



The Real Reporter

A COMPENDIUM OF COMMERCIAL PROPERTY & CAPITAL NEWS

JANUARY 10, 2017

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THE REAL REPORT

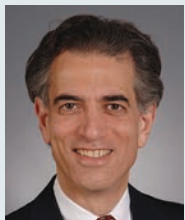
Holyoke Roller



Holyoke Crossing, 7-45 Holyoke St., Holyoke MA

HOLYOKE — Abutting the super-regional **Holyoke Mall** here off **Interstate 91, Holyoke Crossing** draws consumers from a 30-mile radius who pass by the 140,000-sf power center when entering and leaving the larger 1.6-million-sf complex from its sole access road that connects to Interstate 91. The kinetic energy is robust enough to bring a New York City based investor from even farther a field as the winning suitor of a marketing campaign led by **HFF's Capital Market** crew resulting in the 100 percent leased asset's late 2016 trade yielding \$33.3 million for client **O'Connell De-**

continued on page 9



James Koury

JLL Brokers \$1B in 2016 Multifamily as \$64.7M Franklin Trade Hits Mark

BY JOE CLEMENTS

FRANKLIN — A tidy \$64.7 million suburban trade in the closing moments of 2016 gave Union Place Apartments owner Berkshire Group a healthy return and amped up the portfolio of buyer Jones Street Investment Partners, bringing another 300 units for the homegrown operation. Meanwhile, to exclusive agent JLL, the first class deal was significant as it more than



Michael Coyne



Travis D'Amato

fittingly crowned a breakout year where the multifamily division led by Managing Directors Travis D'Amato and Michael Coyne posted the apartment sale record in metro Boston for a single asset via a 398-unit west Cambridge project that yielded Hanover Co. \$215 million and the team followed it up with another impressive result peddling The Victor, a high-rise luxury tower across from Bos-

continued on page 42

Newmark Retail Surge Wraps Up Busy 2016

BY JOE CLEMENTS

DARTMOUTH — Having processed \$3.6 billion during 2015 weighted in a \$2 billion trade of four dozen Demoulas Market Basket stores and warehouses, the Newmark retail practice group led by Geoffrey Millerd is paying a price of sorts in having that sale so historic it alone eclipses all \$1.6 billion transact-

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Dartmouth Commons, Dartmouth MA

Synergy to Reap Near \$22M in Hub Sale

BY JOE CLEMENTS

BOSTON — One of downtown's most rapidly evolving sections—its so-called Ladder District—is about to reward the faith Synergy Investments displayed in November 2005 buying 26 West St. for \$7.8 million from then-owner/occupant Oxfam Amer-



26 West St., Boston MA

ica Inc. According to industry sources, the Hub-based firm founded in 2003 by David Greaney will sell its 53,000-sf office/retail building through Colliers International to another local investor, Edens Properties, at a price "easily" eclipsing \$400 per sf, according

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Colliers Sees a Circular Logic for 2017

BY JOE CLEMENTS

BOSTON — As a veteran suburban real estate expert now leading Colliers International's office leasing operations across metropolitan Boston, Executive VP James L. Elcock says the restructuring



James L. Elcock

and a newly forged "urban team" plus several key brokerage hires in 2016 reflect a view that "the lines of demarcation" have come down towards where tenants will relocate, partly a manifestation of certain hot spots such as the Back Bay, Cambridge and Waltham pricing firms out though perhaps even more influential a dearth of talent for the life sciences and technology fields, the ranks so thin despite a continued flow of graduates from MIT and Harvard that those in play are dictating the path of progress by commanding exacting terms on everything—including location and pedigree of real estate.



Adam Schneier

"People want to be able to tell their

family and friends, 'Not only did I get the job, you won't believe where they work from,'" says Elcock. "It can be a real source of pride, and (because of that), real estate is now a very big part of the equation" for companies in winning "the best-and-

briestest." Elcock made his observations to Real Reporter this past week while assessing a dramatic 2016 which he accedes did lag in the home stretch yet overall is poised to recover quickly.

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KS HQ 93 Percent Filled Via NAI/Hunneman Pacts



Michael Allen

WOBURN — It is the same strategy as spiffing up one's car before putting it on the sales block, and KS Partners' hiring this past summer of NAI/Hunneman to not only divest the firm's headquarters here but simultaneously bolster 130 New Boston St.'s tenant roster has paid off via commitments bringing the 56,000-sf building to 93 percent occupancy. The NAI/Hunneman



David Gilkie

North Suburban team of principal James Boudrot, SIOR, with Assistant VP Michael

Allen and Senior VP David Gilkie handled all three agreements on behalf of the company led by founder Kambiz Shahbazi.

"We had a nice run of activity and were able to lock up three leases," reports Allen,

lead professional on the campaign promoting a property on which NAI/Hunneman principal David Ross is overseeing the sales process. While the brokers deferred

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For \$5.68M, Northfield Gets Salem Mega Deal



155 Lafayette St., Salem MA

BY JOE CLEMENTS

SALEM — Less than two years removed from orchestrating an “epic” sale of 14 mixed-use properties in neighboring Peabody for \$8.3 million, Mega Group principal Brian DApice has negotiated yet another multi-faceted North Shore transaction involving the same buyers, with affiliates of Northfield Properties spending \$5.68 million on a half-dozen apartment buildings housing 66 units



Brian DApice

headlined by three large structures on Lafayette Street. Middlesex Savings Bank fueled the purchases via a loan of \$4.65 million which includes monies to renovate the buildings that have or will turn 100 this decade. They were bought via two entities, Residence at Lafayette North LLC and Residence at Lafayette South LLC, their managers being James A. Gebo and Norman V. Lee. Gebo and Lee are also managers along with

Shawn Farrell of the group buying the Peabody assets.

Sale of the Salem assemblage carries an historic flair in that the buildings have heretofore been held by one family since the Eisenhower administration when they were bought for a mere \$275,000 all in. Branded by Mega Group as “The Dzierzek Portfolio” reflecting investor William Dzierzek who made his plunge in April 1958, the package listed by DApice’s Danvers based CRE operation was harvested in an off-market agreement. The addresses are 7 Cedar St., 10 and 12-14 Dow St. and 155-157, 176 and 182 Lafayette St.

“It’s a good story for both sides,” DApice relays to Real Reporter in explaining the seller was aware of Northfield’s “seamless” execution of the Peabody portfolio in February 2015 when the broker was at Keller Williams Commercial. That listing entailed a dozen buildings and two parking lots with 128 apartments and 22 commercial units stretching on and around Lowell Street, Peabody Square and Main Street. The client there was David J. Gordon Realty Trust, with its family having ownership dating back to the early 1960s.

Although the two portfolios are separate, and the lenders were independent as well in Reading Cooperative Bank backing the

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Waltham Apartments Get \$5.9M Via Horvath & Tremblay Listing



139-141 Brown St., Waltham MA

WALTHAM — The American Dream was on display here in the recent harvesting of a local investor's long-held residential portfolio on Brown Street that yielded \$5.92 million for 30 apartments in a part of Waltham close to the city's eclectic Moody Street business district and west Newton. The deal which equates to a healthy \$197,500 per unit for buildings all constructed in 1900 was listed exclusively by Horvath & Tremblay, with brokers Dennis Kelleher and John Pentore on both sides of the aisle, their firm advising owner Antonio Ridino and procuring the buyer, an affiliate of Somerville-based RCG.



Dennis Kelleher



John Pentore

"It was a very good portfolio to sell," Pentore tells Real Reporter this past week in recounting the late-2016 execution, relaying that "the units all offer great character with nice layouts and have been well taken care of," although the brokerage experts also see plenty of upside for RCG in the fully leased assemblage, that group which does have experience in Watch City as well as other inner-suburban communities owning a variety of product types including multifamily. The company led by Alex M. Steinbergh funded its latest project with \$4.5 million from Wells Fargo Bank, those proceeds expected to be used for both the purchase and renovations.

"Our client was a very hands-on owner and kept the buildings in good shape, but this is definitely a value-add deal in a very nice area that has a lot of momentum," Kelleher outlines. The assets were bought in two deals, the pricier of \$4.02 million covering 83-85, 145 and 154-156 Brown St., while another \$1.9 million went towards 139-141, 150 and 159-161 Brown St. The latter two buildings each have six units while the remaining inventory is in four- and five-unit increments.

"I think both the buyer and the seller are very happy," offers Pentore of the result, though the union was not quite a blind date. Unlike an open bidding process, a gill-net approach the seller sought to avoid, RCG was on a short list of pre-selected firms invited to quietly tender an offer, "and in the end, they proved to be the best fit," Pentore explains. ■

The Real Report

CONTINUED FROM PAGE 1

Development Group, the home-grown firm which built Holyoke Crossing on a 15-acre parcel in a visible manner that has kept its tenant roster improving even in a thinly populated retailer arena. “You have two chances to capture (the consumer)—if they don’t stop the first time, you have another shot when they are leaving,” says Koury. “It is a fantastic position to be in.”

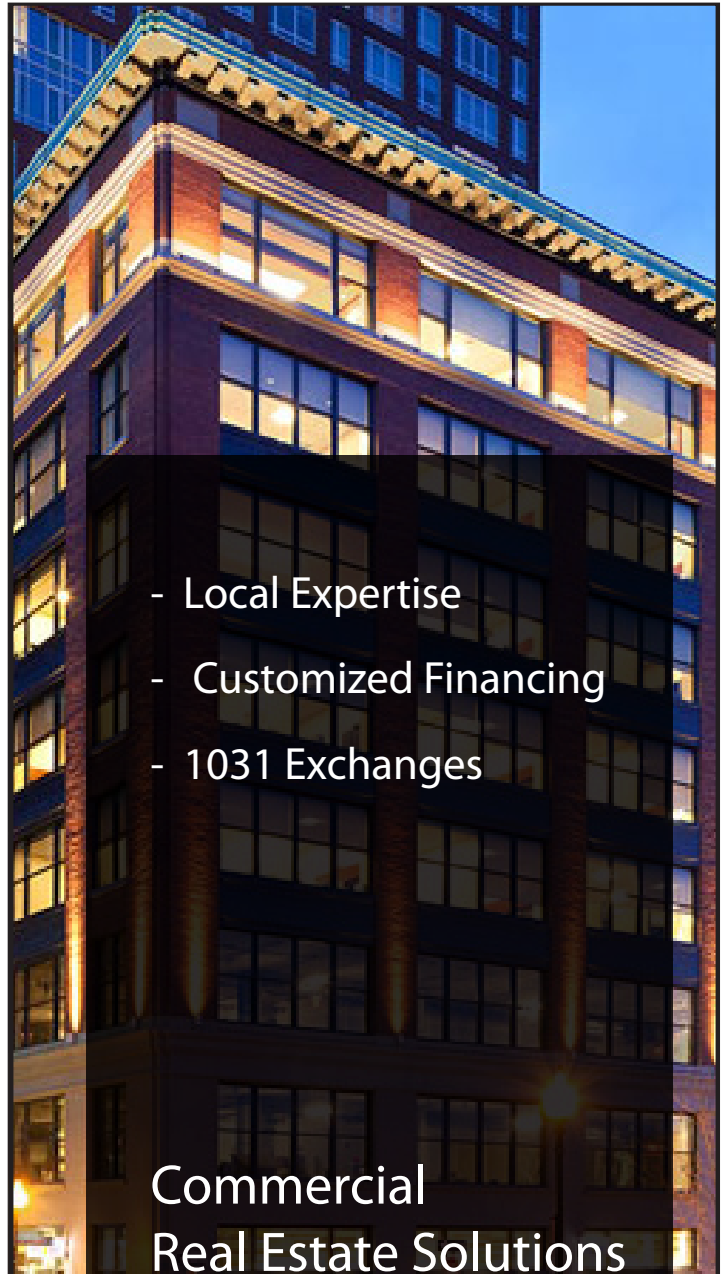
That element has kept the Holyoke Crossing asset stocked with a solid tenant roster, Koury adds, explaining, “Whenever the property has lost a tenant, they have been able to upgrade their credit with a better one, and you don’t see that very often with a strip center,” Koury says following the conclusion of an exclusive assignment first unveiled by **Real Reporter** in early autumn. It was among several aspects of a property constructed in 1996 which drew **Prestige Properties & Development** from Gotham to prevail over several other private capital groups piqued by the prospect to own what Koury describes as “a core profile shopping center in a non-core market,” with the institutional set largely staying on the sidelines due to their focus on major metropolitan areas including Boston.

“The private sector was very keen on it,” Koury recounts, with those bidders not having to fret over being outgunned by a major pension fund or REIT in the final offer stages. Prestige has an East Coast portfolio stretching from the Bay State to Florida totaling over four million sf. O’Connell Development Group specializes in all phases of a project from feasibility, design and permitting to construction and asset management.

Holyoke Crossing is located at 7-45 Holyoke St. along Interstate 91 and less than one mile from the Massachusetts Turnpike. It services a trade area of more than 1.3 million people, including students and faculty at the surrounding five colleges of **Amherst College, Hampshire College, Mount Holyoke Smith College and the University of Massachusetts**. Holyoke Crossing is fully leased to a roster of well-known retailers, among them **Bed Bath & Beyond, PETCO, TJ Maxx and Ulta Cosmetics**. The latter two are examples of solid-credit groups which took space at Holyoke Crossing when other stores departed.

The HFF Capital Markets team representing the sellers was led by Koury with **Senior Analyst Andrew Gray** also on the case. Offered minus a formal asking price, the result was right in line with industry estimates made in the October Real Reporter where pricing was expected to approach \$35 million.

