan, secretary	139 Centre St., NYC 10013	Mortgage broker
248 Belmont Street Investment LLC	Vasilios Botsaris and Lorena Petrillo, managers	24 Schoosett St., Pembroke MA 02359	Manage property
392 Cabot RE LLC	Andrew Goldberg, Steven Goldberg & William Goldberg, mgrs.	Seven Rantoul St., Beverly MA 01915	Develop, lease, operate, own and sell RE
40 Conway Street LLC	Francis J. Naida, manager	Principal office at 38 Pleasant St., South Deerfield MA 01073; Peter W. Shrair at 1380 Main St., Springfield MA 01103	Develop, own and operate real property
15 Wall Street Realty LLC	Edward Igo and Richard Morgan, managers	65 School St., Woburn MA 01801	Deal in real property
Blue Capital Real Estate (GP) LLC	Michael D. Ward, manager	200 Clarendon St., Boston MA 02116	Investments, including real property interests
JB Portsmouth LLC	Joseph P. Bisognano III, manager	60 K St., South Boston MA 02127	Acquire, develop, lease, manage and sell RE
River Rock Realty LLC	Alexis Franco and Carol A. Kamin, signatories	36 Waterville Rd., Avon CT 06001	Deal in real property
Campbell Real Estate Holdings LLC	Daniel Campbell, manager; David Slepko, resident agent	Principal office at 754 Greenville Ave., Johnston RI 02919; David S. Slepko at 26 Spring Hill Rd., Dartmouth MA 02747	Hold and manage real estate
Ibremis Realty Inc.	Irene Bremis, president, treasurer and secretary	1177 Broadway, Somerville MA 02144	Real estate
Doubles Realty LLC	Ping Zhang, manager	25 Fairland St., Lexington MA 02421	Lease and manage real estate
Brushwood Lodging LLC	Joseph Toole, signatory	461 Pittsfield Rd., Lenox MA 01240	Hotel
All Boston Realty Inc.	John Hagberg, pres. and treas.; Christopher Madden, sec.	111 Meadow Brook Ln., Taunton MA 02780	Broker real estate
50 Foxboro Road LLC	Joseph Taylor, manager	147 Beale St., Quincy MA 02170	Real estate
Ranaldi Real Estate Investment Company LLC	Geno Ranaldi, manager	29 Johnson St., Newburyport MA 01950	Interests in real property
Cyber Realty LLC	Stephen A. Slenser, manager	Principal office at 7054 SE. Bunker Hill Dr., Hobe Sound FL 33455; Anmarie Roark at 229 Billerica Rd., Chelmsford MA 01824	Real estate
Maloney Holdings LLC	Patrick J. Maloney, manager	160 Temple St., West Roxbury MA 02132	Make and manage investments in RE
Terrace Street Properties LLC	Patrick J. Maloney, manager	160 Temple St., West Roxbury MA 02132	Make and manage investments in RE
25 Tower Road LLC	Patrick J. Maloney, manager	160 Temple St., West Roxbury MA 02132	Make and manage investments in RE
Acton 556 Mass Avenue Real Estate LLC	David Jordan and Mary Ann Jordan, signatories	23 Crosswoods Path, Walpole MA 02081	Real estate activities
GMG Realty LLC	Vincent Spinali, manager	240 Jubilee Dr., Peabody MA 01960	Lease real estate
One Family Realty LLC	Mark P. Lun, manager; Alan A. Miller, resident agent	Principal office at 52 Upham St., Lowell MA 01851; Alan A. Miller at 120 Methuen St., Lowell MA 01850	Invest in real estate

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
K&R Realty Trust Company	Kesia Ribeiro, pres.; Richard Duguay, treas. and sec.	15301 Avalon Dr., Northborough MA 01532	Interests in real estate
Realestategems Inc.	David Nussbaum, pres.; Zalman Wallach, treas. and sec.	Principal office at 623 Beach St., Far Rockaway NY 11691; MA office at 47 Hatherly Rd., Brighton MA 02135	Investments, including real property interests
Ridgefield Properties LLC	Peter Bowring, Enis Shehu and Joni Shehu, managers	150 Speen St., Framingham MA 01701	Develop and sell real estate
DR Beach Street LLC	David Rainsor and Myron Rainsor, mgrs.; Dniel Rosow, sig.	Principal office at 41 Crossroads Plaza, Ste. 165, West Hartford CT; Daniel A. Rosow at 86 Felt Rd., South Windsor CT 06074	Investment property
Wilson Realty LLC	Philip Goldfarb and Michael Koenig Esq., signatories	524 North Ave., New Rochelle NY 10801	Own real property
Winter Real Estate Investors LLC	Cynthia L. Warren and Gregory Winter, managers	821 Barretts Mill Rd., Concord MA 01742	Acq., develop, lease, mtg., operate & sell RE
Pacific Street LLC	Matthew Fournier and Scott Hobart, managers	431 Westminster St., Fitchburg MA 01420	Buy and sell real estate
6-8 Ford Street LLC	Reginaldo Piccinato, manager	164 Court Rd., Winthrop MA 02152	Manage and own real estate
1122 Bedford LLC	Roger P. Woods Jr., manager	538 Bedford St., Abington MA 02351	Deal with real estate
Abington Washington LLC	Roger P. Woods Jr., manager	538 Bedford St., Abington MA 02351	Deal with real estate
Brockton Oak LLC	Roger P. Woods Jr., manager	538 Bedford St., Abington MA 02351	Deal with real estate
123-125 Pearl Street LLC	Cyril A. Hughes, manager	56 Eliot St., Watertown MA 02472	Deal with certain real property at 123-125 Pearl St., Cambridge MA
324 Essex Street LLC	Robert Ginsberg, manager; Daniel P. Tarlow, resident agent	Principal office at 324 Essex St., Swampscott MA 01907; Daniel P. Tarlow at 265 Broadway, Methuen MA 01844	Lease, manage, purchase and sell commercial real estate
Lombardo V&A Realty LLC	Angela Lombardo and Vincent Lombardo, managers	Fourteen Sagamore Park, Medford MA 02155	Real estate and interests therein
34 Nelson Street LLC 02494	Jodie S. Garzon, Barnabas J. Lee and Raymond C. Lee, managers	Deal in real property	Ten Kearney Rd., Ste. 303, Needham MA
Boston 168 Allston Street LLC	Mingji Xu, manager; Shengxi Tian, signatory	32 Avon Rd., Wellesley MA 02482	Invest in and manage real estate
106 Webster LLC	Jaime M. Cooper, manager	261 Beacon St., Boston MA 02116	Real estate
98 Essex Manager LLC	Michael Mattos, manager	536 Granite St., Braintree MA 02184	Acquire, develop and operate real estate
South Street GP LLC	Mark Benoit and Benjamin Surner, managers; John E. Drost, resident agent	Principal office at 983 Page Blvd., Springfield MA 01104; John E. Drost at 46 Center Sq., East Longmeadow MA 01028	Act as general partner for a RE company
MJK Real Estate LLC	Nancy A. Dicker, manager	205 Highland Ave., Watertown MA 02472	Dealing with interests in real estate
Winsor Holdings LLC	Hannes Smarason, manager	Thirty Winsor Way, Weston MA 02493	Real estate activities
DBRB LLC	David Bossman and Robert A. Bossman, managers	120 Bellevue Rd. Swampscott MA 01907	Dealing with interests in real estate
BPM Venture LLC	Andrew Stempler, signatory	C/o Torrington Properties at 60 K St., South Boston MA 02127	Acquire, lease, manage & sell real property
77-79 Grove Street LLC	Matthew Catalani and Clifford George Jones, managers	24 Evergreen St., Wakefield MA 01880	Develop, lease, purchase and sell real estate
35 Irving Street LLC	Matthew Catalani and Clifford George Jones, managers	24 Evergreen St., Wakefield MA 01880	Develop, lease, purchase and sell real estate
69 Rush Street LLC	Raymond Scott, manager	85 Speen St., Framingham MA 01701	Develop, invest in, lease and manage RE
75 Freeman Avenue LLC	Bonnie Burke, William Burke and Elizabeth Lemire, managers	24 Crestview Dr., East Sandwich MA 02537	Develop, exchange, lease and own RE
27A Williams St. LLC	Madelyn Garcia, manager	25A Williams St., Chelsea MA 02150	Acquire, lease, manage and sell real estate
Wash Ave.-GBMA LLC	Madelyn Garcia, manager	25A Williams St., Chelsea MA 02150	Acquire, lease, manage and sell real estate
Gasa Realty LLC	Antonina Dimercurio and Salvatore A. Dimercurio, managers	Fourteen Cherry Rd., Beverly MA 01915	Invest in real estate
Sasso Properties LLC	Samuel Sasso, manager	47 Lovejoy St., Bradford MA 01835	Lease, manage, purchase and sell RE
10 Holborn Street LLC	Tabasuri Moses, manager	Seventeen Fort Ave., Boston MA 02119	Develop real estate
51 Nobadeer Farm Rd LLC	Carolyn Thayer, manager	51 Nobadeer Farm Rd., Nantucket MA 02554	Lease real estate
122 Dean Partners LLC	Claudine Cloutier and Sean Flaherty, managers	122 Dean St., Taunton MA 02780	Deal in real property
Seaver Property Holdings LLC	Lisa Franks, manager	Fifty Beresford Rd., Chestnut Hill MA 02467	Manage real estate
Reny Investments2 LLC	Margaret S. Reny and William D. Reny, managers	Forty Willow Rd., Marblehead MA 01945	Dealing with interests in real estate
Unkamet Realty LLC	William J. Koziara, manager	740 Crane Ave., Pittsfield MA 01201	Invest in real estate
Ten Thirty One LLC	Paul Michael Austin, manager; John Hurd, resident agent	Principal office at 5 Aberjona Dr., Woburn MA 01890; John Hurd at 400 Massachusetts Ave., Arlington MA 02475	Real estate
ERB Realty Group LLC	Eric S. Erb and James C. Erb, managers	35 Franklin St., Somerville MA 02145	Real estate activities
Ellis Mill Monson LLC	James B. Peeler, manager	72 Tower Hill Rd., Brimfield MA 01010	Deal with certain real property at 288 Main St., Monson MA
7 Porter Terrace LLC	Brian R. Marks, manager	37 High St., Danvers MA 01923	Develop real estate
South Boston Residential LLC	Andrew J. Collins, manager; Charles W. McCarthy Jr., signatory	245 Emerson St., South Boston MA 02127	Real estate activities
46 Stockhouse Road LLC	Louis Gitlin and Mark Gitlin, managers	275 State Rd., Westport MA 02790	Develop and own real estate
Jen Atwood Properties Inc.	Jennifer C. Atwood, president, treasurer and secretary	116 Farm St., Dover MA 02030	Broker real estate
MC Brockton Realty LLC	Marcos Coli and Maria Coli, managers	251 Tremont St., Duxbury MA 02332	Lease, manage and own real estate

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
MC Pembroke Realty LLC	Marcos Coli and Maria Coli, managers	251 Tremont St., Duxbury MA 02332	Lease, manage, own and sell real estate
CB Luxury Properties LLC	Cynthia Bogosian, manager	One Charles Street South, Boston MA 02116	Sell real estate
1729 Museum Way LLC	Nancy Y.F. Thoi, managers	705 Commercial St., Braintree MA 02184	Deal with real property
60 Old Morton Street LLC	David C. Stinebeck, manager; Greg E. Harris, resident agent	Principal office at 60 Old Morton St., Boston MA 02126; Greg E. Harris at 28 New Driftway, Scituate MA 02066	Operate and own real estate
David Barsky-Architectural Professional Corporation	David B. Barsky, president, treasurer and secretary	57 Elm Rd., Newtonville MA 02460	Architecture
1790 Tarr House LLC	Martyn B. Clements, manager	Two Brooks Pasture Ln., Essex MA 01929	Invest in and own real estate
25-29 River Street LLC	Joseph Mabardy, manager	51 Mooney St., Cambridge MA 02138	Interest in real estate
171-177 Paris Street LLC	Joseph Mabardy, manager	51 Mooney St., Cambridge MA 02138	Interest in real estate
Orion AMS Realty LLC	Antwan Webb, manager	64 Ayles Rd., Boston MA 02136	Real estate activities
44-46 Turnpike Street LLC	Bruce Efron, manager	572 Freeport St., Boston MA 02122	Develop, lease, manage and own real estate
249 Boston Ave LLC	Dennis Sullivan and Lily Zhuang, managers	One Brigham St., Boston MA 02128	Lease real estate
13-15 Highland St. LLC	Dennis Sullivan and Lily Zhuang, managers	One Brigham St., Boston MA 02128	Lease real estate
99 New York Ave LLC	Dennis Sullivan and Lily Zhuang, managers	One Brigham St., Boston MA 02128	Lease real estate
8 Jefferson LLC	Michael Delsesto, manager	139 Charles St., Boston MA 02114	Real estate
Chestnut Acquisitions LLC	Charles Irving and Juan Pietro, mgrs.; Joy Martin, sig.	333 Newbury St., Boston MA 02115	Develop, lease, operate and own real estate
289 Ayer LLC	Stephen J. Walz, manager	Thirteen Windingwood Ln., Acton MA 01720	Real estate activities
1175 Dorchester Avenue LLC	John N. Alekna and Norma P. Alekna, managers	505 Tremont St., Boston MA 02116	Hold title to real estate
34 Talbot Road LLC	Ruben Klein, manager	1075 Worcester St., Natick MA 01760	Deal with real estate
Ackeela Realty LLC	Anthony Graham, manager	91 Quincy St., Springfield MA 01109	Real estate
The Deborah Lucci Team LLC	Deborah Lucci and Thomas E. O'Donohue, signatories	Twelve Bartlett St., Andover MA 01810	Broker real estate
SJ6166 Realty LLC	Sherouk Gaber and Julia Hayder, managers	Twenty Eddy St., Webster MA 01570	Develop, lease, maintain and own real estate
Rusty Dog Realty LLC	Tammy Kennelly, manager	Five Neptune St., Newburyport MA 01950	Real estate
288 Grove LLC	Vincent S. Dileo and Timothy A. Rassias, managers	119 Autumn Cir., Holden MA 01520	Real estate activities
Geraniotis Realty LLC	Theano G. Eliopoulos and Evangelos Geraniotis, managers	Nine North Rd., Ste. 102, Chelmsford MA 01824	Dealing with interests in real estate
4 Maple Ave LLC	Mark Camacho, manager	97 Manomet Ave., Hull MA 02045	Lease multifamily properties
287 Whittenton St LLC	Mark Camacho, manager	97 Manomet Ave., Hull MA 02045	Lease multifamily properties
15 Bow Street LLC	Jay D. Goldberg and Mindy J. Goldberg	Seven Rantoul St., Beverly MA 01915	Acquire, develop, lease, manage, mortgage and sell real estate
The Close Building MM LLC	Peter Munkenbeck, president; Zoe Weinrobe, treasurer	C/o Just-A-Start Corp. at 1035 Cambridge St., Cambridge MA 02141	Interests in RE, incl. projects in Cambridge MA
Kanniard Realty Group Inc.	Steven Kanniard, president, treasurer and secretary	Fifteen Hall Ave., Somerville MA 02144	Broker real estate
Rufo Realty LLC	Alexis Rufo, manager	30 Melville Ave., Newton MA 02460	Dealing with interests in real estate
Cabot Housing LLC	Christopher J. Lovasco, manager	245 Cabot St., Beverly MA 01915	Manage and own real estate
TFCU Real Estate Services LLC	John Damaso, Kelly Lewis, David Millett & Torie Sylvia, mgrs.	Fourteen Church Green, Taunton MA 02780	Offer real estate services
Uxbridge Farms LLC	Stephan M. Rodolakis, manager	370 Main St., Worcester MA 01608	Real estate activities
44 Railroad Ave LLC	Ward K. Arthur, manager	Four Marjorie St., Groveland MA 01834	Lease real property
5 Crestview Circle LLC	Christina Severin and Martin Solokoff, managers; Ira J. Deitsch, resident agent	Principal office at 188 Rawson Rd., Brookline MA 02445; Ira J. Deitsch Esq. at 800 Boylston St., Boston MA 02199	Deal with real estate
186 Woods Hole Road LLC	Liza R. Fox, manager	186 Woods Hole Rd., Falmouth MA 02540	Dealing with interests in real estate
HD Properties LLC	One Beach St., Rockport MA 01966	Richard J. Deoleo and Angel V. Hernandez, managers	Real estate
PBC Properties LLC	Bellana Borde, manager	Two Cedarcrest Cir., West Roxbury MA 02132	Manage and own real estate
2 Old Westmoor Farm Road LLC	Chandler Willett, manager	466 Glen Rd., Weston MA 02493	Lease, manage and own real estate
GM3 Properties LLC	Mark Huhn and Greg Poole, managers	91 Woodlawn Cir., Marshfield MA 02050	Property management
TSC Investments LLC	James Ciffoillo, Jon Ciffoillo & Joseph Ciffoillo, signatories; Jay R. Peabody, resident agent	175 Paramount Dr., Raynham MA 02767; Jay R. Peabody at 128 Union St., New Bedford MA 02740	Investments, including real property interests
250 Northern Avenue LLC	Jon Cronin, manager	250 Northern Ave., Boston MA 02210	Interests in real property
Rubert Properties LLC	Carlos Cley Oliveira Rubert, manager	One South Market Building, Faneuil Hall Marketplace, Boston MA 02109	Acquire and develop real property
Advent Properties LLC	Gerald Mazzenga, manager	41 Grasshopper Ln., Scituate MA 02066	Deal in real property
Rawal Realty LLC	Sajjad Riaz, manager	84-62 159th St., Jamaica NY 11432	Real estate
Spruce Creek II LLC	Brian R. Doherty, manager	175 Riverside Dr., Norwell MA 02061	Interests in real estate
100 First Street LLC	Brian R. Doherty, manager	29 EA Joseph Dr., Norwell MA 02061	Interests in real estate
78 Accord Park Drive LLC	Brian R. Doherty, manager	29 EA Joseph Dr., Norwell MA 02061	Interests in real estate