While as previously Koury declined to discuss terms, he did relay an amicable conclusion by all parties. “The seller was happy and the buyer was happy, so that makes me happy, too,” he says. “It was a nice, smooth execution involving a great asset.” The deal concludes an eventful 2016 for HFF’s retail team headlined by a series of summertime trades and new listings accounting for over \$100 million. ■



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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

DEC 30TH

BUYER: 145 Great Road LLC, mgd. by Clarion Partners
SELLER: TIAA Realty LLC, managed by TIAA
PRICE/ADD: \$33,500,000; 145 Great Rd., Acton
NOTES: Retail property, constructed 2003; building size is 97,000 sf, lot size is 10.3 acres; seller acquired property for \$27,800,000 in Jan. 2006

BUYER: HTA-Pearl Street Medical Center LLC, managed by Healthcare Trust of America Inc.
SELLER: Atlantic-Philadelphia Realty LLC, c/o Atlantic Management Corp., managed by David A. Capobianco, Irene T. Gruber and Joseph L. Zink
PRICE/ADD: \$22,032,990; 1 Pearl St., U-1; and 35 Pearl St., Units 1B and 3, Brockton
NOTES: Medical office condominiums; 1 Pearl St., U-1 size is 35,500 sf; 35 Pearl St., U-1B size is 2,625 sf; U-3 size is 6,950 sf; units last sold for \$2,650,000 in Feb. 2010

MTG: \$10,395,000 from **Prudential Multifamily Mortgage LLC**
ADD: 65 and 70 Broadway, Chicopee
BWR: Chicopee Housing Associates, mgd. by T. Paul Dimeo

MTG: \$9,955,000 from **Eastern Bank**
ADD: 354 and 380 Waverly St., Framingham
BWR: Edward M. Kennedy Community Health Center Inc., managed by Antonia G. McGuire, president

BUYER: Campanelli-Trigate 100 TCD Stoughton LLC, c/o Campanelli, managed by Daniel R. DeMarco
SELLER: 100 Technology Center Drive Holdings LLC, c/o CWC Capital Asset Management
PRICE/ADD: \$9,000,000; 100 Technology Center Dr., Stoughton
NOTES: Office property, constructed 1988; building constructed 197,000 sf, lot size is 10.1 acres; seller acquired property through foreclosure in Nov. 2013 at value of \$7,000,000; prior sale occurred for \$45,500,000 in Sept. 2007

MTG: \$6,600,000 from **Goldman Sachs Mortgage**
ADD: 550 Grossman Dr., Braintree
BWR: SPI/Braintree Unit 8 LLC, managed by Richard D. Squires

MTG: \$1,000,000 and \$3,600,000 from **East Cambridge Savings Bank**
ADD: 47-49 Washington St., Arlington; 13-19 Emerson St., Medford; 344-346 and 350 Lowell St. and 325 North Main St., Middleton; and 15 Sylvan St., Somerville
BWR: SMA Real Estate LLC, mgd. by Gaetano Fodera

MTG: \$3,550,000 from **Enterprise Bank & Trust Co.**
ADD: 11-13 Flint Ave. and 11 Highland Ave., Somerville
BWR: Hilldale Industrial Properties LLC, managed by Ciro Fodera

MTG: \$2,850,000 from **Brookline Bank**
ADD: 319A St., Boston
BWR: BRG 319A LLC, managed by Curtis Kemeny



Following an auction involving one of the North Shore's most recognized office buildings, the Tower at Northwoods is now under full control of a Florida-based investment group which paid \$18,900,000 for 222 Rosewood Dr. The acclaimed 11-story, 180,400-sf building that turned 25 in 2016 was divested by Lennar Partners after it was taken over when its overleveraged ownership which paid \$23,300,000 in March 2004 turned back the keys three years earlier, with Lennar engaging CBRE/NE to stabilize the tower prior to a sale. The Tower at Northwoods sits on a hillside 22-acre site providing visibility to the gleaming structure for miles, including along Interstate 95. Boca Raton-based CBM Real Estate Acquisitions LLC bought the asset from Lennar's CSFB 2004-C3 Danvers Office LLC.

MTG: \$2,275,000 from **Wakefield Cooperative Bank**
ADD: 100 Phoenix Ave., Lowell
BWR: SML Real Estate LLC, mgd. by Francesco Fodera

MTG: \$2,000,000 from **UniBank for Savings**
ADD: 510 Cambridge St. and 4 McKeon Rd., Worcester
BWR: CG Partners Realty Three LLC, managed by Angelo Gianakis

MTG: \$2,000,000 from **Georgetown Bank**
ADD: 9 and 15-17 5th St., 471 Bridge St., 587 Lakeview Ave., 1173 Lawrence St. and 147 University Ave., Lowell
BWR: Reno Properties LLC, mgd. by William Renaud

BUYER: David Boyea, trustee of Dot Square Realty TR
SELLER: Edward F. Strickland
PRICE/ADD: \$1,675,000; 408-410 Dorchester Ave., South Boston
MTG: \$1,162,500 from **Crowd Lending Fund One LLC**
NOTES: Office property, constructed 1899; building size is 6,300 sf, lot size is 4,000 sf; seller's ownership in property dates to Jan. 1976

BUYER: Arthur F. Berardino and Stephen T. Berardino, trustee of SBAB Capital TR
SELLER: Peter M. Careron, trustee of RECO TR
PRICE/ADD: \$1,500,000; 610 Salem St., Wakefield
NOTES: Industrial property, constructed 1971; building size is 5,600 sf, lot size is one acre

MTG: \$1,200,000 from **Bridgewater Savings Bank**
ADD: 23 and 33 Winter St., Norwell
BWR: 23-33 Winter Street LLC, mgd. by James Kennedy

BUYER: Glenshane VI LLC, mgd. by Patrick McKenna
SELLER: Dorothy F. Lueth aka Faith Lueth
PRICE/ADD: \$1,350,000; 21-23 Higgins St., Allston
MTG: \$1,580,000 from **Needham Bank**
NOTES: Multifamily property, constructed 1899; building size is 5,025 sf, lot size is 5,550 sf; seven-plus units; seller's family ownership in property dates to April 1964

BUYER: Cobbet Hill School LLC, mgd. by Gilbert Winn
SELLER: Cobbet Hill Associates LP, managed by Peter S. Siegel, president and treasurer
PRICE/ADD: \$1,302,078; 498, 502-504 and 506 Essex St., 20 James St. and 13-19 and R13-19 Stewart St., Lynn
MTG: \$2,639,000 from **Boston Community Loan Fund** and \$1,000,000, \$5,000,000 and \$7,600,000 from Massachusetts Housing Finance Agency
NOTES: Multifamily property, constructed 1920; building size is 158,450 sf, lot size is 2.6 acres; 117 units; property last sold for \$1,474,000 in Dec. 1987

BUYER: Sweat Equity 1 LLC, managed by Sam Librizzi
SELLER: 314SG LLC, managed by Stan Gribble
PRICE/ADD: \$1,245,800; 76 Franklin St., Quincy

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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MTG: \$845,000 from **Cap Investment Properties LLC**

NOTES: Retail property, constructed 1978; building size is 2,500 sf, lot size is 10,375 sf; sellers' family acquired property for \$65,000 in Aug. 1980

MTG: \$1,216,000 from **TD Bank**

ADD: 1425 Beacon St., Brookline

BWR: Sara Stock, trustee of MRZ Realty TR

MTG: \$1,118,675 from **Dedham Institution for Savings**

ADD: 652 Webster St., Needham

BWR: KCB Homes LLC, managed by Patricia Valente and Thomas Valente

MTG: \$1,100,000 from **Hingham Institution for Savings**

ADD: 354 Walnut Ave., Roxbury

BWR: Wendy Rist

DEC 29th

MTG: \$28,000,000 from **East Boston Savings Bank**

ADD: 63-101 Sprague St., Boston; and 522 Sprague St., Dedham

BWR: Highland Sprague Associates Limited Partnership, managed by Peter F. Murphy, president and treasurer

MTG: \$9,955,000 from **Eastern Bank**

ADD: 631 Lincoln St. and 19 Tacoma St., Worcester

BWR: Edward M. Kennedy Community Health Center Inc., managed by Antonia G. McGuire

BUYER: KRTR LLC, managed by Kathy A. Zaffiro and Roy T. Zaffiro

SELLER: US Foods Inc.

PRICE/ADD: \$5,350,000; 200 Commerce Dr., Braintree

MTG: \$4,280,000 from **Santander Bank**

NOTES: Industrial property, constructed 2000; building size is 57,575 sf, lot size is 4.4 acres; last sold for \$3,719,400 in March 2016

BUYER: 237 Marlborough LLC, mgd. by David Watson

SELLER: 237 Marlborough Street LLC, managed by Charles A. Knopp

PRICE/ADD: \$5,100,000; 237 Marlborough St., Boston

MTG: \$5,500,000 from **Hingham Institution for Savings**

NOTES: Mixed-use property, constructed 1899; building size is 3,175 sf, lot size is 1,775 sf; residential/commercial; seller's family ownership in property dates to March 1972

MTG: \$4,700,000 from **Cambridge Savings Bank**

ADD: 74-96 Sherman St., Cambridge

BWR: John Kernochan, trustee of Brickyard Realty TR

MTG: \$4,050,000 from **Wellesley Bank**

ADD: 6 Auburn St., and 33-35 Eliot St., Natick

BWR: Riverbend School Inc., managed by Tony Proctor, president; James McElligott, treasurer



A well-regarded Stoughton office building done in by the 2008 recession is getting a second lease on life after being acquired by Campanelli and Trigate, frequent investment partners who have repositioned under water assets throughout Massachusetts this decade. The latest effort involves 100 Technology Center Dr., a first-class building completed in 1988 totaling 197,000 sf in a six-story frame set on 10.1 acres. Special servicer CWCapital was the seller of an asset it took control of three years ago under the entity 100 Technology Center Drive Holdings LLC. It had previously changed hands pre-recession for \$45,500,000, that figure a fraction of the \$9,000,000 spent by its new stewards who acquired 100 Technology Center Dr. on an all cash basis.

MTG: \$3,550,000 from **Enterprise Bank & Trust Co.**

ADD: 1001 Hillside Ave., Haverhill

BWR: Hillside Industrial Properties LLC, mgd. by Ciro Fodera

BUYER: Woolworth Partners LLC, managed by Randall L. Bennett and Ronald G. Trombley

SELLER: Merrimack Street Owner LLC, c/o Planning Office for Urban Affairs, managed by Lisa Alberghini

PRICE/ADD: \$3,200,000; 2 Merrimack St. U-7, Haverhill

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

NOTES: New unit in low-rise commercial condo; unit size is 11,075 sf; last sold for \$1,087,410 in March 2013

MTG: \$3,000,000 from **Institution for Savings in Newburyport and Its Vicinity**

ADD: 120-124 Newbury St., Peabody

BWR: Kambos LLC, mgd. by Constantine G. Scivanos

MTG: \$3,000,000 from **Brookline Bank**

ADD: 100 Leo Birmingham Pkwy., Brighton

BWR: 100 Leo Birmingham Parkway LLC, managed by Michael D. McDade

MTG: \$2,360,000 from **Radius Bank**

ADD: 607 Tremont St., U-1, Boston

BWR: Jewel Saeed, trustee of Tremont Street Group TR

MTG: \$1,760,000 from **Santander Bank**

ADD: 160 South St., Plymouth

BWR: JJEC Development LLC, managed by John Cadete

MTG: \$1,656,000 from **Stoneham Bank**

ADD: 10 Larch St., and 73-79 Main St., North Reading

BWR: Race North Reading Realty LLC, managed by Ralph Caruso

MTG: \$1,540,000 from **Winter Hill Bank**

ADD: 207-209 Broadway, Everett

BWR: Broadway Assets LLC, managed by Scott Hefter

MTG: \$1,500,000 from **Winter Hill Bank**

ADD: 169-175 Western Ave., Cambridge

BWR: William T. Bethune II, Mark Lovell and Kathleen N. Walcott

MTG: \$1,500,000 from **Institution for Savings in Newburyport and Its Vicinity**

ADD: 527 Lowell St., Peabody

BWR: Constantine G. Scivanos

MTG: \$1,305,000 from **South Shore Bank**

ADD: 19 and 23 Dumas St., 37 Jacob St. and 58

Mascot St., Boston

BWR: Nicoya Partners, managed by My Lam

MTG: \$1,300,000 from **Salem Five Cents SB**

ADD: 5 Bufton Farm Rd., Clinton

BWR: Lussier Real Estate Investment Company LLC, managed by Brian L. Lussier and Gerald Lussier, Jr.

MTG: \$1,226,250 from **Digital Federal Credit Union**

ADD: 143-145 Addison St., 55 West Eagle St. and

25-27 Hooper St., Boston

BWR: 69 Adams Street LLC, 55 West Eagle LLC and Strutured Assets LLC, managed by Scott Hefter

MTG: \$1,200,000 from **Middlesex Savings Bank**

ADD: 26 Main St., Kingston

BWR: Twenty Six Main Kingston LLC, managed by Jacob G. Simmons

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

continued from page 11

MTG: \$1,175,000 from **Institution for Savings in Newburyport and Its Vicinity**

ADD: 15 Lafayette Rd., Salisbury

BWR: Constantine G. Scivanos, trustee of Salisbury Scivanos Realty TR

DEC 28th

MTG: \$20,000,000 from **HarborOne Bank**

ADD: 169 Apex Dr., Marlborough

BWR: Marlboro Hospitality LLC, mgd. by Robert Walker

MTG: \$10,000,000 from UniBank for Savings

ADD: 279 Linwood Ave., Whitinsville

BWR: Whitinsville Society for Christian Instruction, managed by Carl Rubin, treasurer

MTG: \$4,000,000 from Rockland Trust Co.

ADD: 10 and 45 Panas Rd., Foxborough

BWR: Demetrios Panagopoulos and Nicholas Panagopoulos, trustees of The Hercules Realty TR

MTG: \$3,425,000 from **Digital Federal Credit Union**

ADD: 367 and 369 Border St., 6-8 Harmony St., 145-147 Putnam St., 587 Saratoga St. and 352, 354 and 383 Summer St., Boston

BWR: Peter Pan Properties LLC, mgd. by Aaron Daigneault

MTG: \$3,400,000 from Institution for Savings In Newburyport and Its Vicinity

ADD: 40 North Ave., Burlington

BWR: NWP Building 43 LLC, c/o Nordblom Co., mgd. by Peter Nordblom, and R. Winder Nordblom, and Adele Olivier

MTG: \$2,450,000 from **Cooperative Bank**

ADD: 678 Brookline Ave., Brookline

BWR: Brookline Avenue Realty Group LLC, managed by Rodney W. Poling

MTG: \$2,000,000 from **Rockland Trust Co.**

ADD: Stone Gate Farm Subdivision, Lots 8-1 through and including Lot 8-37 Stone Gate Dr., Plymouth

BWR: Bradford C. Cushing and Augustino Diodato, trustees of Land Realty TR

MTG: \$2,000,000 from **Lincoln National Life Insurance**

ADD: 1 North Ave., Burlington

BWR: NWP Building 38 LLC, managed by John D. Macomber, Peter C. Nordblom, R. Winder Nordblom, Adele Olivier, and Richard P. Robinson

MTG: \$1,850,000 from **Institution for Savings In Newburyport and Its Vicinity**

ADD: 10 North Ave., Burlington

BWR: NWP Building 28 LLC, managed by Peter C. Nordblom, president; John D. Macomber, treasurer

MTG: \$1,694,000 from **The Cooperative Bank**

ADD: 140 Summer St., Holliston

BWR: Summer Meadows Realty LLC, managed by Rodney W. Poling



Continuing an active investment campaign across metropolitan Boston and beyond, Novaya Real Estate Ventures has closed on its purchase of a large industrial building at 1 Distribution Center Circle in Littleton, a hulking 480,000-sf structure completed in 2004. Set on 68.8 acres, the building fetched \$41,250,000 in its purchase from Square Mile Capital, owners since paying \$27,400,000 in April 2013. The latest acquisition was backed by \$28,000,000 from Citizens Bank. Novaya made its investment via NV 1 Distribution LLC. Modern industrial product is in great demand throughout the region and One Distribution Center Cir. in 2016 landed a major tenant in Colonial Systems Inc., that firm committing to 150,000 sf over nearly nine years.

MTG: \$1,550,000 from **TD Bank**

ADD: 470 Main St., Fitchburg

BWR: Newvue Affordable Housing Corp.

MTG: \$1,500,000 from **Leader Bank**

ADD: 126 Englewood Ave., U-1, 1 Huntington Ave., U-310, and 47 Park Vale Ave., U-7, Boston

BWR: Yiping Wu and Ping Zhang

MTG: \$1,400,000 from **Eastern Bank**

ADD: 517 Lynnway, Lynn

BWR: 517 Lynnway LLC, managed by Kenneth Carpi and J. Ronald Costa

MTG: \$1,350,000 from **Northern Bank & TR**

ADD: 100 Simplex Dr., Westminster

BWR: Equity Industrial Simplex Drive LLC, managed by Lewis Heafitz, treasurer

MTG: \$1,218,500 from **Cambridge Savings Bank**

ADD: 55 Kendall Rd., Lexington

BWR: Seaver Properties LLC, managed by Scott L. Seaver

MTG: \$1,065,000 from **Institution for Savings in Newburyport and its Vicinity**

ADD: 4 Wrights Court, Newburyport

BWR: Federal Street Restorations LLC, managed by Dolores J. Pearson and Richard F. Person

DEC 27th

MTG: \$1,069,235 from **Holyoke Housing Authority** and \$6,583,500 from **New Hope Community Capital Inc.**

ADD: Front St., Hampden St., John St., Lyman St., and Oliver St., Holyoke

BWR: Lyman Terrace Phase I LLC

MTG: \$2,379,885 from **UniBank for Savings**

ADD: 10 Sterling Way, Oxford

BWR: 77 Leicester Street LLC, managed by George F. DeFalco, Jr.

MTG: \$1,000,000 from **Belmont Savings Bank**

ADD: 405 Concord Ave., Belmont

BWR: 405 Concord Realty TR

DEC 23RD

BUYER: 300 Baker Owner LLC, c/o Novaya Real Estate Ventures, managed by James Alden, Peter Carbone III Esq., Jeffrey Theobald and Scott Tully

SELLER: Normandy 300 Baker LLC, c/o Normandy Real Estate Partners, managed by Jeffrey K. Gronning, David T. Welsh and Francis X. Wentworth Jr.

PRICE/ADD: \$64,500,000; 300 & 310 Baker Ave., Concord

MTG: \$42,000,000 from **East Boston Savings Bank**

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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NOTES: Mixed-use properties; first bldg. an office property, const. 1957; bldg size is 414,525 sf, lot size is 64.5 acres; second bldg an industrial prop., const. 1960; building size is 14,400 sf; 300 and 310 Baker Ave. a portion of property seller acq. for \$65,000,000 in Dec. 2006

MTG: \$33,500,000 from **JPMorgan Chase Bank**
ADD: 10-82 Orchard Hill Park Dr., Leominster
BWR: Orchard Hill Park LLC, managed by Gregg P. Lisciotti, president and treasurer

MTG: \$15,825,040 from **Belmont Savings Bank**
ADD: 48-52 Amory St., 175 North Ave. and 40 West Water St., Wakefield
BWR: 175 North LLC, managed by Matthew P. Maggiore and Paul J. Maggiore

BUYER: Cube HHF Northeast MA LLC, c/o CubeSmart, managed by Casey Storage Solutions

SELLER: Casey Investment Real Estate LLC, c/o Casey Storage Solutions, managed by Morgan P. Hanlon

PRICE/ADD: \$13,182,750; 198 Washington St., Auburn

MTG: \$44,500,000* from **Wells Fargo Bank**

NOTES: Industrial property, constructed 1950; building size is 16,000 sf, lot size is 6.2 acres; self-storage facility; seller acquired property in May 2006 for \$561,840; *see related transactions this date

MTG: \$11,742,000 from **East Boston Savings Bank**
ADD: 37 Newbury St., Boston
BWR: Boston Developments Inc, managed by Lydia G. Chesnick, president and treasurer

MTG: \$11,600,000 from **Avidia Bank**
ADD: 265 Presidential Dr. Haverhill
BWR: Strata Solar LLC, managed by Markus Wilhelm

BUYER: Cube HHF Northeast MA LLC, c/o CubeSmart, Malvern PA

SELLER: PhilMor REI Shrewsbury LLC, managed by Philip H. Bakalchuk and Morgan P. Hanlon

PRICE/ADD: \$9,741,375; 757 Boston Tpk., Shrewsbury

MTG: \$44,500,000* from **Wells Fargo Bank**

NOTES: Industrial property, const. 2015; first building size is 8,950 sf, lot size is 3.5 acres; second building size is 7,200 sf; third building size is 32,400 sf; fourth building size is 3,000 sf; seller acquired property for \$1,350,000 in June 2014; *see related transactions this date

MTG: \$7,500,000 from **Cambridge Savings Bank**
ADD: 88 Constitution Rd., Boston
BWR: Gerfman Global LLC, mgd. by Matthew Hoffman

MTG: \$6,000,000 from **Bank of New England**
ADD: 120 Milk St., aka Broad St., Boston
BWR: AAA Boston RE LLC, mgd. by Joseph Perroncello

BUYER: Cube HHF Northeast MA LLC, c/o CubeSmart, Malvern PA

SELLER: Stiles Lake Investments IV LLC, c/o Casey Storage Solutions, managed by Morgan P. Hanlon



Enterprise Bank & Trust Co. has delivered \$1,162,500 in mortgage financing, monies used by borrower Paul Dibiasi of 136 Haven Street LLC to acquire that namesake asset in Reading for \$1,550,000 from the United States Postal Service. The structure had been used since its completion in 1930 as a post office branch in the downtown area. It totals 16,000 sf on a 19,175-sf parcel. The USPS had owned the site since paying \$9,500 in August 1913, with 136 Haven St. completed in 1930.

PRICE/ADD: \$4,501,750; 63 Technology Park Rd., Sturbridge; 80 Cudworth Rd., Webster, and 19 McKenon Rd., Worcester

MTG: \$44,500,000* from **Wells Fargo Bank**

NOTES: Industrial property, constructed 1999; first building size is 8,700 sf, lot size is 3.5 acres; second building size is 8,700 sf; third building size is 725 sf; fourth building size is 5,000 sf; fifth building size is 5,100 sf; sixth building size is 5,100 sf; seventh building size is 5,100 sf; last sold for \$1,109,100 in June 2007; *see related transactions this date

MTG: \$4,250,000 from **North Shore Bank**
ADD: 153 Andover St., U-2, Building B, Danvers
BWR: Prezza Abruzzo LLC, mgd. by Salvatore Palumbo

MTG: \$4,250,000 from **Cooperative Bank**
ADD: 99 Cedar St., 99 Cutter St. & 170 High St., Waltham
BWR: 170 High Street LLC, managed by Ekaterini Apazidis and Constantine Kalemios

MTG: \$3,100,000 from **Lincoln National Life Insurance**
ADD: 21 North Ave., Burlington
BWR: NWP Building 31 LLC, c/o Nordblom Co.

MTG: \$2,350,000 from **Dedham Institution for Savings**
ADD: 33 Intrepid Cir., Units 206 and 403, Marblehead; 160 Johnson Woods Dr, Units 156, 158 and 160, Reading and Millstone Dr., U-5, Sherborn
BWR: Redstone Realty LLC, managed by Edward T. Moore, president and treasurer

MTG: \$1,250,000 from **JPMorgan Chase Bank**
ADD: 42 Park Vale Ave., Allston
BWR: Allston Condo LLC, managed by Earl N. Henry III

MTG: \$1,000,000 from **East Boston Savings Bank** and \$9,350,000 from **Prospect Inc.**

ADD: 468 Lowell St., Andover; and 9 Meadowbrook Rd. and 6 Pinedale Ave., Methuen
BWR: American Training Inc., mgd. by Thomas Connors, pres.

MTG: \$1,000,000 and \$8,630,000 from **East Boston Savings Bank**
ADD: 151 Phineas St., Dracut; and 150 Industrial Ave., Lowell
BWR: American Training Inc., mgd. by Thomas Connors, pres.

DEC 22nd

MTG: \$172,100,000 from **Teachers Insurance and Annuity Association of America**
ADD: One Marina Dr., Boston
BWR: Fallon Cornerstone One MPD LLC, c/o Cornerstone Real Estate Advisers and Fallon Co.

BUYER: TGA 70 Federal Street LLC, c/o TIAA
SELLER: DLC Realty LLC, mgd. by Lawrence Garbuz, NYC
PRICE/ADD: \$38,000,000; 70 Federal St., Boston
NOTES: Office property, constructed 1966, renovated 2004; building size is 62,100 sf, lot size is 10,000 sf

MTG: \$11,500,000 from **Eastern Bank**
ADD: 655 Centre St., Boston
BWR: Myrtle Center Limited Partnership, managed by Eric D. Schlager

MTG: \$6,900,000 from **Digital Federal Credit Union**
ADD: 150 Chestnut Hill Ave., Brighton
BWR: Brighton Park Associates LLC, managed by Rene J. Feuerman

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MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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

ADD: 363 Highland Ave., Somerville

BWR: Altitude Properties LLC, managed by Gorka Brabo and Laurentzi Brabo

MTG: \$3,250,000 from **Clinton Savings Bank**

ADD: 420 West Broadway, Boston

BWR: West Broadway Theatre LLC, mgd. by Brian Crowley

MTG: \$3,100,000 from **Bank of America**

ADD: 39-41 and 49 Central St., Auburn

BWR: White Development Corp., managed by David H. White, president and treasurer

MTG: \$3,011,557 from **Winchester Savings Bank**

ADD: 600 Main St., Winchester

BWR: AFA Holdings LLC, mgd. by Anthony F. Albiani

MTG: \$2,500,000 from **Watertown Savings Bank**

ADD: 448 Main St., Watertown

BWR: 448 Main Street LLC, managed by Duarte M. Carvalho and Arthur D. Rodrigues

MTG: \$1,200,000 from **Cape Ann Savings Bank**

ADD: 198 & 200 High St. & 4 Mt. Pleasant Ave., Ipswich

BWR: M&B Bilo Realty LLC, managed by Brian R. Bilo

DEC 21st

BUYER: NV 1 Distribution LLC, c/o Novaya Real Estate, managed by James Alden, Peter Carbone III, Jeffrey Theobald and Scott Tully

SELLER: MA Industrial Littleton LLC, c/o Square Mile Capital

PRICE/ADD: \$41,250,000; 1 Distribution Center Cir., Littleton

MTG: \$28,000,000 from **Citizens Bank**

NOTES: Industrial property, constructed 2004; building size is 480,000 sf, lot size is 68.8 acres; last sold for \$27,400,900 in April 2013

MTG: \$36,000,000 from **Allianz Life Insurance Company of North America**

ADD: 85 Seaport Blvd., Boston

BWR: WS Seaport K LLC, mgd. by W/S Development

MTG: \$23,000,000 from **The Lincoln National Life Insurance**

ADD: 137 Newbury St., Boston

BWR: 137 Newbury Worldwide Associates LLC, managed by Charles M. Talanian, president and treasurer

MTG: \$9,149,948 from **Webster Bank**

ADD: 1095 Commonwealth Ave., Boston

BWR: Brighton Avenue Associates LLC, managed by Harold Brown

MTG: \$3,600,000 from **city of Boston** and

Webster Bank

ADD: 456 Blue Hill Ave., aka 456, 460-468 and 470-476 Blue Hill Ave., Boston

BWR: Grove Hill Retail Center LLC, managed by Virginia Morrison, president



Martin Shawmut Properties LLC has reaped \$6,160,000 trading 65 Shawmut Rd. in Canton to BIV—65 Shawmut LLC, that entity managed by Lawrence Santini making an all-case purchase of the linear 7,300-sf building the seller had held for over five years. Set on 4.1 acres close to the juncture of Route One with Interstates 93 and 95, the 32-year-old single-story building previously changed hands in Feb. 2011 at a price of \$4,713,760.

MTG: \$6,000,000 from **Northmarq Capital Finance LLC**

ADD: 1400 and 1450 Worcester Rd., Framingham

BWR: Waters Edge West LLC, managed by Peter F. Poras, treasurer

MTG: \$5,800,000 from **Eastern Bank**

ADD: 181 Wells Ave., Newton

BWR: East-West Enterprises Co. Ltd., managed by Raymond C. Lee, president

MTG: \$5,300,000 from **Hingham Institution for Savings**

ADD: 77 Accord Park Dr., Norwell

BWR: Ronald L. Gordon, trustee of AEP Realty TR

MTG: \$4,968,300 from **Red Mortgage Capital**

ADD: 1640 Washington St., Boston

BWR: East Concord Street LP, mgd. by Mark Hinderlie, pres.