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# Massachusetts Corporations

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Corporation	Directors/Registered Agents	Address	Nature of Business
PLG Properties LLC	Timothy Burger and Paul Gill, managers; Lincoln G. Kaiser, resident agent	Principal office at 20 Holland St., Brockton MA 02301; Lincoln G. Kaiser at 95 Belmont St., South Easton MA 02375	Buy, develop, lease, manage and sell RE
Toll Apartments GP LLC	Martin Connor, Richard Hartman & Douglas Yearley Jr., mgrs.	250 Gibraltar Rd., Horsham PA 19044	Interests in real property
CDNV Assembly MM LLC	John H. Baxter, Peter Carbone III, Edward G. Nardi and Jeffrey Theobald, managers	120 Water St., Ste. 500, Boston MA 02109	Develop, finance, lease, manage, purchase and sell real estate
Chain Forge MT LLC	Warren Fields and Richard A. Galvin, managers	C/o CV Properties at 451 D St., Ste. 100, Boston MA 02210	Interests in real property
DIV 1515 Commonwealth LLC	Jon Davis, Brian Fallon, Jordanna Ferreira, Larry Lenrow, Richard McCready and Scott Spelfogel, managers	C/o Davis Cos. at 125 High St., Boston MA 02110	Deal in real property
75 Tremont Investors LLC	Kurt W. Saraceno, manager	41 Seyon St., Waltham MA 02453	Develop, operate and own real estate
288 Tremont Street Partners LLC	Phil Aarons, Richard Baumert, Steven Hoffman, Phil Lovett, Mario Palumbo and Ed Wierzel, managers	C/o Millennium Partners at 1995 Broadway, NYC 10023	Develop, manage and own real estate
BCP Realty Investments LLC	Alan M. Leventhal, manager	C/o Beacon Capital Partners at 200 State St., Boston MA 02109	Interests in real property
BIP Bellingham LLC	Bernard J. Angelo, Frank B. Bilotta, John L. Fridlington and Jill A. Russo, managers	68 S. Service Rd., Ste. 120, Melville NY 11747	Lease, operate and own real property
BIP Bellingham Lessee LLC	Michael Brennan, Scott McKibben and Robert Vanecko, sigs.	600 Loring Ave., Salem MA 01970	Manage and own interests in real estate
BIP Bellingham Lessee LLC	Michael Brennan, Scott McKibben and Robert Vanecko, sigs.	Brennan Investment Group at 9450 W. Bryn Mawr, Rosemont IL 60018	Lease and operate real property
Hunt Real Estate Corp.	Peter Hunt, CEO; Gregory Maher, CFO; Jodi A. Glovino, CIO	430 Dick Rd., Depew NY 14043	Broker real estate
WPG Melnea Cass LLC	Joshua Levy, Anton Melchionda and Neal Shalom, mgrs.	C/o Waterstone Properties Group at 322 Reservoir St., Needham MA	Deal in real property
Bain Capital Real Estate LP	Michael D. Ward, manager	200 Clarendon St., Boston MA 02116	Investments, including real property interests
87 Washington Investor LLC	Daniel Hubbard and David Traggorth, managers	C/o The Traggorth Cos. at 50 Summer St., Boston MA 02110	Deal with certain real property in Haverhill, MA
Worthington Investments LLC	Gregory Riley and Sara Turner, managers	469 Massachusetts Ave., Boston MA 02118	Deal with certain real property at 25 Worthington St., Boston MA
Twenty Three Farrar LLC	John McGrail and Joseph Donovan, signatories	Fifty Franklin St., Ste. 400, Boston MA 02110	Acq., develop, lease, operate & sell real prop.
Foxford II LLC	Michael P. Muldowney, manager	47 Miller Hill Rd., Dover MA 02030	Interests in real property
Scannell Properties #323 LLC	Mark A. Bullock, manager	215 South State St., Ste. 380, Salt Lake City UT 84111	Acquire, develop, lease, manage and sell RE
BFC Warehouse LLC	John DeVillars, James Foley, Eric Gruber-Lopez, Trevor Hardy, Neal Isaacson and Mike Marsch, signatories	137 Newbury St., Boston MA 02116	Purchase and sell solar loans
DR Outlook LLC	David A. Raisner and Daniel A. Rosow, managers	85 Felt Rd., South Windsor CT 06074	Invest in real estate
Virginia Road LLC	Charles Minasian, Robert Parsekian and Ketan Patel, sigs.	430 Marrett Rd., Lexington MA 02421	Deal with certain real property in Concord, MA
Broadstone DG Northeast LLC	Sean Cutt, Christopher Czarniecki and Steve Haupt, sigs.	800 Clinton Sq., Rochester NY 14064	Hold title to and lease comm. real property
310 Pond Street LLC	John R. Parsons Jr., manager	1881 Worcester Rd., Framingham MA 01701	Dealing with interests in real estate
309-311 Highland Avenue LLC	Mark L. Klamann and Andrew B. Rose, managers	600 Loring Ave., Salem MA 01970	Manage and own interests in real estate
A On Main Fine Dining LLC	Todd A. Dagres, manager; Adam M. Zaiger, resident agent	Principal office at 137 Newbury St., Boston MA 02116; Adam M. Zaiger Esq. at 2 International Pl., Boston MA 02110	Deal w/dining establishment at 71 Main St., Edgartown MA and interests in real property
A On Main Real Estate LLC	Todd A. Dagres, manager; Adam M. Zaiger, resident agent	Principal office at 137 Newbury St., Boston MA 02116; Adam M. Zaiger Esq. at 2 International Pl., Boston MA 02110	Deal w/certain real property at 71 Main St., Edgartown MA
Greenville DG LLC	Gregg P. Lisciotti, manager	83 Orchard Hill Park Dr., Leominster MA 01453	Lease, manage and own real estate
Paleologos Realty LLC	Andrew A. Paleologos, manager	30 Old Grove St., Franklin MA 02038	Real estate
30-32 Hemans Street LLC	William Mandell, manager	20C Delcarmine St., Ste. 101, Wakefield MA 01880	Real estate activities
38 Dolphin Ave LLC	Alexander R. Westra, manager	Five Stage Hill Rd., Wenham MA 01984	Invest in real estate
Horseneck Road Coalition LLC	Grant Moore, pres.; Paul Cronin and Elizabeth Meyer, mgrs.;	519 Horseneck Rd., Westport MA 02790	Preservation of environmentally sensitive areas of Westport MA
495 LLC	Eric B. Kenworthy and Stephen P. Reddy, managers; Steven M. Singer, resident agent	49 Marmon Rd., Melrose MA 02176; Steven M. Singer at 507 North Ave., Wakefield MA 01880	Deal in real property
345 Main Street LLC	Ahmed Aziz, manager; Brian Shea, resident agent	Principal office at 345 Main St., Springfield MA 01151; Brian Shea at 67 Hunt St., Agawam MA 01001	Buy, lease, mortgage and sell real estate
Nine West Main LLC	Ayman Aboushala, DMD, Sinan Alhamdi, DMD, and Houssam Alkhoury, DMD, managers	Nine West Main St., West Brookfield MA 01585	Lease, manage and own real estate
196 Boylston Street LLC	Matthew Brett and Andrew Marquis, managers; Kyle D. Smith Esq., resident agent	28 Cornwell St., Jamaica Plain MA 02130; Kyle D. Smith Esq. at 359 Newbury St., Boston MA 02115	Real estate activities
20 Weld Street LLC	Matthew Brett and Andrew Marquis, managers; Kyle D. Smith Esq., resident agent	28 Cornwell St., Jamaica Plain MA 02130; Kyle D. Smith Esq. at 359 Newbury St., Boston MA 02115	Real estate activities
Coast2coast Realty LLC	Arvind Ayyangar and Nitin Kothari, managers	Principal office at 1083 Alta Mira Dr., Santa Clara CA 95051; MA office at 237 South St., Shrewsbury MA 01545	Invest in real estate
301 Saratoga LLC	Stan Klebaner, manager	233 Harvard Ave., Brookline MA 02446	Deal with real estate

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Corporation	Directors/Registered Agents	Address	Nature of Business
Sullivan & Company Real Estate Inc.	Jean M. Sullivan, president; Mark M. Koomey, treasurer	51 West Old Sturbridge Rd., Brimfield MA 01010	Broker real estate
Sheehan Hospitality Group LLC	Patrick Sheehan, manager; David Chorney Esq., signatories	257 Turnpike Rd., Ste. 310, Southborough MA 01772	Deal in nursing homes and other housing, elder care, health care facilities and related assets and obtain financing
Main Street Realty LLC	William A. Cole, manager	1271 Main St., Tewksbury MA 01876	Lease and own real estate
39-41 Christman Avenue Realty LLC	William A. Cole, manager	1271 Main St., Tewksbury MA 01876	Lease and own real estate
100 Broadway Realty LLC	William A. Cole, manager	1271 Main St., Tewksbury MA 01876	Lease and own real estate
Elite Realty Experts LLC	Justin William Ray, manager	Eight Drummond Rd., Stoneham MA 02180	Broker real estate
70 Frank Mossberg Drive Realty LLC	Roy A. Lambert, manager	Seventy Frank Mossberg Dr., Attleboro MA 02703	Real estate
Cranbu Realty LLC	Daniel P. Buonagurio, manager	Nineteen Longview Rd., Duxbury MA 02332	Interests in real property
44 Mary Street LLC	Elaine Psiakis, manager	Fifteen Pilgrim Dr., Winchester MA 01890	Real estate activities
48 River Street LLC	Enrique Quinonez, manager; Jonathan Fryer, resident agent	Principal office at 48 River Rd., Dedham MA 02026; Jonathan Fryerat 9 Whiting Rd., Dover MA 02030	Develop and manage real estate
Bettencourt Realty Inc.	Candice A. Bettencourt, president, treasurer and secretary	32 Causeway St., Jefferson MA 01522	Convey real estate
Office Management Solutions of New England LLC	John Kodzis and Mary Vinagro, managers	Ten Industrial Way, Amesbury MA 01913	Consulting on office management
50 Capital Partners LLC	Julie Oulette and Michael Oulette, managers	414 Danforth St., Portland ME 04102	Manage and own real estate
12 Morton Street LLC	Yanling Zeng, manager; Cara D. Bradford, resident agent	Principal office at 12 Morton St., Somerville MA 02145; Cara D. Bradford at 365 Boston Post Rd., Sudbury MA 01776	Acquire, develop, lease, manage and sell RE
FMS Realty LLC	Frank S. Apicella, manager; Martin J. Arsenaunt, signatories	Principal office at 939 Salem St., Groveland MA 01834	Real estate
Bluefish Hospitality Development LLC	Richard Cooper, manager	264 Pleasant St., Marblehead MA 01945	Invest in RE, including the management of inns, hotels and other hospitality businesses
81 F Street LLC	Kevin Snow, manager	82 Wendell Ave., Ste. 100, Pittsfield MA 01201	Real estate activities
French King Solar LLC	David Corsin, Joseph DeManche, John Granara III and George P. Sakellaris, signatories	C/o Ameresco Inc. at 111 Speen St., Ste. 410, Framingham MA	Develop, finance, maintain and own photovoltaic energy systems
Bear Mountain Investments LLC	Matthew Dryoff, manager; Sean E. Murphy at 282 Upper Main St., Edgartown MA 02539	Principal office at 2033 11th St., Boulder CO 80302; Sean E. Murphy at 282 Upper Main St., Edgartown MA 02539	Real property interests
Murro Realty LLC	Cosmo Montemurro, manager	49 West 85th St., NYC 10024	Real estate
Neumeister Realty LLC	Brett York Neumeister, manager	35 Beechcroft St., Brighton MA 02135	Real estate activities
MLLG Properties LLC	Lauren C. Bonaca and Marc P. Bonaca, managers; Perry Ganz, resident agent	Principal office at 123 G St., South Boston MA 02127; Perry Ganz at 160 Gould St., Ste. 320, Needham MA 02494	Acquire, develop, lease, mortgage & sell RE
TNR Real Estate LLC	Tonia N. Molinski, manager	85 Eastern Ave., Gloucester MA 01990	Invest in real estate
Stonybrook Estates LLC	Linda Ann Moore, manager	108 Grove St., Upton MA 01568	Assisted living
244 Adams LLC	Susan T. Palumbo, manager	34 Ashmont Ave., Newton MA 02458	Manage and own real estate
Lara Gordon Caralis Real Estate Corp.	Lara Gordon Caralis, president, treasurer and secretary	39 Princeton St., Boston MA 02128	Real estate services
BCF Water Street LLC	Bradley C. Franckum III, manager	175 Somerset St., Belmont MA 02478	Deal in real property
I&H Realty Associates LLC	Hector L. Mena and Irene A. Tamariz, managers	99 Saratoga St., Lawrence MA 01841	Invest in and manage real estate
Medford Self Storage LLC	Bruce Comenitz and Debra Schoeff Comenitz, managers	970 Fellsway, Medford MA 02155	Lease self-storage units
Mayoya Realty Management LLC	Manuel R. Duran, manager	19 Moraine St., Boston MA 02130	Manage and own real estate
Rocket Investments LLC	Alfred W. Boylan, manager; Dennis P. Crimmins, signatory	303 Industrial Avenue East, Lowell MA 01852	Real estate activities
51-53 Myrtle LLC	David A. Bogue, manager; Tania C. Larkin, signatory	173 California St., Newton MA 02458	Real estate
50 Capital Partners LLC	Julie Oulette and Michael Oulette, managers	414 Danforth St., Portland ME 04102	Manage and own real estate
KRZ LLC	Zachary Bisgeier, Kathleen Mestari & Rasheed Tromp, mgrs.	154A Salem St., Boston MA 02113	Lease real estate short-term
WGS Hunter LLC	William G. Gray Sr., manager	34 Green St., Reading MA 01867	Acquire, maintain and sell real estate
WGS Winter LLC	William G. Gray Sr., manager	34 Green St., Reading MA 01867	Acquire, maintain and sell real estate
Dobi Real Estate Inc.	Ronald Dobrosielski, president, treasurer and secretary	202 Centre St., Danvers MA 01923	Real estate activities
Unit Four Marlborough LLC	Donald G. Sundue, manager; Diane L. Currier, signatory	One Liberty Sq., Boston MA 02109	Hold and manage real property
Tolland Mountain Property LLC	Billy White and Hattie White, signatories	968 Colebrook River Rd., Tolland MA 01034	Real estate activities
Hemlock Property LLC	Richard J. Paglia, manager	Eleven Chestnut St., Framingham MA 01701	Dealing with interests in real estate
Island Grove Property LLC	Richard J. Paglia, manager	Eleven Chestnut St., Framingham MA 01701	Dealing with interests in real estate
Walnut Park Properties LLC	Richard J. Paglia, manager	Eleven Chestnut St., Framingham MA 01701	Dealing with interests in real estate
PLRK LLC	Patrick Mosesso, manager	105 Hollis St., Framingham MA 01702	Real estate activities
TSC Holdings LLC	James Ciffoillo, Jon Ciffoillo and Joseph Ciffoillo, managers	Principal office at 175 Paramount Dr., Raynham MA 02767; Jay R. Peabody at 30 Federal St., Boston MA 02110	Acquire, develop, lease, operate and sell RE

# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
186 Duchaine Boulevard LLC	Linda Smith, manager	186 Duchaine Blvd., New Bedford MA 02745	Deal in real property
Winthrop Properties LLC	David Siegel, manager	51 Tiffany Cir., Millbury MA 01527	Purchase real estate
Arts & Business Council Real Estate LLC	James F. Grace and Michael Tucci, signatories	Fifteen Channel Center St., Boston MA 02210	Interests in real estate
163 Crest Ave. LLC	Joseph J. Cavarretta and Vincent F. Cavaretta, managers	Eleven Ferncroft Way, Malden MA 02148	Develop, invest in, manage and sell RE
2 Malden St. LLC	Joseph J. Cavarretta and Vincent F. Cavaretta, managers	Eleven Ferncroft Way, Malden MA 02148	Develop, invest in, manage and sell RE
345 Rice Ave. LLC	Joseph J. Cavarretta and Vincent F. Cavaretta, managers	Eleven Ferncroft Way, Malden MA 02148	Develop, invest in, manage and sell RE
Olive Real Estate Group Inc.	Jill E. Oliveira, president, treasurer and secretary	33 Woodland Dr., Somerset MA 02726	Dealing with interests in real estate
100 Kirkland Street LLC	Marc Savenor, manager; Lawrence Athan Jr., resident agent	Principal office at 100 Kirkland St., Cambridge MA 02138; Lawrence Athan Jr. at 800 Boylston St., Boston MA 02199	Hold real estate
563 Center Street LLC	John E. Dowd Jr. and David W. Griffin Sr., managers	Fourteen Bobala Rd., Holyoke MA 01040	Real estate activities
Sagamore Place LLC	William A. Bruce, manager	51 Pond St., Essex MA 01929	Develop, invest in and manage real estate
1 Olive Street LLC	David Sideris and Mark Sideris, managers	30 Union St., Watertown MA 02472	Acquire, lease, manage, mortgage & sell RE
164-166 Hillside Road LLC	David Sideris and Mark Sideris, managers	30 Union St., Watertown MA 02472	Acquire, lease, manage, mortgage & sell RE
9 Bannister LLC	David Sideris and Mark Sideris, managers	30 Union St., Watertown MA 02472	Acquire, lease, manage, mortgage & sell RE
339 Main Street LLC	J. Robert Seder, manager	339 Main St., Worcester MA 01608	Business of real estate
33 Waldo Street LLC	J. Robert Seder, manager	339 Main St., Worcester MA 01608	Business of real estate
Eagle Mill Redevelopment LLC	Jeffrey Cohen, manager; Peter Puciloski, resident agent	Principal office at 55 Hurlburt Rd., Great Barrington MA 01230; Peter Puciloski at 785 Main St., Great Barrington MA 01230	Deal with real estate
Schel Real Estate LLC	Elizabeth Gray Lunt and Catherine Lunt Greer, managers; Ann C. Eiselein, resident agent	Principal office at 1125 South Bernard St., Spokane WA 99204; Ann C. Eiselein at 20 Walnut St., Wellesley MA 02481	Deal with certain real estate on Massachusetts Avenue, Cambridge MA
BG Real Estate Inc.	Bowie Baoyi Zheng, president, treasurer and secretary	32 Main St., Monson MA 01057	Real estate agency
168 Lexington Street LLC	Robert L. Zeraschi, manager	106 Main St., Stoneham MA 02180	Develop and lease real estate
DJ Property Ventures LLC	Allison M. Weygand, manager	41 Chelsea Dr., Seekonk MA 02771	Real estate activities
8 Jewel Road LLC	Teresa Salem, manager	175 N. Franklin St., Holbrook MA 02343	Deal in real property
175 N. Franklin Street LLC	Teresa Salem, manager	175 N. Franklin St., Holbrook MA 02343	Deal in real property
R&D Quincy LLC	Daniel E. Paisner and Robert H. Paisner, managers	172 Worcester Rd., Natick MA 01760	Lease, manage and own real estate
957 Commonwealth LLC	John A. Nolan, manager	328 Barry Avenue South, Ste. 300, Wayzata MN 55391	Lease, manage and own real estate
North Colony Development Group LLC	Steven Zion, manager	859-861 North Colony Rd., Wallingford CT 06492	Deal in real property
Absolut Realty LLC	Michael S. Kline, manager	613 Highland Ave., Needham MA 02494	Acquire, develop, finance, lease, manage and sell real property
RKI Holdings LLC	Lewis Weinstein, manager	24 Scott Rd., Needham MA 02492	Securing debt instruments & interests in real prop.
B&C Realty Holdings Two LLC	Bennett J. Smith Jr. and Carol H. Smith, managers	104 Upper Gore Rd., Webster MA 01570	Invest in and manage real estate
B&C Realty Holdings Three LLC	Bennett J. Smith Jr. and Carol H. Smith, managers	104 Upper Gore Rd., Webster MA 01570	Invest in and manage real estate
B&C Realty Holdings Four LLC	Bennett J. Smith Jr. and Carol H. Smith, managers	104 Upper Gore Rd., Webster MA 01570	Invest in and manage real estate
Baker Holdings LLC	Jonathan Green and Eli Sevigny, managers	Fifteen Lincoln St., Wakefield MA 01880	Develop and purchase real estate
Cape Cod Cranberry Real Estate Inc.	Thomas W. O'Hearn, president, treasurer and secretary	PO Box 581, West Dennis MA 02670	Interests in real estate
Rypos Holdings LLC	Peter C. Bransfield, manager	Forty Kenwood Cir., Franklin MA 02038	Real estate activities
B&B Real Estate LLC	John P. Brunelle, manager	59 Cherry St., Holyoke MA 01040	Broker real estate
Marino Development Group LLC	Bryan Marino, manager	33 Osborne Hill Dr., Salem MA 01970	Develop real estate
690 State Road LLC	Beth A. Hynes and Kevin E. Hynes, managers	31 Forest St., Kingston MA 02364	Business of real estate
612 Washington Street LLC	Beth A. Hynes and Kevin E. Hynes, managers	31 Forest St., Kingston MA 02364	Business of real estate
10 Tracy Road LLC	Han Yong Moon, manager	24 Adams St., Lexington MA 02420	Real estate and interests therein
HRE Fisk Place Ventures LLC	Sean Hope and Tiffany Mitchell Hope, signatories	675 Massachusetts Ave., Cambridge MA 02139	Real estate activities
Decorex Realty LLC	Paul T. Venoit, manager	576 Boston Post Road East, Marlborough MA 01752	Manage and own real estate
Anderson Properties LLC	Robert Anderson, manager; Robert Pellegrini Jr., res. agent	Principal office at 75 Walker St., Norton MA 02766; Robert R. Pellegrini Jr. Esq. at 63 Main St., Bridgewater MA 02324	Invest in, lease and sell real estate
One Oceanfront LLC	Wayne P. Capolupo, manager	98 Elm St., Salisbury MA 01952	Deal with real estate
14 Arborough Road LLC	Stefan J. Filipowicz, manager	14-16 Arborough Rd., Roslindale MA 02131	Lease real estate
589 East Fourth LLC	David L. Silverman and Michael G. Silverman, managers; Stephen N. Wilchins, resident agent	Principal office at 90 Woodchester Dr., Chestnut Hill MA 02467; Stephen N. Wilchins at 20 William St., Wellesley MA 02481	Develop, finance, lease, manage, purchase and sell real estate
Accelerate Mortgage LLC	Jeffrey Browhawn and Michael Kacor, managers	750 Prides Crossing, Ste. 303, Newark DE 19713	Mortgage broker
Heights Hospitality LLC	Maureen B. Kelly, manager	200 Teaticket Hwy., Teaticket MA 02636	Hospitality management
Cold Harbor Realty LLC	Donna Desrosiers and Marc Desrosiers, managers	22 Cold Harbor Dr., Northborough MA 01532	Real estate activities

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
11 Ashland Street LLC	Joseph C. Benoit and Marilyn T. Benoit, managers; Deborah D'Antonio, resident agent	Principal office at 4475 North Ocean Blvd., Gulf Stream FL 33483; Deborah D'Antonio at 95A Elm St., Somerville MA 02144	Invest in and manage real estate
28 Chestnut Melrose LLC	Joshua H. Childs, manager	58 Clyde St., Somerville MA 02145	Acquire, develop, lease, mortgage & sell RE
Ruscak Realty LLC	Bryan Ruscak Jr. and Caroline Ruscak, managers	122 Stony Brook Rd., Belmont MA 02478	Develop and invest in real estate
101 Merrifield Street Associates LLC	Wlifer A. Martinez, Jackson B. Restrepo and Nicandro H. Restrepo Jr., managers	Eight Abbot St., Worcester MA 01602	Deal with certain real property at 101 Merrifield St., Worcester MA
Mill Road Farm LLC	Frederic Winthrop Jr. and Frederic Winthrop III, managers	200 Topsfield Rd., Ipswich MA 01938	Manage real estate
C G Realty LLC	James Chacharone and Melvin Glickman, signatories	One West Boylston St., Worcester MA 01605	Acquire, develop, finance, lease, manage and sell real property
Nantucket Sophie's Way LLC	Allan Levine, manager; Richard J. Glidden, resident agent	Principal office at 474 Heights Rd., Ridgewood NJ 07450; Richard J. Glidden at 37 Centre St., Nantucket MA 02554	Deal in real property
Nantucket 21 Pilgrim Road LLC	Allan Levine, manager; Richard J. Glidden, resident agent	Principal office at 474 Heights Rd., Ridgewood NJ 07450; Richard J. Glidden at 37 Centre St., Nantucket MA 02554	Deal in real property
On Target Properties LLC	Edward Thomas O'Leary and Susan Britto O'Leary, sigs.	516 North Bedford St., East Bridgewater MA 02333	Own and rent commercial real estate
The Central Building Developer LLC	Kathryn Krock Parvin, manager	340 Main St., Worcester MA 01608	Interests in real property
Crucible Holdings LLC	Daniel R. Kendall, manager	214 Arlington St., Chelsea MA 02150	Real estate ventures
Pilothouse Road LLC	Kenneth S. Frieze, manager	445 Marlborough St., Boston MA 02115	Deal with real estate
80 Toxteth LLC	Denis Cronin, manager	80 Toxteth St., Brookline MA 02446	Dealing with interests in real estate
10 Marie Street LLC	Earl Fitzhugh, manager	46 Bloomfield St., Ste. 1, Lynn MA 01902	Deal in real property
CHA Realty LLC	Corey Cavicchi and Katherine Edwards, managers	72 Precinct St., Lakeville MA 02347	Real estate activities
Sears Property Management Inc.	Kevin Sears, pres. and treas.; Daniel Rodriguez, sec.	928 Belmont Ave., Springfield MA 01180	Manage residential real estate
Curtis Realty Group LLC	James Curtis, president, treasurer and secretary	32 Traveler St., Boston MA 02118	Real estate activities
Woodbury Properties Holdings LLC	Charles Hinnent, manager; William F. Hunter, resident agent	Eighteen High Hope Way, Bluffton NC 29910; William F. Hunter at 2 Whaler's Ln., Nantucket MA 02554	Deal with real estate
350 Essex LLC	Christina Le Tran and Danh T. Nguyen, managers	184 Adams St., Boston MA 01840	Lease real estate
11 Mercer Road LLC	Gordon Coughlin, William Coughlin, W. Read Coughlin and Katharine Dahmen, managers	52 Upland Rd., Brookline MA 02445	Develop, finance, lease and operate RE
10 Strathmore Road LLC	Gordon Coughlin, William Coughlin, W. Read Coughlin and Katharine Dahmen, managers	52 Upland Rd., Brookline MA 02445	Develop, finance, lease and operate RE
15 Strathmore Road LLC	Gordon Coughlin, William Coughlin, W. Read Coughlin and Katharine Dahmen, managers	52 Upland Rd., Brookline MA 02445	Develop, finance, lease and operate RE
Related Technology Holdings LLC	Michael Brenner, Jennifer McCool and Richard O'Toole, sigs.	Sixty Columbus Cir., NYC 10023	Manage and purchase technology assets
Related Technology Services LLC	Michael Brenner, Jennifer McCool and Richard O'Toole, sigs.	Sixty Columbus Cir., NYC 10023	Manage and purchase technology assets
BIV - 505 Collins LLC	Bryan Blake, Andrew Iglowski, Gary Kamin, Merrick Kleeman and Jeffrey Laliberte et al, signatories	Principal office at 660 Steamboat Rd., Greenwich CT 06830; MA office at 109 State St., Boston MA 02109	Interests in real property
Minuteman Property Owner Corp.	Kevin Burns, pres. and treas.; Bernard Angelo, sec.	68 S. Service Rd., Ste. 120, Melville NY 11747	Lease, operate and own real property
Gazit Horizons (Winter Street) LLC	Jeffrey Mooallern, manager	Principal office at 1696 NE Miami Gardens Dr., Miami Beach 33179; MA office at 41 Winter St., Boston MA 02108	Invest in real estate
Newport Property Management Inc.	Derek Wong, president, treasurer and secretary	100 West Squantum St., Quincy MA 02171	Manage commercial and residential RE
5 Washington Square Owner LLC	Matthew J. Faris and Justin D. Krebs, signatories	200 E. 94th St., NYC10128	Invest in and operate real property
Waterstone Wakefield LLC	Joshua Levy, Anton Melchionda and Neal Shalom, managers	322 Reservoir St., Needham MA 02494	Deal in real property
Branch Street Operator LLC	Steven Goodman, manager	133 Pearl St. Boston MA 02110	Deal with certain real property at 5 Branch St., Methuen MA
LSREF Lighthouse Corporate Acquisitions LLC	Mark Lipshy, Robert J. Luken, Laura Sims and Summer Trejo, signatories	2711 N. Haskell Ave., Ste. 1700, Dallas TX 75204	Invest in real estate
Peabody Terrace LLC	J. Stephen McAuliffe III, sig.; Andrew Sucoff, res. agent	J. Stephen McAuliffe III, signatory; Andrew Sucoff, resident agent	Own real property
154 Wells Avenue LLC	Stuart R. Levey, manager	181 Wells Ave., Newton MA 02459	Develop, lease, manage & own comm. RE
CMRG LLC	Anthony Caturano and Matthew P. Maggiore, managers	Thirteen Wheeling Ave., Woburn MA 01801	Lease real estate and operate a restaurant
Open Land Partners LLC	Kyle C. Ferguson, manager	Eleven Amity St., Amherst MA 01002	Land site finders for properties to develop solar farms
Dorot Realty LLC	Amos Eisenberg, Jonathan Eisenberg, Lee Eisenberg and Sharon Eisenberg, signatories	99 Florence St., Chestnut Hill MA 02467	Develop, lease and sell real estate
Sabattus Housing Inc.	Michael J. Packard, president; Terence Nadeau, treasurer	Principal office at 501 Danforth St., Portland ME 04102; MA office at 137 Newbury St., Boston MA 02116	Hold real estate
Hunt Real Estate Corp.	Peter Hunt, CEO; Charles Hunt, COO; Gregory Maher, CFO	430 Dick Rd., Depew NY 14043	Broker real estate