MTG: \$4,750,000 from **People's Bank**

ADD: 573-605 and 635 Riverdale St., West Springfield

BWR: Riverdale Street LLC, managed by James E. Balise, Jr., president

BUYER: 222 Winthrop LLC, mgd. by Jill Marquardt

SELLER: Jelms Holding Company LP, mgd. by Lance Shaner

PRICE/ADD: \$3,850,000; 222-226 Winthrop Ave. Lawrence

MTG: \$2,600,000 from **Camden National Bank**

NOTES: Mixed-use properties; first building a retail property, constructed 2007; building size is 1,875 sf, lot size is 4.2 acres; second building a retail property, constructed 1984; building size is 3,400 sf; third building a hotel property, constructed 1987; building size is 55,225 sf; last sold for \$1,900,000 in Nov. 2015

BUYER: Boxborough Hospitality LLC, managed by Lawrence M. Gordon

SELLER: 242 Adams Place Holdings LLC, c/o CWCapital

PRICE/ADD: \$3,600,000; 242 Adams Pl., Boxborough

NOTES: Hotel property, constructed 1975; building size is 147,425, lot size is 18.2 acres; seller foreclosed on property in Oct. 2016; property last sold prior to foreclosure in Oct. 1998 for \$9,724,000

MTG: \$2,920,000 from **Eastern Bank**

ADD: 4 and 6 Appleton St., 919 Berkeley St. and 443-479, 483, 485 and 487-497 Tremont St., Boston

BWR: The Benjamin Franklin Institute of Technology

MTG: \$2,850,000 from **Commerce Bank & Trust Co.**

ADD: 48 Town Farm Rd., Westminster

BWR: Rancor Inc., managed Tommy L. Robinson, president; Donald J. Norton, treasurer

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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MTG: \$2,800,000 from **Bank of New England**
ADD: 24 Chickering Rd., North Andover
BWR: JKP Realty LLC, managed by John K. Prentiss

MTG: \$2,800,000 from **Clinton Savings Bank**
ADD: 10 Cottage St., 2 Doane St., 38 Duxbury Rd.,
 30 Hackett St., 4 Harlow St., 5 Kenyon Ave., Units 1-9
 and 11-16; 49 Orne St., 36 and 91 Paine St., 53 Perry
 Ave. and 94 Sterling St., Worcester
BWR: Michael O'Rourke, trustee of Duncan P. Realty
 TR, Mike's Properties LLC, MOR Realty LLC, O & R
 Realty LLC, Tirconnail Realty LLC

BUYER: 390 Arsenal LLC, managed by Fred Starikov
 and Stephen Whalen

SELLER: Monro Muffler Brake Inc., managed by John
 W. Van Heel, president; Catherine D'Amico, treasurer
PRICE/ADD: \$1,710,000; 390 Arsenal St., Watertown
MTG: \$1,310,000 from **Monro Muffler Brake Inc.**
NOTES: Retail property, constructed 1978; building
 size is 4,425 sf, lot size is 21,500 sf; muffler repair
 center; last sold for \$420,000 in Oct. 1998

MTG: \$1,500,000 from **Leader Bank**
ADD: 478 Broadway, 5-11 Fifth St. and 2-8 Washing-
 ton Ave., Chelsea
BWR: Carl Anthony Real Estate Investment LLC,
 managed by Carl J. Orlandi

MTG: \$1,445,000 from **Emerald Capital**
ADD: Deershorn Rd., Lancaster
BWR: Paskks LLC, managed by Pamela Skowrya

BUYER: AGJ Properties LLC, managed by Gary A.
 Machiros, Joyce B. Marchiros and Leslie K. Machiros
SELLER: Joseph M. Gleason and Louise E. Gleason III
PRICE/ADD: \$1,025,000; 28-30 Poplar St., Danvers
NOTES: Multifamily property, constructed 1900;
 building size is 7,850 sf, lot size is 31,275 sf; 10 units;
 last sold for \$420,000 in Oct. 1998

DEC 20th

MTG: \$35,640,000 from **KeyBank**
ADD: 240 Sidney St., Cambridge
BWR: Sidney Grove LLC, c/o National Development

MTG: \$28,200,000 from **Wilmington Trust**
ADD: Plymouth St., Carver
BWR: Southern Sky Renewable Energy Ravenbrook
 LLC, managed by Izzet Bensusan

MTG: \$9,250,000 from **Brookline Bank**
ADD: 20 Computer Dr., Haverhill
BWR: PIP1 Haverhill LLC, c/o Paradigm Properties,
 managed by Kevin McCall

BUYER: Northeastern University
SELLER: 444 Huntington Avenue Associates LLC,
 managed by Stephen H Newman
PRICE/ADD: \$5,300,000; 444-452 Huntington Ave., Boston



Ellen Ferri and Joan Ferri recently harvested 9 Industrial Park Rd. in Medway and did so making a tidy \$100,000 gain on the \$1,100,000 spent for the single-level building in July 2008. Their ownership group, JF Medway LLC, has been replaced by Bimba Properties LLC, which made an all-cash investment of the 14,400-sf building developed in 1974 on a two-acre parcel. Based in Florida, Bimba Properties LLC is managed by Fabrica Maria Sacerdoti.

NOTES: Retail property, constructed 1910; building size
 is 3,775 sf, lot size is 3,900 sf; restaurant/lounge; seller's
 family ownership in property dates to February 1971

MTG: \$3,100,000 from **Lowell Five Cent SB**
ADD: 472 Commonwealth Ave., Boston
BWR: Joseph F. Perroncello

BUYER: 141 Winthrop Avenue LLC, managed by
 Ames Prentiss
SELLER: National Amusements Inc.
PRICE/ADD: \$2,800,000; 141 Winthrop Ave., Lawrence
MTG: \$2,800,000 from **Bank of New England**
NOTES: Retail property, constructed 1958; building
 size is 33,275 sf, lot size is four acres; movie theater;
 seller's ownership in property dates to Jan. 1964

MTG: \$2,000,000 from **Eastern Bank**
ADD: 20-22 Alcott St., 10 and 12 Chester St., 19-21
 Everett St. and 151-153 Murdock St., Boston
BWR: Joseph A. Ciliberti and Kevin C. Ryan

MTG: \$1,650,000 from **Cambridge Trust Co.**
ADD: 6-16 Cushing St., and 376-390 Moody St.,
 U-376, U-380, and U-386-390, Waltham
BWR: Alex M. Steinbergh, trustee of 376-390 Moody
 Street Realty TR

MTG: \$1,500,000 from **Northmark Bank**
ADD: 463-473 Main St., Waltham
BWR: McNamara Properties LLC, mgd. by Jane Mc-
 Namara, Michael McNamara, and Thomas McNamara

MTG: \$1,400,000 from **Mutual Bank**
ADD: 470 Torrey St., Brockton
BWR: Fuller Arts and Sciences Inc. dba Westfield Child
 Center, managed by Lisa B. Litcoff

MTG: \$1,400,000 from **Eastern Bank**
ADD: 347 W. Fourth St., 137 West Eighth St., U-1,
 Boston; and 249-251 Whitwell St., Quincy
BWR: Yelping Lamb LLC, managed by Brian Mullaney

MTG: \$1,350,000 from **Cape Cod Cooperative Bank**
NADD: 335 Lower County Rd., Harwich
BWR: Unchained LLC, managed by Craig M. LeBlanc

DEC 19th

BUYER: Wintergold LLC
SELLER: DOT Block LLC, managed by Sean P. Gildea
PRICE/ADD: \$19,100,000; 1205 and 1207 Dorchester
 Ave., 16 Greenmount St. and 160 Pleasant St., Boston
NOTES: Industrial property; building size is 129,250 sf, lot
 size is 3.6 acres; last sold for \$5,250,000 in June 2015

BUYER: HRE Grove Street LLC, mgd. by Hilco Real Estate LLC
SELLER: 152 Grove Street LLC, mgd. by Eric W. Kaup
PRICE/ADD: \$11,500,000; 152 Grove St., Waltham
NOTES: Industrial property, constructed 1941; build-
 ing size is 112,200 sf, lot size is 1.2 acres; last sold for
 \$1,500,000 in July 2015

BUYER: Jersey Westborough Inc., managed by John P.
 Kramer, president; Richard J. Shea Jr., treasurer
SELLER: Astra Zeneca LP, c/o Astra Zeneca Pharma-
 ceuticals
PRICE/ADD: \$6,500,000; 53 Otis St., Westborough
NOTES: Industrial property, constructed 1981; build-
 ing size is 55,500 sf, lot size is 5.3 acres; last sold for
 \$3,000,000 in Oct. 2010

MTG: \$1,400,000 and \$5,565,000 from **First
 Republic Bank**
ADD: 259 Highland Ave., Salem
BWR: Swamscent Realty LLC, managed by Mark
 Klamann and Andrew B. Rose

MTG: \$1,400,000 and \$5,565,000 from **First
 Republic Bank**
ADD: 1228 Broadway, Saugus
BWR: Centercorp-Saugus LLC, managed by Mark
 Klamann and Andrew B. Rose

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MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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MTG: \$1,400,000 and \$5,565,000 from **First Republic Bank**

ADD: 259 Highland Ave., Salem

BWR: Swamscent Realty LLC, managed by Mark Klamann and Andrew B. Rose

MTG: \$1,400,000 and \$5,565,000 from **First Republic Bank**

ADD: 111 Teaticket Hwy, Falmouth

BWR: Centercorp Teaticket LLC, managed by Mark Klamann and Andrew B. Rose

MTG: \$5,565,000 from **First Republic Bank**

ADD: 93 Teaticket Hwy., Falmouth

BWR: Centercorp Falmouth LLC, managed by Mark Klamann and Andrew B. Rose

MTG: \$1,400,000 and \$5,565,000 from **First Republic Bank**

ADD: 883 Edgell Rd., Framingham

BWR: Wedgell Advisors II LLC, mgd. by Andrew Rose

MTG: \$3,000,000 from **Wells Fargo Bank**

ADD: 650 WM T Morrissey Blvd., Boston

BWR: Expressway Motors LLC, mgd. by Robert Boch

MTG: \$1,400,000 from **First Republic Bank**

ADD: 93 Teaticket Hwy, Falmouth

BWR: Centercorp Falmouth LLC, managed by Mark Klamann and Andrew B. Rose

MTG: \$2,800,000 from **Dedham Institution for Savings**

ADD: 120 Wells Ave., Newton

BWR: One Twenty Wells Avenue Holding Company LLC, managed by David Southworth, president and treasurer

BUYER: Westford LC LLC, mgd. by Robert A. Walker

SELLER: Eastern Bank

PRICE/ADD: \$2,009,000; 203 Littleton Rd., Westford

MTG: \$52,000,000 from **American General Life Insurance**

NOTES: Retail property, const. 1980; building size is 5,100 sf, lot size is 1.1 acres; last sold in Jan. 1993 for \$895,000 to predecessor of seller acquired in merger

BUYER: Wintergold LLC

SELLER: Donato Federico

PRICE/ADD: \$1,900,000; 256 Hancock St., Dorchester

NOTES: Industrial property, constructed 1920, renovated 1987; building size is 2,125 sf, lot size is 10,350 sf; seller acquired property in Oct. 2002 for \$90,000

BUYER: Shanti Acquisition LLC, managed by Solom Chowdhury

SELLER: 39 Bishop Joe L Smith Way LLC, managed by Brenda A. Dobby

PRICE/ADD: \$1,050,000; 39-41 Bishop Joel L. Smith Way, Dorchester

MTG: \$1,250,000 from **Raymond C. Green Inc.**



For a consideration of \$6,500,000, Astra Zeneca Pharmaceuticals has parted ways with 53 Otis St. in Westborough, dispatching the 55,000-sf industrial building to Jersey Westborough Inc., an entity managed by President John P. Kramer and Treasurer Richard J. Shea Jr. Dating to 1981, the single-level structure is located on 5.3 acres near Route 9 and the Massachusetts Turnpike. The drug maker more than doubled its \$3,000,000 spent on 53 Otis St. in October 2010.

NOTES: Multifamily property, constructed 1920, renovated 1998; building size is 14,150 sf, lot size is 8,800 sf; seller's family ownership in property dates to Feb. 1975

MTG: \$1,000,000 from **Fidelity Cooperative Bank**

ADD: 3 Anna Circle, 4 Carey Hill Cir, 1 Homestead Ln., 4 William Cir., Leicester and Lots 5, 6 and 7 Prescott St., Rutland

BWR: Blair Enterprises Inc., managed by Clealand B. Blair Jr., president and treasurer

DEC 16TH

BUYER: 1000 Massachusetts Avenue MA LLC, c/o Intercontinental Real Estate Corp., mgd. by Peter Palandijan

SELLER: Cambridge College Inc., managed by Deborah Jackson, president; Susan Ifill, treasurer

PRICE/ADD: \$69,500,000; 1000 Massachusetts Ave., Cambridge

NOTES: Tax-exempt property, constructed 1983; building size is 133,075 sf, lot size is 39,500 sf; last sold for \$6,753,125 in Oct. 1993

BUYER: MassDevelopment/Necco Buildings Redevelopment LLC, mgd. by Patricia A. DeAngelis, secretary

SELLER: Gillette Company LLC, c/o the Procter & Gamble Co., mgd. by David Taylor, Chairman and CEO

PRICE/ADD: \$57,400,000; 5 and 6 Necco Ct., S. Boston

MTG: \$90,000,000 from Citizens Bank

NOTES: Land parcels; lot size is 1.44 acres; portion of portfolio seller acquired for \$30,000,000 in June 2000

MTG: \$26,500,000 from Citizens Bank

ADD: City Square and Front Street, Parcel JK, Worcester

BWR: MC Roseland Worcester LLC, c/o Roseland Residential TR, New Jersey

BUYER: General Electric Co., mgd. by Jeffrey Immelt, CEO

SELLER: The Gillette Company LLC, managed by the Procter & Gamble Co., managed by Davis S. Taylor, Chairman and CEO

PRICE/ADD: \$25,600,000; 244-284 A St., South Boston

NOTES: Land parcels; lot size is nine acres; portion of property seller acquired for \$30,000,000 in June 2000

MTG: \$15,000,000 from **Blue Hills Bank**

ADD: 1-9 Bromfield St. & 367-369 Washington St., Boston

BWR: Broomfield Development Partners LLC, managed by John Usdan, president and treasurer

MTG: \$5,000,000 from **Martha's Vineyard SB**

ADD: 278 Scranton Ave., Falmouth

BWR: Falmouth Holdings Corp., managed by Vincent J. Geoffroy, president

MTG: \$4,578,152 from **East Boston Savings Bank**

ADD: 8 Banton St., & 1815-1831 Dorchester Ave., Boston

BWR: Jemast-II LLC, managed by Steven Connelly

BUYER: HL Group LLC, managed by Phuong Huynh

SELLER: Kenberma Commercial Place LLC, managed by Michael J. Kiley, president and treasurer

PRICE/ADD: \$4,000,000; 510-520 and 538 Nantasket Ave., Hull

MTG: \$3,000,000 from **Bank of Canton**

NOTES: Mixed-use properties; 510-520 Nantasket Ave. a land parcel; lot size is 1.8 acres; 538 Nantasket Ave. a residential and retail property, constructed 1940; building size is 30,950 sf, lot size is 35,000 sf; 24 residential units; last sold for \$325,000 in May 2000

MTG: \$3,800,000 from **East Boston Savings Bank**

ADD: 68 Athens St. and 41-45 West Third St., Boston

BWR: E&T LLC, managed by Geoffrey S. Caraboolad

BUYER: Leonard Margaret LLC, mgd. by James Fitzgerald

SELLER: Charles E. Carafoli, trustee of Mayflower Realty TR

PRICE/ADD: \$3,310,000; 164 South St., Plymouth

MTG: \$2,920,000 from **People's United Bank**

NOTES: Retail property, constructed 1988; building size is 10,550 sf, lot size is 2.1 acres; seller acquired property for \$100,000 in Jan. 1978

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BUYER: HHC One Massasoit LLC, mgd. by Milan Patel
SELLER: AU Washington LLC, managed by Benjamin S. Moll and Daniel R. Moll

PRICE/ADD: \$2,900,000; 268 and 278-280 Washington Ave., Chelsea

MTG: \$2,320,000 from **Greystone Servicing Corp.**

NOTES: Mixed-use properties; 268 Washington Ave. a multifamily property, constructed 1900; building size is 13,000 sf, lot size is 6,100 sf; 278 and 280 Washington Ave. land parcels; lot size totals 5,225 sf; properties last sold for \$2,196,000 in May 2015

MTG: \$2,000,000 from **Belmont Savings Bank**

ADD: 12 & 16 Exchange St. & 749-751 Main St., Waltham

BWR: Prospector 751 LLC, managed by Max Horn

MTG: \$1,613,690 from **PeoplesBank**

ADD: 1038-1060 Wilbraham Rd., Springfield

BWR: C & W Breckwood Realty LLC, managed by Francis J. Cataldo, Jr.