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Corporation	Directors/Registered Agents	Address	Nature of Business
147 Boston Street LLC	Adam Sarbaugh, manager	1451 Tremont St., Boston MA 02120	Real estate
110 Grill HM Holyoke LLC	Robert A. Walker, manager	Four Lan Dr., Westford MA 01886	Operate and own a restaurant and interests in real property
303R Highland Avenue LLC	Mark L. Klamann and Andrew B. Rose, managers	600 Loring Ave., Salem MA 01970	Invest in real estate
307 Highland Avenue LLC	Mark L. Klamann and Andrew B. Rose, managers	600 Loring Ave., Salem MA 01970	Invest in real estate
Westwood 215 High LLC	Leonard Barbieri, John Salvatore and Michael Yanoff, mgrs.	858 Washington St., Dedham MA 02026	Real estate and interests therein
AIF Lessee LLC	Jonathan David Tower, manager	C/o Arctaris at 1330 Boylston St., Chestnut Hill MA 02467	Real estate and fund management
64 Goldfinch Drive LLC	Anne E. Bellefontaine, signatory	75 Park Plaza, Boston MA 02116	Deal with real estate
16 Waltham Street Watertown LLC	Stephen J. Collins and Patrick McKenna, managers	28 Brooks St., Brighton MA 02135	Buy, finance, operate and sell real estate
4 Davis Street LLC	Patricia Kendall, manager	30A Pinckney St., Boston MA 02114	Deal with certain real property at 4 Davis St., Shirley MA
180-194 Mass Ave. LLC	Henry C. Osborn and Jack D. Train, signatories	210 Massachusetts Ave., Boston MA 02115	Deal with real estate
Randolph Street Properties LLC	Armesha Bell, Machele Click, Martin Karol and Hugh Pollard, signatories; Patricia Flower, resident agent	Principal office at 10 S. LaSalle St., Chicago IL 60603; Patricia Flowers at 265 Franklin St., Boston MA 02110	Hold title to real estate
The Tomase West Island LLC	Charles Tomase, manager	87 Dean St., Norton MA 02766	Real estate and interests therein
The Tomase Raynham LLC	Charles Tomase, manager	87 Dean St., Norton MA 02766	Real estate and interests therein
333 Boston Road LLC	Paul Looney Jr., mgr.; Frederick Gilgun Jr., res. agent	333 Boston Rd., Billerica MA 01862; Frederick V. Gilgun Jr. at 33 Bedford St., Lexington MA 02420	Real estate and interests therein
658 Plain Street LLC	Christopher Paul Lucchetti & Jennifer Marie Lucchetti, mgrs.	658 Plain St., Marshfield MA 02050	Invest in real estate
1288 Mass Ave LLC	Anthony Rooney, signatory	38 Newbury St., Boston MA 02116	Deal with certain real property on Massachusetts Avenue, North Adams MA
HSR67 LLC	Kurt Holweger and Elizabeth Sullivan, managers; Meredith A. Fine Esq., resident agent	Principal office at 4 Summit Ave., Rockport MA 01966; Meredith A. Fine Esq. at 46 Middle St., Gloucester MA 01930	Lease, manage and own real estate
231 Maverick Street LLC	David W. Daniel, manager; Iliyan Padinkov, signatory	137 Newbury St., Boston MA 02116	Real estate activities
Crocker Nantasket LLC	Brian R. Davis and Paul W. Davis, managers	Nine Rocky Ln., Cohasset MA 02025	Land ownership
Haywood Partners LLC	Paul J. Donahue Jr., manager	170 Newbury St., Boston MA 02116	Invest in real property
CC&C of Plymouth Street LLC	J. Thomas Jones, manager; Kevin J. Jones, signatory	35 Macy St., Raynham MA 02767	Lease commercial real estate
1334 Dot LLC	Robert F. Raimondi, manager	1334 Dorchester Ave., Dorchester MA 02122	Buy, lease, manage and sell real estate
JRJ Realty Office LLC	Evelyn Jenkins and Joseph R. Jenkins, managers	Seven Grafton St., Shrewsbury MA 01545	Real estate and interests therein
HLM Venture Associates IV LLC	Vincent J. Fabiani and Peter J. Grua, managers	116 Huntington Ave., Boston MA 02116	Investments, including real property interests
914 High Street LLC	Jonathan Crutchley, mgr.; Anthony L. Matera Esq., res. agent	Principal office at 62 Old River Pl., Dedham MA 02026; Anthony L. Matera Esq. at 1372 Hancock St., Quincy MA 02169	Develop real estate
NGRE LLC	Neal S. Gold, manager; Jonathan Gold Esq., signatory	873 Beacon St., Boston MA 02215	Interests in real estate
ZPD-PT Solar Project 2017-027 LLC	Brendan Gove, president, treasurer and secretary	Principal office at 309 East County Rd., Rutland MA 01543; Keith E. Phillis Esq. at One Boston Pl., Boston MA 02108	Interests and investments in one or more solar projects in Massachusetts
29 Higate Road LLC	Robert F. Calnan and Lauren Cusano, managers	Seven Molloy St., Watertown MA 02472	Real estate and interests therein
443 South Road LLC	Bridget Barber, Robert Barber and S. Fain Hackney, sigs.	Principal office at 10 Llewellyn Rd., Summit NJ 07901; MA office at 443 South Rd., Chilmark MA 02535	Invest in, lease and sell real estate
B&B Real Estate LLC	John P. Brunelle, manager	59 Cherry St., Holyoke MA 01040	Broker real estate
600 State Road LLC	Beth A. Hynes and Kevin E. Hynes, managers	31 Forest St., Kingston MA 02364	Real estate
612 Washington Street LLC	Beth A. Hynes and Kevin E. Hynes, managers	31 Forest St., Kingston MA 02364	Real estate
Anderson Properties LLC	Robert Anderson, mgr.; Robert Pellegrini Jr. Esq., res. agent	Principal office at 74 Walker St., Norton MA 02766; Robert R. Pellegrini Jr. Esq., 65 Main St., Bridgewater MA 02324	Invest in, lease and sell real estate
166 Mountain Ave LLC	Andreas A. Tsitos, manager	148 Main St., Malden MA 02148	Invest in and manage income-producing RE
120-120A Salem Street LLC	Andreas A. Tsitos, manager	148 Main St., Malden MA 02148	Invest in and manage income-producing RE
8336 Realty LLC	Cheryl Shea, manager; Brian Shea, signatory	67 Hunt St., Agawam MA 01001	Buy, lease, mortgage and sell real estate
Berry Indian Hill LLC	Jeffrey Meyer and Lois Meyer, managers; Robert McCarron, resident agent	Principal office at 97 Ridge Acres Rd., Darien CT 06820; Robert M. McCarron Esq. at 282 Upper Main St., Edgartown MA 02539	Acquire, develop and manage real estate
DJC Holdings LLC	Dennis Ciccone Jr., manager	131 Main St., Lancaster MA 01523	Interests in real property
Sydney Holdings LLC	Adeshina A. Baptista, managers	44 White St., Belmont MA 02478	Property management
14 Arborough Road LLC	Stefan Joseph Filipowicz, manager	14-16 Arborough Rd., Roslindale MA 02131	Lease real estate
Vesta Real Estate Group Inc.	Edward Daniels III, pres.; Doriane Largent, treas. and sec.	24 Mitchell Rd., Holliston MA 01746	Broker real estate
GFD Realty LLC	Boby Joseph, manager	Eleven Ferry St., South Grafton MA 01560	Business of real estate

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Corporation	Directors/Registered Agents	Address	Nature of Business
Tallage Davis LLC	William Phillip Cowin, manager; Daniel C. Hill, signatory	165 Tremont St., Boston MA 02111	Develop, manage and sell real estate
39 Chester St. LLC	Dionysios Tembelopoulos, manager	39 Chester St., Brighton MA 02135	Lease real estate
155 Murdock St LLC	Dionysios Tembelopoulos, manager	155 Murdock St., Brighton MA 02135	Lease real estate
125 Montvale Avenue LLC	Timothy A. O'Neil, manager	170 Bourque Rd., Lynnfield MA 01940	Acquire real estate for investment purposes
BMG Investors LLC	Moshe Wechsler, manager	32 Belmont Ave., Springfield MA 01108	Hold real estate
Team Corriea Real Estate LLC	Kevin M. Corriea Jr., manager	22 Hyacinth Dr., Pepperell MA 01463	Buy, lease and sell real estate
R&D Realty Group LLC	Richard C. Cella III and Deborah J. Lawson, managers	150A Andover St., Danvers MA 01923	Interests in real property
Walsh Investments LLC	Stephen L. Walsh, manager	409 Hillbrook Rd., Bryn Mawr PA 19010	Investments, including real property interests
A. Markos Realty LLC	Abraham Markos, manager	65 Lake Ave., Worcester MA 01604	Develop and manage real estate
Enhanced Property Group LLC	Christina Hayeck and George Hayeck, signatories	22 Bosworth Rd., Framingham MA 01701	Business of real estate
569 East Fourth LLC	David L. Silverman and Michael G. Silverman, managers; Stephen N. Wilchins, resident agent	Principal office at 90 Woodchester Dr., Chestnut Hill MA 02467; Stephen N. Wilchins at 20 William St., Wellesley MA 02481	Deal in real property
Kenwood Key Realty LLC	Adam Daniel Schmaelzle and Lindsay Nicole Stewart, mgrs.	47 Harvard St., Worcester MA 01609	Real estate activities
Medford And Ward LLC	Joseph Neil Magner and Timothy Paul Magner, signatories	52 Medford St., Somerville MA 02143	Lease real estate
Brochu Real Estate Inc.	Jeffrey Brochu, pres. and treas.; Kimberly Brochu, sec.	725 Grattan St., Chicopee MA 01020	Real estate activities
Evolve Realty Group Corp.	Kaite Marie Roy, president, treasurer and secretary	Sixteen Samoset St., Plymouth MA 02360	Real property interests
32R Spring Street LLC	Kristine Guindon and Robert Guindon, mgrs.; David Foss, sig.	83 North St., Medfield MA 02052	Real estate activities
Dyn Property Management LLC	Dana B. Newell, manager	Four Maplewood Rd., Middleton MA 01949	Manage real estate and related activities
738 Hale Street LLC	Suzanne R. Audette and John T. Leahy Jr., managers	Nine Fieldstone Ln., Beverly MA 01915	Business of real estate
EG Putnam LLC	Ella Goren and Mike P. Nikitenko, managers	119 Commonwealth Ave., Wayland MA 01778	Lease real estate
C&M Realty Holdings LLC	Ronald H. Cosentino Sr., manager	Ten Annette Rd., Foxborough MA 02035	Invest in, own and sell real estate
134 Mystic LLC	Ronald H. Cosentino Sr., manager	Ten Annette Rd., Foxborough MA 02035	Invest in, own and sell real estate
TY Realty Holdings LLC	Andrew Frederick Dewolfe and Tara Marie Dewolfe, managers	Fourteen King St., Northborough MA 01532	Develop, invest in, lease and sell real estate
Nocher Realty LLC	Jason H. Nocher and Jennifer L. Nocher, managers	491 Main Rd., Savoy MA 01256	Real estate
AW Real Estate LLC	Alfredo M. Improta and Wisam Yacteen, managers	Four Sparhawk Dr., Burlington MA 01803	Invest in and own real property
78 Cranberry LLC	Paul Morris and Terri J. Morris, managers	One Country Way, Sagamore MA 02561	Invest in and manage real estate
10 Oak LLC	Christopher Koskores and Peter Koskores, managers	22 McGrath Hwy., Somerville MA 02141	Invest in real estate
Country Comfort Properties LLC	Janise McBee, manager	Fifty Beatrice Way, Canton MA 02021	Lease apartments
3 Doors Down Properties LLC	Janise McBee, manager	Fifty Beatrice Way, Canton MA 02021	Lease apartments
Red Hat Properties LLC	Janise McBee, manager	Fifty Beatrice Way, Canton MA 02021	Lease apartments
911 Adams Street LLC	Peter Le	80 Neponset Ave., Dorchester MA 02122	Buy, develop, lease, manage and sell RE
Salem Management Realty LLC	He Wang Dong, manager; Kevin Dong, signatory	175 Salem St., Lowell MA 01854	Manage, own and sell real estate
165 Main Street Holdings LLC	Meghanne Cole and Melissa Levine-Pior, managers	63 Great Rd., Maynard MA 01754	Hold real estate
A. Crane Properties LLC	Andrew J. Crane, manager	621 Grattan St., Chicopee MA 01020	Business of real estate
367 Center Street LLC	Edward T. Walsh Jr., manager	274 Broadway, Taunton MA 02780	Deal with real estate
91 Clarendon Development LLC	Anthony Leonard Arone and Edward B. Cutting IV, managers	540 Main St., Winchester MA 01890	Develop real estate
15 Fairland LLC	Mark D. Barons, manager; John H. Perten, resident agent	Principal office at Garfield Cir., Burlington MA 01803; John H. Perten at 255 State St., Boston MA 02109	Develop real estate
Olson Properties LLC	John Richard Olson, manager; Kathryn Ann Olson, signatory	31 Central Sq., Lynn MA 01901	Develop real estate
231 West Main Street LLC	Brian Bergin, Joseph Bergin, Matthew Bergin and Maria O'Neil, signatories	Four Warren Rd., Bourne MA 02532	Lease and operate real property
CR Moore Real Estate LLC	Charles Moore and Ruth Moore, mgrs.; Mark Moore, sigs.	1696 SE 8th Way, Deerfield Beach FL 33441	Lease real estate
135-139 East Squantum Street LLC	Robert Rochlin, manager	235 Woodland Rd., Milton MA 02186	Real estate activities
Yellow River LLC	Lisa Huang, manager; Shengxi Tian, resident agent	Principal office at 360 Charles St., Malden MA 02148; Shengxi Tian at 430 Bedford St., Lexington MA 02420	Invest in and manage real estate
7 Phillips Court LLC	Joanna Eldridge and Robert Eldridge, signatories	177 Huntington Ave., Boston MA 02115	Real estate
Saad Development Corp.	Gregory Saad, president, treasurer and secretary	34432 Steelwood Ridge Rd., Loxley AL 36551	Contract for the purchase of land and develop commercial property
Gelinas Real Estate Inc.	James Gelinas, pres.; Kathleen Gelinas, treas. and sec.	69 Housatonic St., Pittsfield MA 01201	Deal in real property
157 Thornton LLC	Henry Saucier and Mary Saucier, managers	Sixteen Old Hyannis Rd., Yarmouth Port MA 02675	Develop, invest in and own real estate
33 Emerson Avenue LLC	Mac Bell, manager	33 Commercial St., Gloucester MA 01930	Lease, manage and own real estate
Solurge Realty Holyoke LLC	Adam S. Arens, manager	769 Portland Rd., Saco MA 04072	Acquire, develop, lease, manage and sell RE