MTG: \$1,600,000 from **Rockland Trust Co.**

ADD: 7 Evans St., and 125 Perkins Ave., Brockton

BWR: Churchill Linen Service Inc., managed by Kenneth DeDominici, president; Jake Churchill, treasurer

BUYER: 1998 Revere LLC, managed by Richard Barr

SELLER: Joseph M. Bochetti, trustee of Joseph M. Bochetti Family TR

PRICE/ADD: \$1,200,000; 1998 Revere Beach Pkw., Everett

NOTES: Retail property, constructed 1975; building size is 1,350 sf, lot size is 6,450 sf; seller's family acquired property in Jan. 1983

BUYER: Boston Road/Pasco Rt 20 Retail LLC, managed by Frank Colaccino

SELLER: East Street and Boston Road LLC, managed by Maria Cantalini-Petitt

PRICE/ADD: \$1,133,500; 1340 Boston Rd., Springfield

NOTES: Retail property, constructed 1975; building size is 17,950 sf, lot size is 4.3 acres; last sold for \$1,400,000 in Oct. 2011

BUYER: 31 River Street LLC, managed by John Calley and Rebecca Laramee

SELLER: Brian Tardiff and Katherine Tardiff

PRICE/ADD: \$1,020,000; 31 and 31B River St., Millbury

MTG: \$810,000 from **Millbury National Bank**

NOTES: Industrial prop., const. 1986; bldg. size is 4,825 sf, lot size is 1.8 acres; last sold for \$450,000 in Nov. 1999

DEC 15TH

BUYER: Neponset Landing LLC, managed by Gerding Edlen, Portland OR

SELLER: Northwestern Mutual Investment Management Company LLC, c/o The Northeastern Mutual Life Insurance Co., Milwaukee

PRICE/ADD: \$89,500,000; 2 Hancock St., Quincy

MTG: \$53,700,000 from **Bank of America**



PHOTO: DEREK SZABO

NOTES: Multifamily property, constructed 2006; building size is 357,750 sf, lot size is 5.4 acres; 280 apartments; last sold for \$75,584,764 in Dec. 2007

MTG: \$8,250,000 from **MutualOne Bank**

ADD: 60 Border St. and 11-19 Walley St., East Boston

BWR: Sixty Border Street LLC and The Walley Nineteen LLC, c/o MG2 Properties, managed by Joseph Donovan and John McGrail

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

ADD: 331-333 & 335 Lafayette St.; and 5-7 W. Ave., Salem

BWR: 331 Lafayette LLC, managed by Robert S. Burr

MTG: \$5,923,734 from **Eastern Bank**

ADD: 249 Humboldt Ave. and 35 Wales St., Boston

BWR: Wayne Apartments Project LP, managed by John B. Cruz III, president and treasurer

MTG: \$5,700,000 from **Citizens Bank**

ADD: 90 High Rock St., Lynn

BWR: KIPP Lynn Fund Inc., managed by Matt Fates, president; Ron Hutter, treasurer

BUYER: JSS Quincy Partners LLC, c/o Jumbo Capital, mgd. by Howard Hirsh, Jay O. Hirsh and Brad Spencer

SELLER: Quincy Maritime Park LLC, managed by Paul R. Griffith, Scalisi Marine Inc., and Michael L. Scalisi

PRICE/ADD: \$2,750,000; 661 and 671 Washington St., Quincy

NOTES: Mixed-use properties; 661 Washington St. a parking lot size totals 1.2 acres; last sold for \$2,225,066 in Oct. 2006; 671 Washington St. an industrial property, constructed 1970; service shop; building size is 450 sf, lot size is 14,075 sf; service shop; last sold for \$700,000 in Dec. 2007

MTG: \$2,500,000 from **Cape Cod Five Cents SB**

ADD: 99 Squanto Dr., West Chatham

BWR: Four Oceans Inc., managed by David I. Oppenheim, president and treasurer

MTG: \$2,055,800 from **First Bank Financial**

ADD: 6 and 8 Jarves St., Sandwich

BWR: Wilsinn LLC, managed by Christopher G. Wilson

MTG: \$2,000,000 from **Ameritas Life Insurance Corp.**

ADD: 76 Merrimack St., Haverhill

BWR: Robert G. Gordon

MTG: \$1,950,000 from **Middlesex Savings Bank**

ADD: 57 Brown St., aka 43 Brown St., and 65 Brown St., Weston

BWR: Greek Orthodox Church of Weston Inc., mgd. by Georgia Pagonis, pres.; Dimitri Georgakopoulos, treas.

BUYER: Beacon Hill Properties LLC, mgd. by J. Stephen Cohen

SELLER: Patriot Holdings LLC, mgd. by Jan Deighton

PRICE/ADD: \$1,913,500; 138-140 Arlington St. and 62 Melrose St., Boston

MTG: \$1,425,000 from **Dedham Institution for Savings**

NOTES: Mixed-use properties; 138 Arlington St. an office property, constructed 1930; building size is 225 sf, lot size is 350 sf; 62 Melrose St. an apartment property, constructed 1899; building size is 2,275 sf, lot size is 250 sf; four- to six units; last sold for \$1,725,000 in Aug. 2014

BUYER: Palmer Paving Corp., mgd. by John Fuhrmann

SELLER: Harris Holdings LLC, mgd. by Michael Harris

PRICE/ADD: \$1,580,000; 863 Ware St., Palmer

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

NOTES: Land parcel; lot size is 1.48 acres; last sold for \$150,000 in Aug. 2015

BUYER: 136 Haven Street LLC, managed by Paul Dibiase

SELLER: United States Postal Service

PRICE/ADD: \$1,550,000; 136 Haven St., Reading

MTG: \$1,162,500 from **Enterprise Bank & TR**

NOTES: Federal property, constructed 1930; building size is 16,100 sf, lot size is 19,175 sf; US post office; US Postal Service branch; last sold for \$9,500 in Aug. 1913

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BUYER: Northeastern Conference Corporation of Seventh-Day Advent

SELLER: Revival Center Inc., managed by John Dizazzo, president; Judy Dizazzo, treasurer

PRICE/ADD: \$2,285,000; 41-43 Norwood St., Everett

MTG: \$1,400,000 from **Eastern Bank**

NOTES: Tax-exempt property, constructed 1997; building size is 14,000 sf, lot size is 18,600 sf; religious property; last sold for \$150,000 in Oct. 1980

MTG: \$1,950,000 from **Middlesex Savings Bank**

ADD: 57 Brown St., aka 43 Brown St., and 65 Brown St., Weston

BWR: Greek Orthodox Church of Weston Inc., mgd. by Georgia Pagonis, pres.; Dimitri Georgakopoulos, treas.

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

ADD: Lots 1-19 and Lots C & D, Pendleton Avenue, Lots 1-19 and C and D, Chicopee

BWR: Waycon Inc., managed by Wayne J. Bessette, president; Judith A. Bessette, treasurer

BUYER: 100 Upton Street LLC, mgd. by Peter Maloney

SELLER: Carolyn M. Sjogren and Robert M. Sjogren

PRICE/ADD: \$1,050,000; 100 Upton St. and 100A and 100B Upton St., Grafton

NOTES: Multifamily property, constructed 1966; building size is 13,100 sf, lot size is 2.2 acres; nine-plus units; sellers' ownership in property dates to April 1980

DEC 14TH

MTG: \$215,000,000 from **Allianz Life Insurance Company of North America**

ADD: 610 North Main Street North, Cambridge

BWR: 610 Main Street North Leasehold LLC, c/o Massachusetts Institute of Technology, managed by Seth D. Alexander

MTG: \$30,000,000 from **East Boston Savings Bank**

ADD: 300 Needham St., Newton

BWR: 300 Needham Street LLC, managed by Charles D. Nolan Jr. and John A. Nolan, Montana

MTG: \$24,500,000 from **Cambridge Savings Bank**

ADD: 534-536 Boston Post Rd., Sudbury

BWR: BPR Development LLC, c/o National Development of New England

MTG: \$21,000,000 from **Santander Bank**

ADD: 22 and 25 Castle Hill Rd., Northbridge; and 665 Church St. and 12, 153 and 171 Douglas St., Uxbridge

BWR: 3P Properties LLC, mgd. by Denise Brookhouse

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

ADD: 74 Acton St., Watertown

BWR: Acton Street Assets LLC, managed by Edward P. Hardy and Joseph T. Hardy

BUYER: 170 Union Street LLC, managed by Bruno M. Mitrano and Susan Mitrano



PHOTO: DEREK SZABO

SELLER: 170 Union LLC, managed by Lai Wan Leung
PRICE/ADD: \$3,000,000; 170 Union St., Lynn

MTG: \$2,400,000 from **Digital Federal Credit Union**

NOTES: Office property, constructed 1973; building size is 20,975 sf, lot size is 27,450 sf; last sold for \$1,280,000 in March 2009

MTG: \$2,500,000 from **People's United Bank**

ADD: 1077 Osgood St., North Andover

BWR: Angus Realty Corp., mgd. by Kenneth Yameen, pres.

MTG: \$2,280,692 from **First Ipswich Bank**

ADD: 195-199 High St., Ipswich

BWR: Elaine J. Baker, trustee of J&K Realty TR

BUYER: C&S 311 Main Street Worcester LLC, managed by Clifford L. Rucker

SELLER: Louis M. Ciavarras, Jane V. Hawkes and Robert E. Longden Jr., trustees of Exchange Associates Real Estate TR

PRICE/ADD: \$2,280,000*; 303 & 311 Main St., Worcester

MTG: \$3,040,000 from **Rollstone Bank & Trust Co.**

NOTES: Office properties, constructed 1910; first building size is 64,900 sf, lot size is 1.2 acres; second building size is 22,275 sf; mortgage also covers 30 Exchange St. and 35 Martin Luther King Jr. Blvd, fka Central Street, Worcester; buyer on same day bought 30 Exchange St. and 35 Martin Luther King, Jr. Blvd. for \$800,000 through C&W Main Street Parking Worcester LLC from Karet LLC, whose trustees are same as Exchange Associates Real Estate TR; trust's ownership in properties dates to July 1969

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

ADD: 116-120 Belmont Ave., 1153-1155 Liberty St., 189-191 Maynard St., 76 Mill St., 63-65, 77-79, and 85-87 Moulton St., 42-44 Van Buren Ave., 40-44 Woodside Ter., Springfield

BWR: Cangi-Five Properties LLC, managed by Gloria M. Cangialosi and Salvatore F. Cangialosi

BUYER: CM Developers LLC, mgd. by Meletios Chacharon

SELLER: McDonald's Real Estate Co., c/o McDonald's Corp., Oak Brook IL

PRICE/ADD: \$580,000; 813 Southbridge St., Auburn

MTG: \$1,460,000 from **Savers Cooperative Bank**

NOTES: Retail property, const. 1987; building size is 6,575 sf, lot size is four acres; former McDonald's Restaurant; seller acquired property for \$200,000 in May 1986

DEC 13TH

BUYER: Atrius Health Inc., managed by Steven Strongwater, president; Leland J. Stacy, treasurer

SELLER: Harvard Pilgrim Health Care Inc., managed by Eric H. Schultz, president; Charles Goheen, treasurer

PRICE/ADD: \$23,000,000; 1595, 1597 and 1611 Cambridge St., Cambridge

NOTES: Tax-exempt properties, constructed 1970; building size is 36,200 sf, lot size is 1.4 acres; seller acquired properties between Dec. 1973 and June 1975 for total consideration of \$1,051,000

MTG: \$16,520,000* from **Citizens Bank**

ADD: 25 FID Kennedy, Boston

BWR: 25 FID Kennedy LLC, c/o J.C. Cannistraro, managed by David G. Cannistraro

NOTES: *Construction mortgage on leased property

MTG: \$9,040,000 from **Guardian Life Insurance Company of America**

ADD: 1940-1950 Commonwealth Ave., Brighton

BWR: Field Corp., managed by James M. Sullivan, president and treasurer

MTG: \$7,300,000 from **Northern Bank & Trust Co.**

ADD: 320 Washington St., Newton

BWR: Bowden Hospitality Newton LLC, managed by Anthony DiLorenzo

MTG: \$2,225,000 from East Boston Savings Bank

ADD: 434, 436, 439, 441 and 449 Revere Beach Blvd., Revere; and 215 Court Rd., Winthrop

BWR: Leonard Bernard LLC, Oceanpass LLC, Samantha Rob LLC, Toyah Jane LLC, and William Robin LLC, managed by Harry I. Pass

BUYER: Toya Jane LLC, aka Toyah Jane LLC, managed by Harry I. Pass

SELLER: David Field and Samuel Field

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PRICE/ADD: \$1,100,000*; 441-448 Revere Beach Blvd., Revere

MTG: \$2,225,000 from **East Boston Savings Bank**

NOTES: Multifamily property, constructed 1900; building size is 3,725 sf, lot size is 9,225 sf; five units; last sold for \$125,000 in Jan. 1995; *mortgage also covers 434, 436, 439 and 449 Revere Beach Blvd., East Boston; and 215 Court Rd., Winthrop

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

ADD: 90 Norfolk St., Cambridge

BWR: Marie L. Polynice

DEC 12TH

MTG: \$9,750,000 from **JPMorgan Chase Bank**

ADD: 51 Commonwealth Ave., Units C, E, F and G, Boston

BWR: The JR March Corp., mgd. by Jennifer Eckert, pres.