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# Massachusetts Corporations

ORGANIZED NOVEMBER 20, 2017 - JANUARY 12, 2018

Corporation	Directors/Registered Agents	Address	Nature of Business
471 Leonard Street LLC	Bruce Field and Lucia Field, managers	471 Leonard St., Raynham MA 02767	Deal in real property
PNL Real Estate LLC	Hilario Gomes, manager	113 Norfolk St., Boston MA 02124	Real estate
121 Higgins Street LLC	Michael J. O'Hara, manager	One West Boylston St., Worcester MA 01605	Real estate activities
266 Archer LLC	Stephen C. Archer and Jason A. Parisella, managers; Kathleen G. Archer, signatory	81 Baker Ave. Beverly MA 01915	Interests in real estate
29 Central Boulevard LLC	Glenn Cocce, manager	Thirteen Surrey Ln., Oxford CT 06478	Own real estate
Turner Investment Group LP	Philip L. Johnson, manager	209 Broadway, Hanover MA 02339	Acquiring real estate and lending money backed by real estate
1513 Iyannough LLC	Joseph P. Keller, Catherine O. MacGregor and Molly MacGregor, managers; Laurie J. Stewart, signatory	270 Communication Way, Hyannis MA 02601	Acquire, develop, finance, lease, manage and sell real estate
11 Riverside LLC	Kenneth Roberts and Kimberly Tucker, managers	Five Wildwood Rd., Middleton MA 01949	Manage real estate
Revolution Realty Partners LLC	Louis M. Gordon and Michael Preston, managers	90 Canal St., Boston MA 02114	Faciliate RE contracts, purchase and sell RE
PDD Real Estate LLC	Douglas Alan Leblanc, manager	39 Hunting Ln., Agawam MA 01001	Invest in and lease real estate
JFRET 118 Inman Street LLC	Anthony J. Jorge and Madalynn Jorge Gallo, managers	23 Steeple Chase Cir., Westford MA 01886	Develop, lease, manage and own real estate
512 Amherst Street LLC	William A. Cole, manager	1271 Main St., Tewksbury MA 01876	Business of real estate
477 Westbrook Street LLC	William A. Cole, manager	1271 Main St., Tewksbury MA 01876	Business of real estate
Mayflower MHC LLC	Gregory Charles Tanner, manager; Mark Madden, signatory	29 Brookfield Rd., Wellesley MA 02482	Own real estate
33 Howell Street LLC	Brian Kaplan, manager	192 W 7th St., South Boston MA 02127	Real estate activities
LAF Realty Group LLC	Lukas B. Smith, manager	Six Pine Tree Ct., West Harwich MA 02671	Develop, lease, manage, purchase & sell RE
Santiago Properties LLC	Richard Mulroy, manager	38 Livermore Ave., Wellesley MA 02181	Interests in real property
Farrell Ack LLC	Joseph E. Farrell Jr. managers	1512 SE 11 St., Fort Lauderdale FL 33316	Own real property
Cosmo Realty LLC	William Horan, manager; Jacob Walters, resident agent	Principal office at 19 Perry St., Brookline MA 02445; Jacob Walters at 27 Harvard St., Brookline MA 02445	Develop, lease, manage, purchase & sell RE
138 Warren St LLC	Arcangelo Mariano and Paul Quaranto, managers	423 West Broadway, South Boston MA 02127	Develop real estate
24 Dane Ave LLC	David De Sola, manager	336 Windsor St. Cambridge MA 02141	Develop and invest in real estate
Cardinal Pilgrim Properties Inc.	Jodi Johnson, president, treasurer and secretary	254 East Central St., Franklin MA 02038	Broker real estate
Taaj Realty LLC	James P. McGrath, manager	175 North St., Bellingham MA 02104	Deal with real estate
Seafan Realty Trust LLC	Richard Smith, trustee	258 Harvard St., Brookline MA 02446	Acquire, hold, lease and sell real estate
IIP-MA 1 LLC	Catherine Hastings, Paul Smithers and Brian Wolfe, signatories	11440 West Bernardo CT., San Diego CA 11440	Own commercial real estate
485 Coggeshall Street LLC	William Mandell, manager	20 Delcarmine St., Wakefield MA 01880	Dealing with interests in real estate
Ten Twenty Holdings LLC	Branden Lathen and Demetris Pringle, signatories	177 Huntington Ave., Ste 1700, Boston MA 02115	Lease real estate
Aran Realty Inc.	Edward P. Mulkerrins, president, treasurer and secretary	399 Pond St. Braintree MA 02184	Manage real estate
MCL Holding LLC	Brian Chilton and Monica Chilton, managers	Fifteen Ledgewood Rd., Winchester MA 01890	Lease, manage and own real estate
180 Telford Street LLC	Elizabeth Kwo, manager	173 Pleasant St., Cambridge MA 02139	Lease real estate
Forty Stone Street LLC	Erik Orman, manager	1270 Old Fall River Rd., North Dartmouth MA 02747	Dealing with interests in real estate
42 Flint Street LLC	Gerard McDonough, Elan Sassoon and John Topalis, mgrs.; Nicole Starck Esq., resident agent	Principal office at PO Box 610312, Newton MA 02461; Nicole Starck Esq. at 6 Lexington St., Waltham MA 02452	Real estate activities
140 Will Drive LLC	Karin P. Monfredo and Leonard J. Monfredo, managers	140 Will Dr., Canton MA 02021	Develop, lease, own and sell real estate
Stacy Boulevard LLC	Charles J. Kelly, manager	23 Biskie Head Point, Gloucester MA 01930	Lease and own commercial & residential RE
Workshop/APD Architecture DPC	Thomas Julliard Zoll, president and treasurer	39 West 38th St., 7th floor, NYC 10018	Architecture
70 Vestal Street Ack LLC	Rowena Felipe Hamlen, mgr.; Steven Cohen Esq., res. agent	Principal office at 11 Downing Rd., Hanover NH 03755; Steven L. Cohen Esq. at 34 Main St., Nantucket MA 02554	Interests in real property
108 Sawyer Ave. LLC	Daniel M. Mangiacotti, manager	73 Mount Calvary Rd., Roslindale MA 02131	Develop and own real estate
Gizely Realty Inc.	Gizely Guimaraes, president, treasurer and secretary	448 Central Tpk., Sutton MA 01590	Operate as real estate agent
147 Manomet LLC	W. Russell Lee Jr., manager	143 Manomet Ave., Plymouth MA 02360	Invest in real estate
500 West Central LLC	James N. Polymeros and Suzanne E. Polymeros, managers	Fifty Buckskin Dr., Weston MA 02493	Make and manage investments in RE
231 West Main Street LLC	Brian Bergin, Joseph Bergin, Matthew Bergin and Maria O'Neil, signatories	Four Warren Rd., Bourne MA 02532	Lease, operate and own real estate
CR Moore Real Estate LLC	Charles Moore and Ruth Moore, mgrs.; Mark Moore, sig.	1696 SE 8th Way, Deerfield Beach FL 33441	Lease real estate
135-139 East Squantum Street LLC	Robert Rochlin, manager	235 Woodland Rd., Milton MA 02186	Real estate activities
Yellow River LLC	Lisa Huang, manager; Shengxi Tian, resident agent	Principal office at 360 Charles St., Malden MA 02148; Shengxi Tian at 430 Bedford St., Lexington MA 02420	Invest in and manage real estate
7 Phillips Court LLC	Joanna Eldridge and Robert Eldridge, signatories	177 Huntington Ave., Boston MA 02115	Real estate

# Fenway Center Launch

CONTINUED FROM PAGE 1

applying his boundless energies towards creating on a large scale, in his family owned firm's case the mixed-use \$240 million redevelopment of a vacant lot steps from Fenway Park that kicked off Tuesday amid a sea of dignitaries featur-



Governor Charles Baker



Transportation Secretary Stephanie Pollack



Boston Mayor Martin F. Walsh

ing Gov. Charles Baker and Mayor Martin Walsh—their administrations vociferously credited by Rosenthal for bringing his eclectic project over the finish line—and alongside Gerding Edlen Managing Partner Kelly Saito, the Oregon-based developer and joint venture partner of Fenway Center.

Phase One, which features pension fund giant TH Real Estate as equity investor, will create 312 residential units in two buildings and 37,000 sf of street retail, plus 200 underground parking stalls, with completion slated for late 2019. Attendees of the festive groundbreaking held on site included hundreds of colleagues, community members from the Fenway neighborhood, construction workers and CRE professionals, all well-wishers collectively cited by Rosenthal for “tireless” contributions.

“We are building a new neighborhood, and it is wonderful to be able to deliver the vision which the community was so supportive of from the beginning,” Rosenthal tells Real Repoter, explaining it was the unwavering loyalty of those backers which kept him moving on when problems arose. “There were so many people who put their faith in me, it would have been a huge disappointment if we had not been able to come through on this plan, and I really felt a great burden had been taken off once we got it done,” he says.

While acceding Fenway Center faced a

lity of daunting obstacles, those including two major recessions, the complexity of Meredith's original plan now redesigned into two phases and bureaucratic roadblocks of various intensities, among them Meredith's need to secure a 99-year ground lease with the Massachusetts Department of Transportation, a cumbersome, at times political procedure that mangled early efforts to finance the project before the Baker administration and Transportation Secretary Stephanie Pollack made it a priority while Mayor Walsh pledged his administration's help in the name of the project's substantial financial breadth.

“I just cannot thank Governor Baker and Secretary Pollack and Mayor Walsh enough for doing the right thing in getting the lease signed and paving the way for the financing, and once we are done with Phase Two, this will be a \$360 million investment that will help change an underutilized lot into a gateway project that will generate \$2.4 billion in economic investment and over 1,800 construction jobs,” says Rosenthal.

Founded in 1951 by father Sidney Rosenthal, Meredith Management controls a fiefdom of multifamily properties and commercial space in the region, with the younger of the pair returning home



Fenway Center, Phase One, Boston MA (RENDERING)

in the early 1990s to take over the operation after working as a carpenter in California and spending time in jail protesting the nuclear power industry. Back in Boston, he balanced his duties at Meredith launching impassioned campaigns to end homelessness and quell gun deaths, efforts that forged relationships Rosenthal maintains created a level of trust when the Fenway Center plan was conceived, initially on a site behind Fenway Park's Green Monster before a land swap shifted it to the parcel bounded by Beacon Street and Brookline Avenue, roadways that will be joined together via a new walkway.



Heather Brown



Michael Coyne

Big accomplishments that finally spirited Fenway Center towards approval and financing came in the arrival of Gerding Edlen to the project, a relationship credited to JLL and its Capital Markets chief Frank F. Petz, whose work preceded his arrival to launch the JLL platform to time as Capital Markets principal at Transwestern Consulting Group. That involvement of Gerding Edlen led to a simpler, more doable design, Petz recounts, and provided a level of comfort to TH Real Estate that the plan was achievable.

“That was a real game-changer that continued on page 75

## Fenway Center Launch

CONTINUED FROM PAGE 74

got people's attention and made this a viable project," agrees Petz, whose debt and structured finance team on the assignment included JLL Executive VP Heather Brown and Managing Director Michael Coyne. The group also sourced construction debt for the first phase from SunTrust and ULLICO. According to Rosenthal, Petz and his crew were a beacon of hope during the project's darker periods, successfully financing it not once but three times.

"I am forever grateful to everybody at JLL and Frank Petz in particular for such extreme patience and skills in getting this financed," says Rosenthal. "A lot of people would have walked away long ago, but Frank kept right at it and now the result is we have some terrific partners and are actually beginning construction on Phase One . . . I don't know if we would have got this done without them."

While appreciative of the comments, Petz insists few people have anything on Rosenthal in terms of staying focused.

"When John is committed to a cause, he is all in," Petz says, adding, "I am really glad for him to see how it has worked out . . . It is great for John and it really is going to be an incredible project that will make a big difference for the Fenway."

“

When John is committed to a cause, he is all in.

”

FRANK F. PETZ,  
*JLL Capital Markets*

That was another element in his ardor, according to Rosenthal, an unshakable belief in the project itself which he notes is at the gateway to exclusive Brookline, a quick walk to the Longwood Medical Area and right next to Fenway Park, home of the developer's beloved Red Sox where Rosenthal perhaps honed his legendary patience as a faithful season ticket holder prior to the Olde Towne Team's welcomed salvation in 2004.

"I absolutely believe this is the best site available in the city, and we also arguably have the best contractor in the city to build it (John Moriarity & Associates) and since they always have the best subs, I think we are in an excellent position going forward for this to become everything we have expected it can," says Rosenthal.

In separate statements, Fenway Center partners Gerding Edlen and TH Real Estate voiced similar optimism, Saito relaying that "Fenway Center's phenomenal location, the vibrancy of the surrounding neighborhood and the continued demand for housing in Boston make this a great time to start construction" whereas Pamela West, an executive with TH Real Estate's Northeast multifamily team, offers that the project "adds a new dimension to our holdings in the city," a market where the pension fund is a big force. The thriving market has made Boston a target for institutional investors worldwide, West observes, with the Hub's LWP environment having attracted companies from the suburbs and increased demand for housing and mixed use properties. "We are pleased to join our partners on this project." ■

## CREW Boston

CONTINUED FROM PAGE 12

ment, given such close proximity to the water. O'Brien says that unlike other locations in the city where rising seas are a pressing issue (such as the Seaport), HYM does not have to confront the barriers to implementing resiliency measures that other neighborhoods do, namely, dealing with an existing built environment and multiple ownership of sites. So measures such as landscape berms, wildlife habitat, waterfront promenades, play areas and strategic walls will be implemented to control flooding.

One of the challenges facing any developer of large-scale developments is winning public support for the project, and O'Brien says that he and his colleagues have already held over 150 meetings with community members, from one-on-ones to large public forums. "As difficult as (these conversations may be), as tough as the subject matter is . . . before we get into large public meeting, we want to get into a place where we can have a one-on-



CREW Boston President Lisa Serafin and HYM founding partner Thomas O'Brien

-one," O'Brien explains. "It breaks down barriers and allows people to be more direct and honest with us, and allows us to think about how we can respond to their concerns."

O'Brien says HYM aims to have the site

fully permitted by this summer. CBT Architects is master-planning the development, Stoss (which specializes in climate-related issues) has been named the landscape architect and Prellwitz Chilinski Architects (PCA) is designing the retail. ■

## The Real Report

CONTINUED FROM PAGE 1

by young, talented individuals” and vowing “we are aggressively looking to add more.” The arrival of Prozinski—who worked with Curley at **Newmark Knight Frank**—and



Peter Evans



Stuart Pratt

Evans three years ago at the behest of **Chairman Stuart Pratt** set the company off on a positive path, Curley maintains, helping bring in up-and-coming stars such as **Ned Halloran** and **Lecanne Rizzo** and “making great decisions, some hard but necessary . . . that are starting to pay dividends, and we are today well-positioned to recruit, compete and win.”

Market forces such as ongoing consolidations offer further encouragement that emerging and experienced professionals will be in circulation, Curley predicts. “I think this presents a real opportunity for us to hire some very talented people,” he says. And while the campaign may have future hires in mind, NAI/Hunneman leaders seem rather giddy about the addition of Curley to the **Leasing and Advisory Service Team** as an Executive VP covering his traditional northern suburban market.

“It is great to welcome Chris back to



303 Congress St., Boston MA

PHOTO: DEREK SZABO

Hunneman,” says Prozinski, who had other times tried to bring Curley to the operation, but timing was not congruous with circumstances. Having accomplished it finally, “We are excited about his leadership and commitment to his craft,” Prozinski conveys. Evans describes Curley as “a top producer who brings extensive market knowledge and an energetic personality that will benefit not only our clients but also our existing professionals practicing in the North market.”

Curley had spent 10 years at Newmark after his firm, the venerable Codman Co., was bought out by the expanding national company, and also spent time at another feisty independent, **GVA Thompson Doyle Hennessey & Stevens**. Besides

extensive knowledge working with some of the suburb’s leading landlords, Curley has become active as a tenant counselor, and one encouraging sign is the large number of those clients who make the trip across Fort Point Channel to NAI/Hunneman’s world headquarters at 303 Congress St.

“It was kind of an ego boost to see so many of my long-term clients come over,” Curley recounts. “They are all very excited about it, and knowing how I like to work, they all felt this would be a perfect place for me to be able to serve them going forward . . . I am very grateful for their energetic response, and I look forward to helping (NAI/Hunneman clients) with a platform that is ready to compete at the highest levels.” ■

## HFF \$250M Loan

CONTINUED FROM PAGE 5

ernment Center Garage into what is described as “an iconic mixed-use district” serving as a conduit between Government Center, North Station and Beacon Hill. The residential tower will stand 480 feet, making it among the tallest in Boston and offering 360-degree views. A vast amenities package will include three roof decks, a fitness center, children’s playroom and yoga studio.

The HFF and HYM acronyms have an eventful history working together, joining forces in dramatic fashion last year when the development firm led by Thomas O’Brien scooped up Suffolk Downs in East Boston for \$155 million financed by the same HFF contingent. Bank of the Ozarks stepped up in that instance, loaning HYM \$80 million. The site is now famously being considered for the HQ2 home of Amazon (see story, page 12).



■ Bulfinch Crossing, 100 Sudbury St., Boston MA

## Somerville Plan

CONTINUED FROM PAGE 1

long-awaited Green Line MBTA extension to Medford. The rail line is a linchpin of the US2 proposal for 2.4-million sf of build out, not to mention an item long on the wish list of other property owners in Union Square.

“We are really excited about what has happened . . . the end of last year was great for the CDP,” concurs US2 President Greg Karczewski in an interview with Real Reporter, explaining the city’s affirmative rulings “set the table” for the opening phase launching in 2018 where a 175,000-sf commercial building is to be constructed alongside the new Green Line station.



Somerville Mayor Joseph Curtatone

JLL is exclusive leasing agent for the building, with inner suburban advisors Peter Bekarian and Molly Heath leading the charge, abutting Cambridge in their sphere of expertise.

Commanding New England’s highest rents for both laboratory and office space, Cambridge is expected to be a conduit for tenant demand going forward in Somerville and other inner suburbs, with market watchers concurring the proximity to Kendall Square could give Union Square a leg up.

As designated master developer, US2 at full build out intends to deliver 2.4 million sf of laboratory, office and retail space on top of residential units favoring workforce housing, considered key to helping millennials and other employees afford to reside in one of the country’s most expensive sectors. CDP is designed to “propel Union Square into the future as an economic engine” providing 5,000 permanent positions after the 4,000 construction workers finish up years of development and incorporating lush open space into the mix.

In promoting their endeavor, US2 offered an intriguing metric showing 80 percent of Somerville residents leave the city every day for jobs in surrounding communities. “We are proud to be creating a true economic hub and place where startups and entrepreneurs can grow, families can work and live, and residents can enjoy new amenities and more open space,” Karczewski says, with \$11.3 million in annual tax



US2 Phase One, Somerville MA (RENDERING)

revenue part of the positive impact for the host community.

US2 further maintains the activity will carry over a daytime energy into the evening, “bringing in significant new spending to neighborhood businesses.” Indeed, Karczewski calls the CDP “a blueprint” mapping goals set by the Union Square Neighborhood Plan, the foundations of which champion “a dense and diverse network of public spaces that serve a variety of people.” About 60 percent of the built portion will be commercial and 40 percent residential.

Somerville Mayor Joseph Curtatone also hails the planning board and aldermen for supporting US2’s revitalization campaign, saying in prepared statements that board members “have secured a bright future for Union Square,” and tying it to a broader effort this millennium that has created entire new neighborhoods in Assembly Square or helped areas such as Davis Square attract investment at the public and private levels. “This is one more step in the progress we have made towards creating the employment center we have been envisioning for so long,” Curtatone says of the CDP/DIF milestones he says are intended to address multiple shortcomings. “We are eager to keep moving forward so Somerville residents will have more job opportunities, access to housing and new amenities within their community,” he says. ■

## Gleason Hire

CONTINUED FROM PAGE 1

tomter service and support,” Ervin relays in a press release.

During nearly 30 years at MHFA, having most recently served as Executive Director, Gleason contributed to and managed its sustained growth, Berkadia relays, “ultimately leading to its recognition as one of the top housing finance agencies in the country.” During his tenure, Gleason saw more than \$12 billion in affordable financing closed, the most of any period in Mass-Housing’s history.

“Tom has an exceptional reputation, unparalleled experience and a track record of success in driving growth through relationships in the critical mission of providing affordable housing,” Berkadia Senior Director Gemma Geldmacher says in the release, adding, “We are thrilled for the opportunity to tap his insight and innovation in service of clients in Massachusetts and beyond.”

Gleason also voiced optimism over his new role. “There is a critical need for more affordable housing in communities across the country and Berkadia continues to be a leader in driving essential development and expansion in this sector,” he says. “I am excited to be a part of the continuing work that Berkadia is doing in the affordable housing space.” ■

# Grander Crown Jewels

CONTINUED FROM PAGE 1

here at Crown Colony Office Park, an assemblage of nearly 167,000 sf being listed exclusively for sale by Newmark.

Industry sources spoken to who agree 300 and 2300 Crown Colony Dr. are up for sale could not provide pricing guidance for the assets. The firm founded by Jeff Clary and Ted Norberg seven years ago bought the 122,325-sf 300 Crown Colony Dr. for \$16 million in December 2013 and paid \$6.8 million in March 2016 for 2300 Crown Colony Dr., that 44,775-sf building completed in 1999, a dozen years after 300 Crown Colony Dr. came on line.



Robert E. Griffin Jr.



Edward C. Maher Jr.



Matthew E. Pullen

“We are,” Newmark Executive Managing Director Matthew E. Pullen tells Real Reporter when asked whether the team that features US Head of Capital Markets Robert E. Griffin Jr. and Vice Chair Edward C. Maher Jr. is peddling the Crown Colony buildings that are

93 percent occupied by 20 tenants. Pullen declined to discuss pricing allocations or provide a timeline for bids, but he characterizes the listing as “very stable” and



2300 Crown Colony Dr., Quincy MA

“cash-flowing” but still offering long-range upside from the improving Route 128 South office market that is benefitting from skyrocketing rents in Boston and Cambridge.

Crown Colony Office Park is considered among the most established corporate campuses south of Boston, the 143-acre expanse at the famed Braintree split of Interstate 93 and Route 3 serving as home to such well-known firms as Arbella Insurance, Boston Financial Data Services, Harvard Pilgrim Healthcare and State Street Bank.

Newmark notes in promotional materials obtained by Real Reporter that the infill office park has actually improved this decade as a Live-Work-Play alternative, one welcomed arrival being a 492-unit apartment community next door to Crown Colony, while dining, entertainment and

retail options are also on the increase.

Unlike some locally operated investment funds, GCP has expanded its CRE footprint beyond metropolitan Boston and right out of New England, with other holdings in mid-Atlantic areas including Maryland and Virginia, while another property is held in Addison, TX.



Michael Frisoli

Back in Massachusetts, GCP assets run from Andover to Billerica north of town and in the south in Canton, Needham and Norwood, among others, are under the firm’s control.



James M. Tribble

In addition to Crown Colony, GCP last September paid \$28.1 million for 108 Myrtle St. in North Quincy, that 168,128-sf tower bought from Campanelli, the same South Shore firm that in November 2016 divested the adjacent 85 Heritage Dr. to GCP for \$32.3 million. The latter is a 188,200-sf tower dating to 1982 that was repositioned by Campanelli.



Samantha Hallowell

The two parties actually had an even prior relationship, with Campanelli buying 300 Crown Colony Dr. in January 2010 for a bargain-basement \$8.9 million before stabilizing the building and putting it up for sale to sate GCP’s needs.

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# Horvath Multifamily

CONTINUED FROM PAGE 2

entities with a targeted strategy and mindful of such aspects as demographics and cash flow. Another change—more capital sources overall than at the start of the decade where even the stable multifamily sector had limited constituencies brave enough to take a plunge as the region worked through the 2008 recession.



Michael Alvarez



Stephen Girolamo



Jason Kulik

But that was then, and now, Kelleher says multifamily demand in certain parts of the urban core such as East Boston and Jamaica Plain or inner suburbs from Chelsea and Everett to Cambridge and Watertown “is amazingly hot,” and listings generally have bidders lining up en masse for those, but Kelleher explains the ardor is moving beyond city limits, pointing to a 2017 assignment in Rockland that set a record for price-per-unit achieved of almost \$160,000 per unit. “It goes far beyond Boston and Cambridge,” Kelleher says, observing the chief obstacle is dwindling inventory

as opportunities on the block get quickly snagged.

Among Horvath & Tremblay deals now moving towards a close are 85 units in Chelsea in two listings, 21 more in Lynn and 20 apartments in Cambridge, but the team’s coverage area has been or is presently advising clients in such communities as far a field as Beverly, Salem, Somerville, Waltham and Rockland. The operation is structured to have geographic specialists, with Michael Alvarez covering the urban markets while Stephen Girolamo trolls communities north of Boston and Jason Kulik is on the ground in the South Shore.

In shuffling his multifamily cards north of Boston, Tsitos adds a three-building Malden purchase totaling 63 apartments bought from entities managed by David Rufo at a consideration of \$11.4 million.



161 Salem St., Medford MA



34-38-Hanover St., Lynn MA

Bank of New Hampshire loaned Tsitos \$9 million, with the largest property 166 Mountain Ave. housing 34 units in 26,325 sf that Sorello Realty LLC sold for \$5.6 million to 166 Mountain Avenue LLC. It dates to 1930, two years before 120 Salem St. was completed, that 23,725-sf building with 26 apartments trading from Salem Two Realty LLC to 120-120A Salem Street LLC for \$5.8 million along with 120A Salem St., a 3,250-sf, three-unit structure built in 1900.

Rufo had held the Salem Street assets since paying \$3.3 million in June 2007 whereas 166 Mountain Ave. was acquired in September 2007 for \$2.75 million.

Kelleher and Pentore took the lead on the Rufo portfolio bought by Tsitos and were on the case for another 24 units Rufo sold in Medford, those at 161 Salem St. bought by Lacourt Enterprises for an even \$5 million. Its manager is Mouhab

Rizkallah. Kelleher and Pentore joined Girolamo assisting Tsitos in selling 34-38 Hanover St. in Lynn to Sunnlyal Properties LLC, that a \$5.3 million swap of 36 apartments.