MTG: \$21,522,240 from **Northway Bank**

ADD: 160 North Main St., U-3, Carver

BWR: Waterstone Carver Plaza LLC, mgd. by Neal Shalom

MTG: \$5,200,000 from **Fall River Five Cents SB**

ADD: 61 Hedge Rd., Plymouth

BWR: Lighthouse Point LLC, mgd. by Brian McLaughlin

MTG: \$2,660,000 from **Hometown Bank**

ADD: 230 Mishawum Rd., Woburn

BWR: JNJWobu LLC, managed by David Spiegel

MTG: \$1,100,000 from **Monson Savings Bank**

ADD: 792 Belmont Ave., 19-21 Biddle St., 15-19 and 21-23 Eldridge St., 383-385 Newbury St., 18 Prescott St. and 16-18 Trillium St., Springfield

BWR: TFO Properties LLC, managed by John Ferrera Jr. and mark E. Tosoni

MTG: \$1,050,000 from **Fall River Five Cents SB**

ADD: Schooner Way, U-301, 302, 303, 901 & 903, Plymouth

BWR: Lighthouse Point LLC, mgd. by Brian McLaughlin

MTG: \$1,000,000 from **Blue Hills Bank**

ADD: 87 Rumford Ave., Newton

BWR: Franklin V. Hardy, trustee of Hardy Franklin TR

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

ADD: 338-348 Talbot Ave., Boston

BWR: 338-348 Talbot Ave LLC, mgd. by Patrick Targete

BUYER: Smethurst Realty LLC, mgd. by Gennaro Martorelli

SELLER: Field of Diamonds LLC, c/o New England Retail Properties Inc., managed by Matthew Halprin

PRICE/ADD: \$1,000,000; 76-78 Turnpike Rd., Ipswich

MTG: \$800,000 from **KeyBank**

NOTES: Retail prop., const. 1987; bldg. size is 14,900 sf, lot size is 3.9 acres; last sold for \$1,775,000 in April 2014

BUYER: Trinicap Properties 3 LLC, mgd. by Kris Mahabir

SELLER: 356 Broad Street LLC, mgd. by Richard Gonzales

PRICE/ADD: \$1,000,000; 356 Broad St., Fitchburg

MTG: \$800,000 from **Martha's Vineyard SB**



PHOTO: DEREK SZABO

NOTES: Industrial property, constructed 1900; building size is 65,400 sf, lot size is 2.6 acres; seller's ownership in property dates to Nov. 1983

MTG: \$2,660,000 from **Hometown Bank**

ADD: 230 Mishawum Rd., Woburn

BWR: JNJWobu LLC, managed by David Spiegel

MTG: \$1,000,000 from **Blue Hills Bank**

ADD: 87 Rumford Ave., Newton

BWR: Franklin V. Hardy, trustee of Hardy Franklin TR

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

ADD: 338-348 Talbot Ave., Boston

BWR: 338-348 Talbot Ave LLC, mgd. by Patrick Targete

DEC 9TH

BUYER: 306 Belmont Street LLC, mgd. by Richard Herlihy

SELLER: ARE-Belmont LLC, managed by Alexandria Real Estate Equities

PRICE/ADD: \$17,550,000; 306 Belmont St. and 350 Plantation St., Worcester

MTG: \$11,407,500 from **Leader Bank**

NOTES: Office properties; 306 Belmont St. const. 1940; building size is 78,800 sf, lot size is 4.6 acres; last sold for \$3,250,000 in April 2004; 350 Plantation St. constructed 1970; building size is 11,600 sf, lot size is 39,700 sf; last sold for \$13,905,000 in April 2004

BUYER: Foxrock Whitwell Realty LLC, managed by Christopher J. Reale and Jason T. Ward

SELLER: Quincy Medical Center, mgd. by Mark Rich, treas.

PRICE/ADD: \$12,000,000; 114 and 121 Whitwell St., Quincy

NOTES: Medical properties; 114 Whitwell St. first building constructed 1945; building size is 5,000 sf, lot size is 14.3 acres; second building constructed 1939; building size is 199,100 sf; third building constructed 1987; building size is 62,250 sf; fourth building constructed 1952; building size is 143,050 sf; 121 Whitwell St. constructed 1924; building size is 2,525 sf, lot size is 6,875 sf; last sold for \$29,500,000 in Oct. 2011

MTG: \$4,600,000 from **Boston Private B&T Co.**

ADD: 700 Harrison Ave., Boston

BWR: 700 Harrison Retail & Parking LLC, managed by Bartholomew J. Mitchell III

MTG: \$4,000,000 from **East Boston Savings Bank**

ADD: 1 Derby St., and 202 Whiting St., Hingham

BWR: Derby Shoppes South LLC, managed by Thomas P. Naughton

MTG: \$1,000,000 and \$3,000,000 from **Athol SB**

ADD: 67, 69, 73 and 75 Southwest Cutoff, Worcester

BWR: Aruss Inc., managed by Anthony F. Russell, president and treasurer

BUYER: 39 Hammond Street LLC, mgd. by William Senne

SELLER: Antiopi A. Perlegas and Panos A. Perlegas, aka Panagiotis A. Perlegas

PRICE/ADD: \$2,900,000; 39 Hammond St., Cambridge

MTG: \$4,770,000 from **Mechanics Cooperative Bank**

NOTES: Multifamily property, const. 1920; building size is 4,675 sf, lot size is 8,025; seven units; sellers' family ownership in property dates to Oct. 1958

MTG: \$2,300,000 from **Monson Savings Bank**

ADD: 25-27 Collins St., Westfield

BWR: Notre Dame Properties LLC, managed by John Ferrera Jr. and Mark Tosoni

MTG: \$2,000,000 from **Raymond C. Green Funding LLC**

ADD: 32 Howard St., Lynn

BWR: Reem Property LLC, managed by Mohammad Abouchleih

MTG: \$2,000,000 from **Rockland Trust Co.**

ADD: 1000 Mass Ave., Boston

BWR: 1K Mass Ave LLC, managed by Daniel B. Jacob and Jonah H. Jacob

MTG: \$1,750,000 from **Newburyport Five Cents SB**

ADD: 535 Chickering St. and Pleasant Street, North Andover

BWR: Chickering Properties LLC, managed by Christina A. Minicucci and Louis P. Minicucci III

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MTG: \$1,700,000 from **Marlborough Savings Bank**

ADD: 19 Brent Dr., Hudson

BWR: Borg Brothers LLC, managed by Brandon K. Borg and Karl A. Borg

MTG: \$1,575,000 from **The Cooperative Bank of Cape Cod**

ADD: 49 Harry Kemp Way, Provincetown

BWR: Outer Cape Health Services Inc., managed by Patricia A. Nadle, president

MTG: \$1,500,000 from **Hometown Bank**

ADD: 46 Prospect St., Auburn

BWR: J.W. Land & Development LLC, managed by John Stelmok and William Stelmok

BUYER: 353 Washington Street LLC, managed by Nathaniel Chan

SELLER: Katayoun Alikhani and David B. Madoff

PRICE/ADD: \$1,100,000; 353 Washington St., Norwell

MTG: \$880,000 from **Bank of America**

NOTES: Medical property, const. 1971; bldg. size is 4,725 sf, lot size is 41,100 sf; last sold for \$900,000 in Aug. 2007

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

ADD: 53-55 Summer St., Kingston

BWR: 55 Summer Street Apartments LLC, managed by Bart Foley

MTG: \$1,000,000 & \$2,000,000 from **Rockland Trust Co.**

ADD: 109-123 Highland Ave., Needham

BWR: Kenley Realty Co.

DEC 8th

BUYER: JSIP Union Place LLC, c/o Jones Street Investment Partners, managed by Matthew Frazier

SELLER: BVF-II Union Place LLC, managed by Berkshire Property Advisors

PRICE/ADD: \$64,750,000; 10 Independence Way, Franklin

MTG: \$51,800,000 from **Berkeley Point Capital LLC**

NOTES: Multifamily property, constructed 2005; building size is 274,319, lot size is 3.1 acres; 300 units; last sold for \$48,700,000 in April 2012

MTG: \$40,400,000 from **SunLife Financial**

ADD: 1265 Main St., Waltham

BWR: 1265 Main Office Subsidiary LLC, c/o Boston Properties

BUYER: Patriot Beverages LLC, managed by Dan Gray

SELLER: Littleton Holdings LLC, mgd. by Gregory Schanin

PRICE/ADD: \$10,650,000; King Street and 3, 20 and 29 Harvard Rd., Littleton

MTG: \$1,700,000 from **JPMorgan Chase Bank**

NOTES: Mixed-use properties; King Street a land parcel; lot size is 2.4 acres; 3 Harvard Rd. an industrial property, constructed 1975; building size is 65,450 sf, lot size is 7.1 acres; 20 Harvard Rd. building size is 234,200 sf, lot size is 16.4 acres; 29 Harvard Rd. a land site; lot size is 1.1 acres; last sold for \$15,000,000 in June 2002



PHOTO: DEREK SZABO

MTG: \$6,400,000 from **TD Bank**

ADD: 25 Washington St., U-2, Wellesley

BWR: Divine LLC, managed by Bernard H. Pucker and Suzanne Pucker

MTG: \$6,068,000 from **Blue Hills Bank**

ADD: 276 Weymouth St., Rockland

BWR: 276 Weymouth LLC, mgd by Robert Monahan

MTG: \$6,000,000 from **Bank of New England**

ADD: 2-6 Nashua Rd., Billerica

BWR: William French

MTG: \$4,500,000 from **KeyBank**

ADD: 18 Colonial Rd., Milford

BWR: Milford Groves LLC, c/o Dolben Cos., managed by Deane H. Dolben

MTG: \$400,000 \$3,500,000 from **First Republic Bank**

ADD: 7 Story St., Cambridge

BWR: Charles H. Hsu and Chi-Chi Liao, trustees of the MRH Realty TR

MTG: \$3,350,000 from **Salem Five Cents SB**

ADD: Hampstead Street and North Street, Methuen

BWR: Homes at Great Oaks LLC, mgd. by Kevin O'Brien

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

ADD: 65 Middlesex Rd., Tyngsborough

BWR: Tyngsboro Note Purchaser LLC, managed by Steven Goodman

BUYER: First Dracut DG Associates LLC, managed by Raja Khanna, Londonderry NH

SELLER: Dracut DMP X LLC, c/o Dollar Texas Properties X LLC, Brentwood TX

PRICE/ADD: \$1,720,225; 450 Nashua Rd., Dracut

MTG: \$1,290,000 from **Webster Bank**

NOTES: Retail property, constructed 2015; building size is 9,350 sf, lot size is 1.4 acres; property last sold for \$250,000 in May 2015

MTG: \$1,289,083 from **East Cambridge SB**

ADD: 9 Carmel St., Boston

BWR: 9 Carmel LLP, managed by Alex Peselman

MTG: \$1,220,000 from **MutualOne Bank**

ADD: 93 Beaver St., Framingham

BWR: That Brothers Four Beaver LLC, managed by Adam Connolly and Brendan Connolly

DEC 7th

MTG: \$30,000,000 from **Prudential Affordable Mortgage**

ADD: 1530 Beacon St., Brookline

BWR: Brookline Barclay House LLC, managed by John A. Cahill and Robert C. Wetenhall

BUYER: Gloucester Bass Rocks LLC, c/o Newport Hotel Group

SELLER: Bass Rocks Ocean Inn Inc., managed by Tracey Muller, president; Geoffrey Muller, treasurer

PRICE/ADD: \$7,310,000; 107-108 Atlantic Rd., Gloucester

NOTES: Motel property; first building const. 1964; building size is 12,675 sf, lot size is 1.5 acres; second building constructed 1964; building size is 3,075 sf; third building constructed 1899; building size is 4,675 sf

BUYER: 16 Mystic Street LLC, mgd. by Michael Southwick

SELLER: 194 Salem LLC, managed by Fred Starikov and Stephen Whalen

PRICE/ADD: \$4,240,000; 194 Salem St., Boston

NOTES: Multifamily property, constructed 1910; building size is 4,000 sf, lot size is 1,300 sf; last sold for \$1,850,000 in Dec. 2015

BUYER: RCG Brown & Moody LLC, managed by Alex M. Steinbergh

SELLER: Antonio Ridino

PRICE/ADD: \$4,025,000; 83-85; 145; 154-156 Brown St., Waltham

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MTG: \$4,500,000 from **Wells Fargo Bank**

NOTES: Multifamily properties, constructed 1900; 83-85 Brown St. building size is 4,000 sf, lot size is 8,700 sf; 145 Brown St. building size is 3,050 sf, lot size is 5,650 sf; five units; 154-156 Brown St. building size is 5,850 sf, lot size is 8,300 sf; four units; seller acquired properties on different dates

MTG: \$3,000,000 from **North Shore Bank**

ADD: 6 Norino Way, Georgetown

BWR: Rann Realty LLC, managed by Norino A. Mirra, Jr.

MTG: \$2,100,000 from **Belmont Savings Bank**

ADD: 135 Summer St., Malden

BWR: 135 Summer Street LLC, mgd. by Andreas Tsitos

BUYER: RCG Off Moody LLC, mgd. by Alex Steinbergh

SELLER: Antonio Ridino

PRICE/ADD: \$1,900,000; 139-141, 150; 159-161 Brown St., Waltham

MTG: \$4,500,000 from **Wells Fargo Bank**

NOTES: Multifamily properties, constructed 1900; 139-149 Brown St. building size is 3,425 sf, lot size is 8,600 sf; four units; 150 Brown St. building size is 3,125 sf, lot size is 5,950 sf; six units; 159-161 Brown St. building size is 6,450 sf, lot size is 8,500 sf; six units; seller separately acquired properties at different times; see related sales between buyer and seller this date above

MTG: \$1,867,000 from **Newton Capital Investment LLC** and \$2,100,000 from **The Village Bank**

ADD: 956 and 962 Walnut St., Newton

BWR: 956 Walnut Street LLC and 962 Walnut Street LLC, managed by Mario Pinto

BUYER: Kevin J. O'Loughlin

SELLER: Lawrence J. Hill, trustee of the M Hill Cos.

PRICE/ADD: \$1,600,000; 10-12 and 16 Beach St., Milford

MTG: \$1,200,000 from **Charles River Bank**

NOTES: Retail property, constructed 1985; building size is 10,275 sf, lot size is 1.7 acres; last sold for \$3,466,000 in Nov. 1995

BUYER: Bimba Properties LLC

SELLER: JF Medway LLC, mgd. by Ellen Ferri and Joan Ferri

PRICE/ADD: \$1,200,000; 9 Industrial Park Rd., Lot 26A, Medway

NOTES: Industrial prop., const. 1974; bldg. size is 14,400 sf, lot size is two acres; last sold for \$1,100,000 in July 2008

DEC 6th

BUYER: CBM Real Estate Acquisitions LLC, Boca Raton FL
SELLER: CSFB 2004-C3 Danvers Office LLC, managed by Lennar Partners

PRICE/ADD: \$18,900,000; 222 Rosewood Dr., Danvers

NOTES: Office property, constructed 1991; building size is 19,400 sf, lot size is 22.9 acres; seller acquired property via foreclosure in May 2013 valued at \$19,100,000; prior sale of \$23,300,000 in March 2004



PHOTO: DEREK SZABO

MTG: \$16,120,000 from **East Boston Savings Bank**

ADD: 1650 Commonwealth Ave., Boston

BWR: 16509 CWMA Owner LLC, c/o Westbrook Partners

BUYER: Stoughton Center Power LLC, managed by Ron Stern, president and treasurer

SELLER: Tri-Town Commons LLC, c/o Winstanley Enterprises, managed by Adam D. Winstanley

PRICE/ADD: \$12,400,000; 638-686 Washington St., Stoughton

NOTES: Retail center, constructed 1981; building size is 74,600 sf, lot size is 6.4 acres; last sold for \$7,500,000 in April 2014

MTG: \$5,561,000 from **Peoples Bank**

ADD: 1857 Middlesex St., Lowell

BWR: Commons Wealth LLC, mgd. by Jennifer Stefanik

MTG: \$2,600,000 from **Norwood Cooperative Bank**

ADD: 67, 79 and 80 Fountain Knoll Ln., Kingston

BWR: Champion Builders Inc., managed by Matthew J. Dacey, president and treasurer

MTG: \$2,516,250 from **Beverly Bank**

ADD: 85-87 Andover St., Danvers

BWR: 3-G Realty Investments LLC, managed by Alan Gibeley and Robert Y. Gibeley

BUYER: Shun Feng Li, trustee of Li Realty TR

SELLER: Tina Fan, aka Tina Chen, aka Yuen J. Chen

PRICE/ADD: \$1,527,000; 139 Elm St., Salisbury

MTG: \$1,450,650 from Tina Fan, manager of **Fan Realty TR**

NOTES: Retail property, constructed 1975; building size is 4,250 sf, lot size is 4.4 acres; last sold for \$298,500 in May 1991

MTG: \$1,390,000 from **Needham Bank**

ADD: 40 Beaumont Ave., Newton

BWR: 40 Beaumont Avenue Development LLC, managed by Armando Petruzzello

BUYER: Stoughton Center Power LLC, managed by Ron Stern, president and treasurer

SELLER: Tri-Town Commons II LLC, c/o Winstanley Enterprises, managed by Adam D. Winstanley

PRICE/ADD: \$1,350,000; 630 Washington St., Stoughton

NOTES: Retail property, constructed 2016; building size is 8,000 sf, lot size is 8,400 sf; restaurant; property last sold for \$650,000 in May 2014

BUYER: HYJK LLC, managed by Hao Jiang

SELLER: Antonio Modano and Janet M. Modano

PRICE/ADD: \$1,300,000; 19 Stedman Ave., Braintree

MTG: \$650,000 from **Eastern Bank**

NOTES: Industrial prop., const. 1920; bldg. size is 7,925 sf, lot size is 29,175 sf; last sold for \$300,000 in Sept. 1988

BUYER: 660 South Union Street LLC, managed by Sara Reinhardt

SELLER: James R. Berube

PRICE/ADD: \$1,300,000; 660 South Union St., Lawrence

MTG: \$1,040,000 from **James R. Berube**

NOTES: Industrial property, constructed 1900; building size is 15,575 sf, lot size is 1.6 acres; last sold for \$175,000 in Aug. 1977

MTG: \$1,132,500 and \$1,496,000 from **Enterprise Bank & Trust Co.**

ADD: 19 Evans Pl. and 19 Rear Evans Pl., Amesbury

BWR: Richard Saba, trustee of Amanda Lane Realty TR

DEC 5th

BUYER: TRPF 99/101 Boston Office Portfolio LLC, c/o TIAA-CREF

SELLER: 99 Chauncey Owner LLC, c/o Synergy Investments

PRICE/ADD: \$46,000,000; 99 Chauncey St., Boston

NOTES: Office property, constructed 1935; building size is 96,000 sf, lot size is 10,825 sf; last acquired for \$13,000,000 in Aug. 2011

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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BUYER: TPRF 99/101 Boston Office Portfolio LLC, c/o TIAA CREF

SELLER: 101 Summer Owner LLC, c/o Synergy Investments

PRICE/ADD: \$29,000,000; 101-105 Summer St., Boston

NOTES: Mixed-use property, constructed 1873; building size is 58,675 sf, lot size is 3,700 sf; last sold for \$11,500,000 in May 2011

MTG: \$10,022,000 from **TD Bank**

ADD: 331 Great Rd., Bedford, 720 Boston Rd., Billerica; 504 Quincy Ave., Braintree; 402 Main St., Marlborough; and 369 Main St., Reading

BWR: Jabe Partners LLC, managed by Robert Baskind

MTG: \$5,900,000 from **JPMorgan Chase Bank**

ADD: 7 Bartlett Pl. and 100 Salem St., Boston

BWR: Salem/Bartlett LLC, managed by Andrew B. Constantine

MTG: \$4,000,000 from **JPMorgan Chase Bank**

ADD: 15, 17, 19 and 421-423 Hanover St., Boston

BWR: ACS Hanover LLC, managed by Andrew B. Constantine

MTG: \$440,000 and \$1,800,000 from **Bank-Gloucester**

ADD: 376 Washington St., Malden; and 24 Vernon St., Wakefield

BWR: Raymond S. Falite and Ronald J. Falite

MTG: \$1,653,000 from **Everett Cooperative Bank**

ADD: 77 Fremont Ave., Everett

BWR: Carlo DeMaria, Jr and Stacy DeMaria

MTG: \$1,653,000 from **Everett Cooperative Bank**

ADD: 121 Belmont St., Everett

BWR: Carlo DeMaria Jr. and Stacy DeMaria

MTG: \$1,400,000 from **United Bank**

ADD: 21 Millbrook St., aka 87 Gold Star Blvd., Worcester

BWR: 87 Gold Star Boulevard LLC, managed by John T. Medeiros

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

ADD: 28 Wolcott St., Everett; and 72 Bonair st. and 32 Raddcliffe Rd., Somerville

BWR: Leitrim Group LLC, managed by Matthew Philbin

BUYER: MNBC LLC, managed by Nirav Sheth

SELLER: Monaco-Western Mass Properties Inc., managed by David Monaco

PRICE/ADD: \$1,225,000; 62-64 Avon Pl., 144 Spring St. and 83 Winter St., Springfield

MTG: \$1,560,000 from Florence Bank

NOTES: Multifamily properties; 62-64 Avon Pl. building size is 19,675 sf, lot size is 5,675 sf; 13 units; last sold for \$275,000 in Feb. 2007 144 Spring St. building size is 13,925 sf, lot size is 5,750 sf; 16 units; last sold for \$345,000 in April 2008; 83 Winter St. building size is 11,000 sf, lot size is 10,900 sf; 16 units; seller acquired properties separately on different dates



PHOTO: DEREK SZABO

DEC 2nd

MTG: \$37,000,000 from **Customers Bank**

ADD: 2001 Washington St., Braintree

BWR: 2001 Washington Street LLC, managed by Demetrios Dasco and Steven Goodman

BUYER: 25 Webster Ave LLC, managed by Bruce A.

Perceland, president; Christopher V. Bilotti, treasurer

SELLER: Danvers Land Associates, c/o Catawa Inc.,

mgd. by Thomas H. Dupree, president and treasurer

PRICE/ADD: \$12,100,000; 21-23 and 25-27 Webster Ave., Somerville

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

NOTES: Multifamily property, constructed 1988; building size is 30,525 sf, lot size is 16,125 sf; 30 units; seller acquired property for \$2,100,000 in July 1993

MTG: \$11,500,000 from **Eastern Bank**

ADD: 581 Boylston St., Boston

BWR: Abraham-Copley Square LP, managed by Nicholas P. Abraham, president and treasurer

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

ADD: 21-23 and 25-27 Webster Ave., Somerville

BWR: 25 Webster Ave LLC, managed by Bruce A. Perceland, president; Christopher V. Bilotti, treasurer

MTG: \$6,800,000 from **East Boston Savings Bank**

ADD: 2 Dorchester St. and 510 and 516-524 East Second St., South Boston

BWR: Frederick Gordon, trustee of 510 City Development Realty TR

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

ADD: 825 Providence Hwy., Norwood

BWR: Madden Realty Associates LLC, managed by John P. Madden Jr.

MTG: \$5,000,000 from **People's United Bank**

ADD: 385 and 387 Winter St., Waltham

BWR: Keith M. Gilbert, trustee of The Winter Street TR

BUYER: Rafla Properties LLC, managed by Mark Rosen and S&D Properties, managed by Akram Rafla and Marta Rafla

SELLER: Robert G. Pettit

PRICE/ADD: \$3,750,000; 426 Marlborough St., Boston

MTG: \$2,000,000 from **TD Bank**

NOTES: Multifamily property, constructed 1900; building size is 3,000 sf, lot size is 1,950 sf; four- to six units; seller's ownership in property dates to Oct. 1972

MTG: \$3,100,000 from **Cambridge Savings Bank**

ADD: 12-18 Winter st., Boston

BWR: Crossing Cow LLC, managed by Fredric Margolis

MTG: \$2,096,964 from **National Bank of Arizona**

ADD: 45 Clara Barton Rd., Oxford

BWR: BWC Fivemile River LLC, c/o BlueWave Capital, mgd. by John Devillars, Eric Graser-Lopez and Trevor Hardy

MTG: \$2,020,000 from **Wells Fargo Bank**

ADD: 143 Nahatan St., Norwood

BWR: NY MA Leasehold SPE LLC

MTG: \$1,625,000 from **Webster Bank**

ADD: 784 Tremont St., Suite A., Boston

BWR: 784 Tremont Street LLC, mgd. by Brent Berc, Charles Patrick Haydon and Vacheh William Avanesian,

BUYER: Community Day Care Center of Lawrence Inc.

SELLER: Sharyn Boyd Klaiman and Gayle Boyd Sommer, trustees of Crescent Hill Farm Realty TR

PRICE/ADD: \$1,500,000; 663 Andover St. and 3 and 17 Ballard Rd., Lawrence

NOTES: Mixed-use properties; 663 Andover St. first building a multifamily property, constructed 1890; building size is 2,800 sf, lot size is 6.7 acres; three units; second building a single-family Cape, constructed 1820; house size is 1,700 sf; two bedrooms and one bath; third building a service shop, constructed 1960; building size is 875 sf

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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MTG: \$1,196,000 from **MutualOne Bank**

ADD: 52B Nixon Rd. and 52C Nixon Rd., Framingham

BWR: Healthcare Resource Group Inc., managed by Vincent J. Gately, president and treasurer

BUYER: Teresa Doyle and Itai Lourie

SELLER: Robert J. Hooker, Jacquelyn Mara and Mary Jane Toolan

PRICE/ADD: \$1,185,000; 39 Robeson St., Jamaica Plain

NOTES: Multifamily property, const. 1910; building size is 3,325 sf, lot size is 5,025 sf; four- to six units; sellers' family ownership in property dates to March 1952

MTG: \$1,168,000 from **East Boston Savings Bank**

ADD: 373 Crescent Ave., Chelsea

BWR: Crescent 373 Investment LLC, mgd. by Rick Costa

BUYER: Nantucket Community Sailing Inc., mgd. by

Martin McKerrow, president; John Schwanbeck, treasurer

SELLER: Christopher F.L. Ryder

PRICE/ADD: \$1,125,000; 12 West Creek Rd., Nantucket

MTG: \$844,000 from **Cape Cod Five Cents SB**

NOTES: Land parcel; lot size is 11,575 sf; seller's

family ownership in property dates to May 1954

MTG: \$1,054,200 from **Celtic Bank**

ADD: 2 Northville Ave., East Bridgewater

BWR: Olga Lidenko and Oleksandr Lidenko

MTG: \$1,054,200 from **Celtic Bank**

ADD: 753 Bedford St., Whitman

BWR: Ampol South Shore Enterprises LLC, managed by Olga Lidenko and Oleksandr Lidenko

BUYER: Michael A. Gorenberg

SELLER: R&B Investments LLC, mgd. by Thomas Broderick, Jr.

PRICE/ADD: \$1,010,000; 488 Dorchester Ave., U-4K,

Boston

NOTES: New unit in commercial condominium; unit size is 1,875 sf

MTG: \$1,000,000 from **Farm Credit East**

ADD: 226 Main St., Plymouth

BWR: John D. Mathias

DEC 1st

MTG: \$61,450,000 from **TD Bank**

ADD: 165 Cambridge Park Dr., Cambridge

BWR: Cambridgepark Drive LLC, mgd. by David Perry

BUYER: Smith Senior Residences LLC, managed by Lower Roxbury Community Corp.

SELLER: Smith House II LP, managed by Madison Park Development Corp.

PRICE/ADD: \$25,300,000; 757 Shawmut Ave., Boston

MTG: \$13,410,000 from **Massachusetts Housing Finance Agency**

NOTES: Senior housing property, constructed 1940, renovated 1986' building size is 12,425 sf, lot size is 4,700 sf; last sold for \$682,087 in Dec. 1995



PHOTO: DEREK SZABO

MTG: \$24,536,250 from **Spencer Savings Bank**

ADD: 8 Uxbridge Rd., Mendon

BWR: Leahpatrick LLC, managed by Kevin P Meehan

MTG: \$24,536,250 from **Spencer Savings Bank**

ADD: 32 Hastings St., and 10, 12, 14, 16 and 20

Uxbridge Rd., Mendon

BWR: Country Plaza LLC, Jacksean LLC, Majestic Realty LLC and Regal Realty Associates, mgd. by Kevin Meehan

BUYER: Algonquin Gas Transmission LLC, c/o Spectra Algonquin Holdings LLC, Houston TX

SELLER: Calpine Fore River Energy Center LLC, c/o Calpine Corp., Houston TX

PRICE/ADD: \$13,000,000; 6 and 50 Bridge St., Weymouth

NOTES: Industrial property; portion of property seller acquired in Nov. 2014

MTG: \$6,500,000 from **Enterprise Bank & Trust Co.**

ADD: 337, 345 and 380 Central St., Leominster

BWR: Leominster Arenhall LLC, managed by Howard J. Hall and Jonathan P. Hall

MTG: \$6,500,000 from **Avidia Bank**

ADD: 126, 128 and 130 Forest St., Haverhill

BWR: Quintin Tigs, trustee of Mercury Terrace Realty TR

MTG: \$6,500,000 from **Northway Bank**

ADD: 183 Main St., Rockport

BWR: Local Yokel LLC, managed by Peter P. Anastos

BUYER: 842 South Franklin Street Developers Corp., managed by Raya Kofman, president and treasurer

SELLER: TRT Holbrook LLC

PRICE/ADD: \$6,200,000; 842 South Franklin St., Holbrook

MTG: \$4,070,000 from **Citigroup Global Markets Realty Corp.**

NOTES: Department Store

MTG: \$5,355,000 from **Patriot Community Bank**

ADD: 151 High St., Newburyport

BWR: Kelley School LLC, managed by Amos Eisenberg and Michael Moskowitz

BUYER: Dainius Kuper and Steven F. Venincasa

SELLER: James A. Frangoulidis and Chris Kotsiopoulos

PRICE/ADD: \$4,900,000; 58A, 59A, 60A, 61A, 62A, and 63A Rockwood Ln., Needham

MTG: \$2,340,000 from Norwood Cooperative Bank

BUYER: Leo J. Meehan III and Sara G. Meehan

SELLER: The Congregation of the Sisters of Saint Joseph of Boston Inc.