RCG 40 Stone LLC was winning bidder for a pair of six-unit apartment buildings at 40 and 40R Stone Rd. in Beverly, a \$2.04 million result also negotiated by Kelleher, Pentore and Girolamo, there on behalf of seller David Crosby. All of the units are two-bedroom, one bath formats. The fifth outcome was back in Medford where 17-19 Forest St. fetched \$875,000 for six units, or a capitalization rate of 7.6 percent. The listing which closed this month was handled by Kelleher and Pentore for seller Josephine Frate in which its buyer is 17-19 Forest St. LLC, an entity managed by Ron Ifrah. That investor borrowed \$700,000 from MutualOne Bank to fund the purchase. ■

# Colliers Brighton

CONTINUED FROM PAGE 3

ley running to Boston’s Back Bay, Financial District and North Station with quick connections to Cambridge. “It is a great piece



Anthony Hayes

of land and the response we got certainly reflected that,” says Sower, demand comprising several well-known local investors but those operating on the national stage also chased the deal before a homegrown group reeled in the opportunity. Sower would not identify the capital groups attracted by the campaign or discuss the financial results.



Timothy Mulhall

Davis Cos. bought the asset via DIV 1515 Commonwealth LLC in what appears to have been an all-cash purchase. The 55-bed facility was acquired from Curahealth Property LLC, and had most recently been used for medical care by that group. Efforts to contact



Daniel Hines

Davis Cos. principal Jonathan Davis regarding the property’s future were unsuccessful as of press deadline, making it unclear



1515 Commonwealth Ave., Brighton MA

whether the existing structure fits into the complex footprint going forward, or if a tear-down is part of the vision. Colliers does indicate in a press release regarding the agreement that “1515 Commonwealth Avenue provides ample opportunity for growth based on density precedents set by nearby development projects.”

The property is also close to several thriving business centers, including Washington Square in Brookline, Brighton Center and Cleveland Circle. “The location really cannot be beat,” declares Sower, his group familiar with that topic in shopping prime development sites throughout the urban core. ■

# Marcus & Millichap

CONTINUED FROM PAGE 3

rowed \$3.2 million from Hingham Institution for Savings to fund their investment.

“The Quincy multifamily market continues to thrive as the city undergoes one of the largest revitalization efforts anywhere in Massachusetts,” Pepdjonovic notes in a press release announcing the deal, his reference being to a \$1.6B redevelopment spanning 50 acres downtown intended to create “a vibrant mix of housing, commercial space and retail.”

Constructed in 1970, 81 Pond St. is comprised of a dozen one-bedroom units, 11 two-bedroom formats and one studio. The apartments and common areas had been regularly updated during the course of the seller’s ownership which dates back to March 1999 when it sold for \$1.3 million.



81 Pond St., Quincy MA

The brick-clad building also features coin-operated laundry machines and the site has room for “ample” off-street parking—although 81 Pond St. also caters to non-motorists, according to Griffith. “Quincy is one of the most commuter-friendly cities in the Greater Boston area with four MBTA Red Line stations, a commuter rail station and an expansive

public bus system” states the broker who also cites a recent study showing Quincy has the highest number of daily commuters into Boston (18,400+), followed by Cambridge, Brookline, Somerville and Newton.” The capitalization rate at the time of sale for 81 Pond St. was 4.6 percent, a taut figure more common in downtown Boston or Cambridge. ■



## Senior Living Recap

CONTINUED FROM PAGE 6

maintain that lifestyle into their later years,” he says in a press release detailing the recapitalization.

LCB’s track record and seasoned professional staff led by CEO Michael A. Stoller and President Stephen D. Puliafico made the Watertown opportunity especially desirable, says Swartz. The



Tim Hosmer



Aaron Rosenzweig

combination of location and high-end product has created “a unique property offering a lifestyle akin to a boutique hotel,” Stoller observes in the release. “Residents can enjoy the luxury and amenities of this brand-new community while experiencing an easy proximity to Cambridge, Boston and the many attractions of the area,” he adds.

LCB acquired the 30,000-sf site where The Residences at Watertown Square was built back in December 2012 when 20 Summer St. traded for \$3.74 million. Since that period, Watertown has emerged as an alternative to pricier laboratory and office space, spurring a broad increase in construction of all sorts including new hotels, multifamily and retail. Those endeavors, explains C&W, create “walkable amenities that provide a familiar environment to residents and families with lifelong ties to the immediate surrounding area.”

It is pointed out that Watertown is near some of New England’s most affluent communities, the city bordering tony Belmont, Cambridge and Newton, and is a few miles from the leafy suburbs of Wayland, Wellesley and Weston, the connection being a generally limited marketing area for assisted living residents who prefer to remain as near to their communities as possible.

First-class aspects of the Watertown structure include oversized units, restaurant style dining and a variety of consumer services on the ground level. The second floor contains a “memory care neighborhood” offering an expansive, secure outdoor patio “unparalleled in the market,” C&W reports, while floors three to five have



the assisted and independent housing units plus more common areas open to residents.

As conveyed in prior Real Reporter issues, LCB emerged after a non-compete agreement expired related to Stoller and Puliafico harvesting the holdings of Newton Senior Living to Lazard Freres 12 years ago for \$110 million. On top of its own projects, LCB has bought seven assets across New England to forge a total market capitalization now estimated in excess of \$530 million.

Washington Capital Management Inc. is an employee-owned investment advisory company celebrating its 50th anniversary this year. The firm manages assets in both real estate debt and equity, as well as offering fixed income and equity strategies. Headquartered in Seattle, WCM made news locally this spring upon buying a similar operation housed in the hub, Great Point Investors. The unified contingent has approximately \$5 billion in assets under management, WCM said in the wake of that merger. About \$725 million of that was part of the GPI book of business.

For C&W, the Watertown effort is the latest by its equity, debt and structured fi-

nance group arranged on behalf of other LCB projects including acquisitions dating back to the winter 2013 purchase of a New Hampshire senior living community bought for \$35 million that was the first of the re-emerged group’s conquests. Backed by a global platform of 45,000 employees in 70 countries offering a foundation for its suite of services made available for clients, C&W promises the ability to aid a client for the entire life cycle of their CRE portfolios and properties.

C&W’s Boston office has handled a variety of senior housing transactions already in 2017 and done so on a national scale, securing in the spring \$9 million for construction of a property in Yuma, AZ, and separately orchestrating the \$18 million exchange of an existing facility in St. Louis where they were advising sellers Provision Living Senior Communities and Welltower REIT.

In another major assignment completed in late summer, Swartz, Wagner, Dooley and Donahue brokered the \$77.1 million trade of a Palm Beach assisted living property with 290 units and 302 beds. Wagner, Senior Director Aaron Rosenzweig and Director Tim

Hosmer secured a \$55 million Wells Fargo loan for the buyers of Carlisle Palm Beach, an affiliate of Bridge Investment Group of Sale Lake City. ■

## Real Legal

CONTINUED FROM PAGE 12

(“BEAT”), which discourages multinational companies from keeping funds and profits offshore. These companies are often the financiers and tax credit recipients of alternative energy developments.

In the final version of the Law, revisions were agreed to that exclude all but 20 percent of those eligible from BEAT, when funding solar and wind projects. The debate highlighted the view that many in Congress believe these industries should no longer be the recipients of tax credits and subsidies but rather should be fully subject to the free market. Again, acting sooner rather than later will reap the greatest tax benefits. ■

SUSANA BERNSTEIN is a Needham-based attorney concentrating in environmental, regulatory and land use law, focusing on real estate development issues.

# Horvath Net-Leased

CONTINUED FROM PAGE 7

cation at the signalized intersection of Main Street at Washington and St. Mary's Streets in a thickly settled neighborhood where 58,000 people reside within a five-mile radius of the store.

Those who still might consider the exclusive a bit on the pricey side should consider the new CVS in Hyannis on Cape Cod that sold in December for \$13.9



Brian Ahrens



Blake Barbarisi



Jeremy Black



Kyle Danielson

million—or \$1,081 per sf—for another brand new unit, this one at 411 Barnstable Rd. that also has a 25-year lease term and a quintet of five-year expansion options. The “highly visible location” experiences traffic counts of 24,000 vehicles daily and over 32,000 during the peak summer months of tourist season, Horvath outlines, and is part of a larger redevelopment of the 1.4-acre site. “That got a lot of action,” reports Horvath, whose firm had a full team on the assignment, with others besides Tremblay including Executive VP Mark Brockwell.

A Walgreens pharmacy in Deep River, CT, also changed hands in Q4, that 13,500-sf building at 180 Main St. selling for \$5.23 million, a 5.8 percent cap rate and \$387 per sf. Brockwell was on that exclusive as well in a deal where Horvath & Tremblay advised the seller and procured the buyer of an asset with 16 years of term remaining. In a separate Connecticut trade, Associate Matthew Nadler processed a multi-tenanted retail property in Wallingford for \$3.13 million, that plaza housing a Monro Muffler, 99 Restaurant and Stop & Shop grocer.

Horvath was joined by Associate R.J. Tuller in a Nashua, NH, assignment



CVS Pharmacy, 411 Barnstable Rd., Hyannis MA



CVS Pharmacy, 1270 Main St., West Warwick RI

where an Advance Auto Parts store closed for \$1.24 million, with both buyer and seller represented in that agreement.



Adam Mancinone



Matt Nadler



RJ Tuller

Outside of New England, Horvath, Tremblay and Senior Associate Jeremy Black advised the seller of a McDonald's in Courtland, NY, that yielded \$1.25 million, or a 4.3 percent cap rate, while Black took the charge helping the seller of Wendy's Restaurants in Lakewood, NY, and St. Joseph, MI, that brought \$1.6 million (5.0 percent cap rate) and \$1.76 million (5.1 percent cap rate) for stores under 20-year corporate guaranteed leases.

Farther south, Associate Kyle Danielson advised the buyer of an Applebee's in Lynchburg, VA, the unit fetching \$2.0

million, and Tuller worked with Horvath and Tremblay on a Burger King in Clayton, NC, in which they procured a

1031 exchange buyer who spent \$2.05 million for the restaurant whose tenant signed a new 18-year lease at the closing. Another 1031-motivated investor completed an exchange buying a Taco Bell in Greenville, SC, that \$2.71 million outcome at a 5.3 percent cap rate handled by Associate Brian Ahrens plus the namesake principals.

There were a slew of 1031 transactions in the late-season activity for Horvath & Tremblay, with Ahrens assisting two such buyers of a free-standing Wendy's, KFC and Oxford Commons retail continued on page 83

## Horvath Net-Leased

CONTINUED FROM PAGE 82

center in Rossford, OH, that yielded \$2.6 million; and a Wendy's in Monaca, PA, that went for \$1.7 million, or 5.6 percent cap rate. Wendy's has a 40-year history at that property and inked an 18-year extension. Down in the Sunshine State, Brockwell and Ahrens brought in the buyer for an Oxford Commons center in Tallahassee, a fully leased plaza acquired for \$3.84 million. It is located on a prime retail corridor and houses such brands as Heartland Dental and Mattress One.

A Fresenius Medical Center in Neenan, WI, brought \$4.9 million, with Senior Associates Blake Barbarisi and Adam Mancinone advising the buyer of a facility with a corporate guaranteed lease that has just over 11 years of term remaining. Out in Iowa, Horvath and Tremblay took the charge helping the



Walgreens Pharmacy, 180 Main St., Deep River, CT

seller of a Fas Fuel operation in Cedar Rapids, that a consideration of \$1.62 million. The chain is owned by GPM Invest-

ments, the largest privately held company in the fuel-and-convenience store sector, with 1,100 stores in 18 states. ■

## Webster Bank Loan

CONTINUED FROM PAGE 7

debt to acquire existing facilities and for new construction.

"We are very excited to continue our distinguished relationship with LCB by helping them expand into the mid-Atlantic with a stellar equity partner and a construction loan attractive to both parties," commented C&W Executive Managing Director Rick Swartz in a press release. Swartz was joined on the Pennsylvania assignment by C&W Executive Director Jay Wagner, Senior Director Aaron Rosenzweig, Director James Doolley and Associate Caryn Donahue.

The Chadds Ford campus will consist of a three-story building on 2.3 acres with premier visibility near a major intersection on US Route 202 where there is abundant retail shopping such as Home Depot, Starbucks, Target, Wegman's and Whole Foods, as well as myriad dining options. The project is expected to be completed in the Q2 2019 and will offer 64 fully-licensed IL/AL apartments and 24 memory care beds as well as luxury amenities for its residents.

Webster Bank is providing non-recourse construction financing at 65 percent loan-to-cost for the joint ven-

ture between LCB and its institutional partner. "We are thrilled to close on the land and begin construction in Chadds Ford, which will be our first property in the Greater Philadelphia marketplace," LCB CEO Michael Stoller says in the press release, adding, that "the overall market there is terrific, with a number of suburbs that we feel are significantly underserved. We expect to expand further into this market over the next two to three years, as well into other select areas within the mid-Atlantic region."

Since it recapitalized its organization in early 2013, LCB 12 of the 15 new construction projects have opened, and the firm has acquired an additional seven properties across New England. Total project capitalization is currently over \$550 million. Currently, LCB operates over 1,600 senior housing beds with an additional 306 currently under construction, including this most recent development.

C&W is a leading global real estate services firm with 45,000 employees in more than 70 countries helping clients optimize the value of their real estate. It is also among the largest commercial real estate services firms with revenue of \$6 billion providing agency leasing, asset services, capital markets, facility

services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation and valuation & advisory counseling. ■

## Nordblom Assets

CONTINUED FROM PAGE 16

advising the seller, its principal Nordblom President Peter Nordblom.

Kelleher IV observes in a press release that the holdings are "well stabilized investment properties that offer an excellent location, providing tenants with several nearby amenities in the Solomon Pond Mall, along with having excellent access to Route 290 and Interstate 495. With improved market conditions, recent building upgrades and significant net operating income, the acquisition helps further expand the buyer's Massachusetts real estate portfolio."

According to Mario Minardi, joined by Maurice Minardi as managers for the buying entity, being able to expand into the improving I-495 Central submarket "was a unique opportunity, especially given the limited availability of high-quality, well stabilized investment property." Currently, the larger building has 5,875 of rentable square feet available. ■

## CBRE/NE Deals

CONTINUED FROM PAGE 8

The former is a three-story office/retail building totaling 21,350 sf dating to 1912 and the latter has 40,500 sf of retail on a single level, its footprint circa 1930. Storefronts in the space includes Cardullo's, Moleskin and Origins.

Given the makeup of the Brattle Court buildings, CBRE/NE engaged office leasing expert Chuck Kavogian and retail specialist Matt Curtin to help clients understand the dynamic market where both sectors have exceedingly strong fundamentals. It was branded the Brattle Court collection, and observers maintain the



Matt Curtin



Chuck Kavogian

international cachet of Harvard Square and CBRE/NE's vast global network combined with the local knowledge contributed to the asset changing hands just a few months after its launch, that closing occurring on December 19th.

In an all-cash exchange, Asana Partners of Charlotte takes ownership via its AP Brattle Square LP. According to a press release, Pergola describes Brattle Court as "the opportunity to acquire a dynamic retail building in an unmatched, rapid-transit, supply constrained global gateway market exhibiting ultra-low vacancy rates." There is immediate access to the MBTA Red Line station, and the



1280 Massachusetts Ave., Cambridge MA

properties are in a submarket serving Harvard University and MIT, entities who are among over 11 million sf of laboratory and office users. The current office vacancy rate in mid-Cambridge is only 7.5 percent, according to CBRE/NE research.

Possibly due to divergent family trusts, the Brattle Court assets were divested in three different transactions, one valued at \$54 million sold by Brattle Square Properties LLC, its manager Pamela D. Brown and Wells B. Dow. Another transfer priced at \$36 million is from Stearns Brattle Street LLC, managed by Gary Doyle, and the third of \$18 million was sold by Marshall W. Stearns Trust LLC, managed by Elizabeth D. Stearns.

Another quickly developing exchange in 2017 came in CBRE/NE winning an exclusive to peddle 1280 Massachusetts Ave.,

a 43,125-sf office/retail building directly in the midst of Harvard Square so close to Harvard Yard one could flip a mortarboard and hit either that five-story building or the Brattle Court assets. "That is as good as it gets," one CRE professional had told Real Reporter for a September article unveiling the opportunity to buy 1280 Massachusetts Ave. on behalf of developer and longtime owner Boston Residential Group.

Intercontinental Real Estate Corp., a Brighton firm that separately bought Cambridge's 1000 Massachusetts Ave. last summer from JLL, shelled out another \$46 million for 1280 Massachusetts Ave., its commitment originally unveiled by Real Reporter in October. The pricing was ahead of market estimates cited in the article who had anticipated bids closer to \$40 million. ■

## Tenant Tips

CONTINUED FROM PAGE 11

base for face time, and they should ideally consider the workplace a welcoming "home away from home."

### Recognizing Tenant Advantages

In short, there are pros and cons of most workplace strategies, with data to support different models. But in the final analysis, what matters most is how tenants can realize optimal results within a reasonable price and timeframe.

With this in mind, more corporate space users are discovering the value of engag-

ing a service provider that offers one-stop shopping and integrated services, with leasing, design, construction, engineering, financing, legal services and property management working together under one roof. This business model streamlines and consolidates services, precluding the need for extra time and expenses associated with outsourcing to third parties.

At the end of the day, companies are encouraged to perform due diligence by reviewing market conditions and potential workplace solutions, including flexible designs that can accommodate, but not be limited by, cool and creative options. As you strive to attract employees and hone your

competitive edge, look for cutting edge, but be leery of the bleeding edge. ■

*JIM TRUDEAU is Chief Design Officer for Cummings Properties, a full-service real estate firm based in Woburn and serving 11 Greater Boston communities. Cummings features extensive in-house leasing and design management expertise and integrates multiple services under one roof. Cummings operates 11 million square feet with a portfolio that accommodates offices, healthcare facilities, labs, restaurants, retail storefronts, warehouses, co-working spaces, executive suites, luxury condominiums and more.*

## Crosspoint Buy

CONTINUED FROM PAGE 9

Fronting Route 3A, along which the average daily traffic count tops 16,500, 790 Chief Justice Cushing Highway is celebrating its 50th anniversary this year. Led by principals James F. Carlin III and John Hueber, Crosspoint has a 5,200-sf space available in the plaza which enjoys a demographic of 18,350 people in a three-mile radius, residents whose average annual household income is \$181,119, according to Crosspoint marketing materials.

CVS apparently feels the gain, with Newmark retail practice group member Justin Smith relaying that the store “represents an important location” from being in the exclusive community and also from limited competition due to a lack of suitable land combined with a residential mindset. “Cohasset is an extremely difficult market within which to pursue new commercial developments,” Smith says.

Joining Smith on the assignment were Executive Managing Director Geoffrey Millerd and Financial Analyst Christian Brannelly who were advising the seller. The Newmark retail group also works closely with US Head of Capital Markets Robert E. Griffin Jr. “The high barrier-to-entry location, combined with Cohasset Village Plaza’s strong tenant roster, generated a competitive process for the asset with a number of different bidders,” relays Smith, telling Real Reporter the action was largely from private capital sources versus institutional, and a handful of suitors were within range of each other as the process wound to a conclusion favoring Crosspoint, a regional firm with a diverse portfolio that includes such assets. “Retail is definitely in their DNA,” Smith says, adding the demand for 790 Chief Justice Cushing Highway helps underscore that proven retail product continues to be a coveted investment among well-informed investors.

As evidenced in the recent sale of a Burlington shopping plaza for \$29 million to Crow Holdings (see story, page 14), Newmark’s retail operation has enjoyed a steady stream of business even amid the sector’s woes, some transactions occurring in the urban core such as 957 Commonwealth Ave. in Allston that yielded \$7.12 million to begin 2018 and separate Q4 deals in upstate New York and central New Hampshire purchased by affiliates of



Cohasset Village Plaza, Cohasset MA

the Davis Cos. “A lot of the problems with retail have been overstated,” Smith maintains, and he reports while there is skittishness and uncertainty from the impacts of Amazon and the Internet, having savvy investors such as Crosspoint and Davis Cos. “is a positive sign” that demand will not wither dramatically.

“  
Cohasset is an extremely  
difficult market within which  
to pursue new commercial  
developments.”

JUSTIN SMITH

*Managing Director, Newmark*

The Allston exclusive drew private capital, but the investor is from outside New England, Minnesota-based Nolan Properties. Newmark handled both sides of the transaction, advising longtime owner J&M Realty Inc. and President Mitchell J. Glassman; his family bought 957 Commonwealth Ave. in August 1982 for just \$285,000. It is located next to the Harry Agganis Arena owned by Boston University, one of several upgrades made to the Commonwealth Avenue corridor since the prior exchange. “The area is dramatically improved,” says Smith, with bidders drawn by the transit-oriented nature of the asset that sits across from the MBTA B Line trolley connecting to downtown Boston, and from an ongoing series of public and private development projects, with Boston University erecting large residential towers right around the corner. ■

## Cresset, Novaya

CONTINUED FROM PAGE 15

on congruent tracks to the community he calls “a vibrant and ever-changing marketplace,” with hundreds of millions of dollars in private investment pouring in to a district that had foundered for decades.

One infill asset that held its own through the ups and downs was 5 Middlesex Ave., with the buyers praising RD Management affiliate Somerville Office Associates LP for upkeep of the property, including a recent overhaul to the exterior, lobby, elevators and other parts of the physical plant. The current tenant roster features such denizens as Cambridge Public Health, Lincoln Technical Institute and Nizhoni Health Systems.

Michael M. Ades, managing partner for the seller, expresses pride in having been part of the neighborhood for nearly four decades and in being an active member as residents and public officials pursued a revitalization program. “We are happy to have sold 5 Middlesex Avenue to a group who will be as dedicated to the building and to the community at large as we have been,” Ades relays in the press release. ■

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## CBRE Trade

CONTINUED FROM PAGE 13

CBRE/NE advised seller JVF Realty and its manager, Louis T. Falcone Jr., as exclusive agent in the negotiations and also procured Waltham-based DSF, a homegrown firm with an extensive multifamily portfolio. The unit mix is three junior one-bedrooms and 33 units each of standard one-bedroom, two-bedroom and two-bedroom with den formats, the average Talbot Apartments unit size being 772 sf.

The Stoughton assignment helps CBRE/NE kick off its 2018 platform immediately, providing a running start when trying to match or exceed the \$1.5 billion in volume recorded last year by the team, the icing on the cake for that market-leading campaign, as it were, coming in sale of a former candy factory in the final days of 2017 when another local apartment group, Chartwell Holdings of Newton, bought 133 apartments in Boston's Lower Mills District. The seller of the Baker Chocolate Factory Apartments was Fairfield Residential, the national apartment REIT that had bought the three-building expanse in December 2013 for \$24.0 million.

Chartwell Chocolate Factory LLC landed 1200, 1204, 1208 and 1220 Adams Street plus a building on Miller Lane. Berkeley Point Capital stepped up with financing of \$23.5 million for the complex that also has a retail unit. The interconnected structures that date to the 19th century were transformed from the confectionary realm of the Walter Baker & Co. operations shuttered in 1964 into 133 apartments whose



Baker Chocolate Factory Apartments, 1200-122- Adams St., Boston MA

average size is 792 sf, the lineup dominated by 80 one-bedroom apartments to go along with 41 two-bedroom units and a

“  
Baker Chocolate Factory  
represents a truly  
one-of-a-kind mill  
conversion that underwent  
significant upgrades under  
Fairfield's, ownership.”

GARRY HOLMES,  
*R. W. Holmes Realty*

dozen studios. The conversion came in the 1980s after years of neglect.

“Baker Chocolate Factory represents a truly one-of-a-kind mill conversion that underwent significant upgrades under

Fairfield's, ownership,” St. John observes in a statement where he explains the new landlord can look forward to ongoing upside in continuing the Fairfield program and from rapid gentrification of the surrounding neighborhood as well as Boston's super-solid multifamily fundamentals.

Baker Chocolate Factory Apartments provide elevator access, a fitness center with strength training equipment, laundry facilities and landscaped courtyards and picnic areas along the Neponset River, that waterway also visible from many of the apartments. Units are framed by exposed brick walls, oversized windows and clear heights to 12 feet. Condo-quality appliances and materials are also included in the apartments.

As in the case of their Stoughton exclusive, CBRE/NE represented the Boston seller, Fairfield Baker Chocolate Factory LLC, and its buyer, Chartwell Chocolate Factory LLC. ■

## Glickman Trade

CONTINUED FROM PAGE 9

Route 140, outline marketing materials in circulation. The I-495 industrial market has enjoyed a steady rebound this decade, with the latest figures from Perry Brokerage Associates putting the Bellingham submarket at 9.6 percent for 13.6 million sf of distribution inventory where the average asking rent is now \$6.19 per sf.

Vacancy has remained in single digits for the submarket that includes industrial stronghold Franklin despite negative net absorption of 212,000 sf over the past 12 months for the submarket whereas the overall sector was on the plus side by 711,000 sf in that span, its inventory of 85.1 million sf a



125 Depot St., Bellingham MA

taut 7.0 percent vacant, PBA calculates.

Glickman is a namesake founder of a firm created in 1990 that is today affiliated with

international CRE network NAI. The brokerage is based in Worcester and provides a wide variety of services including sales. ■

## Newmark Retail Deal

CONTINUED FROM PAGE 14

ers include a large Bassett Home Furnishings store, Ideal Image, Sleep Number store and Urgent Care unit.

“The asset also enjoys a strategic location along Middlesex Turnpike,” adds Smith, with its estimated daily traffic count in excess of 37,000 vehicles.

Other members of the retail team helping harvest Middlesex Turnpike as well as the Shops at Mall Road are Associate Director Paul Penman and Financial Analyst Christopher Peterson. Newmark declined to identify the seller beyond calling their client “a private seller” for which was an all-cash agreement. Millerd does observe the results there and on the previous listing help demonstrate that the anticipated problems for retail real estate have yet to quash interest in the asset class entirely, with CHC seemingly among the contrarian capital groups eyeing the roiling stretch as



Shops at Mall Road, 112 Burlington Mall Rd., Burlington MA

a chance for price adjustments.

In the case of Burlington, Newmark points to the critical mass of retail options as a drawing card, as well as new additions including Third Avenue at Norwest Park anchored by a Wegman's. “With blue-chip employers including Aetna, Keurig Green

Mountain, Lahey Hospital, Oracle and Veracore, Burlington boasts a daytime population of 94,500 people,” relays Smith, and notes it doubly serves as a thriving bedroom community providing all aspects of an LWP experience. ■

## Fulcrum Asset

CONTINUED FROM PAGE 4

“We really only want to buy good deals,” Putprush tells Real Reporter, limiting their scope to opportunities that promise stability plus a path to enhanced income, elements deemed prevalent in 56 New Driftway. “It is 90 percent occupied with a lease average of seven years (remaining) to a very strong tenant base,” Kirschner outlines, and he explains there is a lack of competing medical office space in the area. The building is presciently across the street from the end of the new Greenbush commuter rail line connecting to downtown Boston, prompting at least one project that calls for multi-family housing on 4.5 acres adjacent to 56 New Driftway, and town planners are considering more flexible zoning to champion further transit-oriented development.

“It was really a trifecta of sorts,” Kirschner recounts of Fulcrum's interest. “It was the attractive basis of \$160 a square foot and the in-place cash flow and being in a location with a good story to tell; all of that helped make us comfortable this was worthy of going after, and so we did.”

Dating to 1974, the stylish two-toned building “is in great shape,” Putprush says, crediting the erstwhile owners for maintaining 56 New Driftway during a tenure that began with Atlantic's purchase in No-

vember 2011 for \$3.36 million. The Framingham-based firm is led by principals David Capobianco, Irene Gruber and Joseph Zink. Conrad Group Senior VPs Peter H. Cooney and James H. McEvoy negotiated terms for the seller and McEvoy also advised Fulcrum Harbor LLC on the deal.

Putprush praises Country Bank for Savings in coming through with the debt package, the assignment being handled by loan officer Bryan Moore. “They had the same vision we had and that helped add to our confidence,” Putprush says, with the lender who is active in central Massachusetts then performing as promised. “We give them a lot of credit for making it a very nice experience.”

There is about 2,400 sf available at 56 New Driftway and Putprush says a hopeful barometer has been in potential tenants engaging directly with his firm to review the option. Current occupants include Advanced Dental, Baystate Physical Therapy and Harbor Medical Associates. “We are encouraged,” Putprush says of the interest.

As to 2018 investment goals, Putprush says the lack of a quota does not translate to a dearth of desire or inability to react as they did at 56 New Driftway, with Fulcrum at one point in the process distinguishing itself from other bidders, leading to their designation as winning suitor. “We are always looking and we are ready to act quickly if

we see something to our liking,” Putprush says. In terms of capital access once a deal is on the dais, Fulcrum has a stable of loyal investors who have committed to multiple opportunities when presented, Kirschner relays. “That makes us feel we must be doing something right,” he observes. ■

## Rock Climbing Gym

CONTINUED FROM PAGE 17

ible from Interstate 93 at the Montvale Avenue exit. There will be 16,000 sf of climbing terrain as well as areas for fitness and yoga activities. Courtney Green of the Begley Cos. advised owner Manison Stoneham LLC, an affiliate of Beverly based Bridgeton Properties, which is building the structure and will manage it upon completion.

Scott Hughes of New Dover Associates advised the landlord at 1451 Concord St. on a 10,000-sf agreement in 34,075-sf flex building that also provides visibility to the complex where over 6,000 sf of bouldering space will be incorporated into the facility, with the remainder available for fitness and yoga similar to Stoneham. Concord Road LLC is owner of the building, having acquired in January 2004 for \$3.5 million.

Central Rock Gym has a national platform and including the Framingham and Stoneham venues, now has 11 locations in New England and New York State. ■