PRICE/ADD: \$4,500,000; 339 Jerusalem Rd., Cohasset

MTG: \$3,600,000 from Citizens Bank

NOTES: Religious Property

BUYER: 3 IW LLC, c/o Goodwin Partners, managed by Paul Richardson

SELLER: Jelle LLC, managed by John G. Vreeland

PRICE/ADD: \$4,108,500; 3-11 Industrial Way, aka

15 Industrial Way, Wilmington

MTG: \$4,374,700 from Reading Cooperative Bank

NOTES: Industrial property, constructed 1971; building size is 54,750 sf, lot size is 4.2 acres; last sold for \$2,250,000 in June 1997

BUYER: NASR Properties LLC, managed by Assaad Nasr

SELLER: RMC Film Capital LLC, mgd. by Ryan Connolly

PRICE/ADD: \$2,750,000; 43 L St., Units 1, 2, 3 and

PH, Boston

MTG: \$2,000,000 from **Milford National Bank**

NOTES: New units in low-rise condo; each unit size is 1,100 sf; each unit has two bedrooms and two baths; property last sold pre-conversion for \$825,000 in Jan. 2015

MTG: \$2,200,000 from **Savers Cooperative Bank**

ADD: 101 and 102 Randolph Rd., Worcester

BWR: HSM Investment LLC and KMRN Investment LLC, managed by Ben Herlinger and Micha Shalev

MTG: \$2,100,000 from **TD Bank**

ADD: 459 South St., Fitchburg

BWR: 459 South Street LLC, managed by James N. Sullivan, treasurer

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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MTG: \$1,598,000 from United Community Bank
ADD: 33 Low St., U-A, Newburyport
BWR: Seymour Realty LLC, managed by Chad McDonald

BUYER: 7 Burroughs Street LLC, mgd. by Christopher Butts
SELLER: Anthony Gonsalves and Manuel Gonsalves Jr.
PRICE/ADD: \$1,395,000; 7 Burroughs St., aka 1-5 Burroughs St., Jamaica Plain

MTG: \$2,178,750 from **East Cambridge SB**
NOTES: Industrial property, constructed 1920; building size is 1,550 sf, lot size is 4,850 sf; sellers' family ownership in property dates to July 1970

MTG: \$1,310,000 from **Melrose Cooperative Bank**
ADD: 124 Grove St., 18 Holbrook Ct., 35-37 Hurd St. and 85 West Wyoming Ave., Melrose
BWR: Melrose Affordable Housing Corp.

BUYER: 298 Marginal Street LLC, managed by Kathryn E. Gledhill-Earls
SELLER: David J. Chiaradonna
PRICE/ADD: \$1,225,000; 296-298 Marginal St., East Boston

MTG: \$980,000 from **The Cooperative Bank**
NOTES: Parking garage, const. 1920; bldg. size is 3,025 sf, lot size is 6,375 sf; last sold for \$24,000 in April 1995

BUYER: 16 Hancock Street LLC, mgd. by Michael Boyce
SELLER: 16 Hancock LLC, mgd. by Douglas George
PRICE/ADD: \$1,200,000; 16 Hancock St., Dorchester
MTG: \$900,000 from **Digital Federal Credit Union**
NOTES: Retail property, constructed 1920, renovated 2008; building size is 2,700 sf, lot size is 12,675 sf; last sold for \$525,000 in Dec. 2007

NOV 30th

MTG: \$42,409,300 from **Red Mortgage Capital**
ADD: 30 Wallingford Rd., Brighton
BWR: JCHE ULIN Limited Partnership, managed by Harold Tubman, president

MTG: \$10,000,000 from **JPMorgan Chase Bank**
ADD: 289 Highland Ave., Somerville
BWR: 289 Highland Ave Realty Inc., managed by Philip J. Privitera, president

MTG: \$8,400,000 from **People's United Bank**
ADD: 1650 Commonwealth Ave., 6 Egremont Rd., and 20, 26, 30 and 40 Mount Hood Rd., Brighton
BWR: GMG Brighton TIC LLC and LNK Brighton TIC LLC, managed by Glenn M. Gistis

BUYER: BIV – 65 Shawmut LLC, managed by Lawrence Settanni
SELLER: Martin Shawmut Properties LLC, managed by Gregory Martin
PRICE/ADD: \$6,160,000; 65 Shawmut Rd., Canton
NOTES: Industrial property, constructed 1984; building size is 7,300 sf, lot size is 4.1 acres; last sold for \$4,713,760 in Feb. 2011



PHOTO: DEREK SZABO

BUYER: K Milk Street LLC, mgd. by Frederick Kaplan
SELLER: Eastport Mill LLC, mgd. by Michael Price
PRICE/ADD: \$5,050,000; 69 & 69A Milk St., Westborough
MTG: \$4,040,000 from **Digital Federal Credit Union**
NOTES: Office property and land parcel; 69 Milk St. constructed 1902; building size is 41,300 sf, lot size is two acres; 69A Milk St. a land parcel; lot size is 12,300 ad; last sold for \$5,200,000 in June 2006

MTG: \$3,942,944 from **Enterprise Bank & Trust Co.**
ADD: 24 and 30 Jytek Dr., Leominster
BWR: 30 Jytek Drive LLC, managed by Marco Barbier and Hector Echaniz

MTG: \$2,800,000 from **Westfield Bank**
ADD: 94 North Elm St., Westfield
BWR: North Elm LLC, mgd. by Ronald Schortmann Jr.

BUYER: Paco Properties LLC, c/o Neighborhood of Affordable Housing, 143 Border St., East Boston
SELLER: Domenic R. Faro and Joan M. Faro
PRICE/ADD: \$815,000; 72 Gladstone St., East Boston
MTG: \$2,500,000 from **Community Housing Capital**
NOTES: Three-family property, constructed 1910; building size is 3,825 sf, lot size is 6,525 sf; seller's family ownership in property dates to Nov. 1964

MTG: \$2,000,000 from **Martha's Vineyard SB**
ADD: 29 Railroad Ave. and 28 Water St., Falmouth
BWR: Luscombe Avenue LLC, mgd. by Elizabeth Simonds Colt

MTG: \$1,400,000 from **Hingham Institution for Savings**
ADD: 54 Newton St., Units 1 to 5, Somerville
BWR: Karen Arena and Robert Arena

MTG: \$1,000,000 & \$2,500,000 from **East Boston SB**
ADD: 416 Warren St., Boston
BWR: 416 Warren Street LP, mgd. by Nancy Gargano

BUYER: Luscombe Avenue LLC, mgd. by Elizabeth Simonds Colt
SELLER: Andrew H. Mattox and Sandra J. Parmelee, trustee of WHMI Realty TR
PRICE/ADD: \$1,225,000; 527 Woods Hole Rd., Woods Hole

MTG: \$2,000,000 from **Martha's Vineyard SB**
NOTES: Motel property, constructed 1959; building size is 7,550 sf, lot size is 28,225 sf; 18 rooms; last sold for \$1,100,000 in May 2003

MTG: \$1,200,000 from **Clinton Savings Bank**
ADD: 74-82 Beaver St., Worcester
BWR: Beaver Street LP, managed by Nino Micozzi, president and treasurer

BUYER: V&D Associates LLC, managed by David Romeiro and Victor Romeiro
SELLER: Libania Brazao and Manuel Brazao, trustees of Terceira Realty TR

PRICE/ADD: \$1,000,000; 247 and 255 Washington St., Stoughton

MTG: \$750,000 from **Randolph Savings Bank**
NOTES: Mixed-use properties; 247 Washington St. constructed 1986; building size is 12,250 sf, lot size is 30,500 sf; last sold for \$25,000 in May 1980; 255 Washington St. a single-family Ranch, constructed 1949; house size is 1,375 sf, lot size is 21,350 sf; three bedrooms and 1.5 baths; last sold for \$45,000 in Dec. 1982

NOV 29th

BUYER: CRP/King Hayden Owner LLC, c/o Carlyle Properties & King Street Properties, mgd. by Thomas Ragno
SELLER: Merck Sharp & Dohme Corp., managed by Mark E. McDonough, treasurer

PRICE/ADD: \$167,000,000; 45, 55 and 65 Hayden Ave., Lexington

MTG: \$150,400,000 from **Breds III Mortgage Corp**
NOTES: Mixed-use properties; 45-55 Hayden Ave. office properties; first building constructed 1973, second building constructed 1998; buildings total 195,500 sf, lot size is 25 acres; last sold for \$53,000,000 in July 2011; 65 Hayden Ave. a lab/office property, constructed 1973; building size is 198,000 sf; last sold for \$34,000,000 in Sept. 2000

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Commercial Deals

MILLION DOLLAR MORTGAGES/SALES NOVEMBER 28 - DECEMBER 30, 2016

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MTG: \$72,811,000 from **BNY Mellon**

ADD: 96 Forest St., Peabody

BWR: Fairview Extended Care Services Inc., managed by William C. Jones Jr., president and treasurer

MTG: \$34,500,000 from **Nationwide Life Insurance Co.**

ADD: 211 and 321 Alewifebrook Pkw., and 555 Concord Ave., Cambridge

BWR: Linear Retail Cambridge #1 LLC, managed by William J. Beckeman

MTG: \$13,050,000 from **Credit Suisse AG**

ADD: 33 Kilmarnock St., Boston

BWR: Star Markets Co., Inc., managed by Susan D. Morris, president; Gary R. Morton, treasurer

MTG: \$12,800,000 from **East Boston SB**

ADD: 15 Commonwealth Ave., Woburn

BWR: Get Your Dragon On LLC, mgd. by Vincent O'Neill

BUYER: SunTrust Equity Funding LLC, Atlanta GA

SELLER: Genesis KC Development LLC,

c/o DaVita Inc., Denver CO

PRICE/ADD: \$10,260,000; 322 Washington St., Brookline

NOTES: Medical office property, constructed 1925; building size is 15,525 sf, lot size is 17,175 sf; last sold for \$40,000 in Jan. 1969

MTG: \$7,420,000 from **People's United Bank**

ADD: 230 Walnut St. and 1-6 Walnut Ter., Newton

BWR: Walnut Terrace LLC, c/o Mount Vernon Co., managed by Bruce A. Percelay

MTG: \$7,000,000 from **Brookline Bank**

ADD: 15-17 Langdon St., Cambridge

BWR: CM-WS Corp, trustee of 16 John Street Realty TR

MTG: \$2,788,500 from **Mechanics Cooperative Bank**

ADD: 5R Trenton St., Boston

BWR: Abigail Properties, managed by Alan Sharaf, Fred Starikov and Stephen Whalen

MTG: \$2,200,000 from **Digital Federal Credit Union**

ADD: 9 Main St., Sutton

BWR: Manchaug Mills Inc., managed by Mark W. Dunleavy, president and treasurer

MTG: \$1,369,000 from **Pilgrim Bank**

ADD: 14 and 16 Geneva St., East Boston

BWR: Geneva Street Development LLC, mgd. by Adam Burns

MTG: \$1,350,000 from **Everett Bank**

ADD: 12 Studley Rd., Hingham

BWR: 12 Studley Road LLC, managed by Gerard Rankin

MTG: \$1,000,000 from **Middlesex Savings Bank**

ADD: 18 Sharon Ave., Norfolk

BWR: A&A Socci LLC, managed by Michael A. Socci

NOV 28th

MTG: \$28,200,000 from **Northern Bank & Trust Co.**

ADD: 99 Chelmsford Rd., North Billerica

BWR: Brick Kiln Plaza Limited Liability Co., managed by Neal S. Shalom

BUYER: PDJM Land Trust, trustee of 417-419 Hanover Street Realty TR, managed by Filippo E. Frattaroli

SELLER: NE 417 LLC, c/o managed by Bruce A. Percelay, president; Christopher V. Bilotti, treasurer

PRICE/ADD: \$5,030,000; 417-419 Hanover St., Boston

MTG: \$2,475,000 & \$17,525,000 from **East Boston SB**

NOTES: Mixed-use property, constructed 1899, renovated 2015; building size is 6,175 sf, lot size is 1,650 sf; last sold for \$3,985,000 in Nov. 2014

BUYER: Woburn 576 Main LLC, managed by Carmen Gizzi and Marc A. Gizzi

SELLER: Raymond J. Ciccolo and Theodore O. Johnson, trustees of the Vista Realty TR

PRICE/ADD: \$7,950,000; 1 and 3 Kilby St., aka 576 Main St. and 5 and 7 Kilby St., Woburn

MTG: \$7,138,000 from **Winchester Cooperative Bank**

NOTES: Multifamily properties; 1 and 3 Kilby St., aka 576 Main St., constructed 1972; building size is 9,725 sf, lot size is 20,500 sf; 13 units; 5 Kilby St. building size is 8,850 sf, lot size is 11,300 sf; 7 Kilby St. building size is 23,400 sf, lot size is 4,700 sf; sellers acquired properties at different times between Dec. 1959 and Sept. 1986

BUYER: 29 Andover Rte 114 Realty LLC, managed by Brian D. Kelly

SELLER: Lorraine A. Sousa and Lisa M. Toomey, trustees of the Lorraine A. Sousa Family Revocable TR

PRICE/ADD: \$6,500,000; 29 Andover St., Danvers

NOTES: Retail property, constructed 1965; building size is 32,800 sf, lot size is 5.2 acres; sellers' family ownership in property dates to Oct. 1969

BUYER: Anthony J. Gambale

SELLER: 155 Salem Street LLC, c/o Mount Vernon Co., mgd. by Bruce Percelay, pres.; Christopher V. Bilotti, treas.

PRICE/ADD: \$6,000,000; 155 Salem St., Boston

MTG: \$1,490,000 from **Eastern Bank**

NOTES: Multifamily property, constructed 1899, renovated 1988; building size is 6,625 sf, lot size is 1,600 sf; seven-plus units; last sold for \$3,500,000 in Jan. 2015

MTG: \$2,449,000 from **Bank Rhode Island**

ADD: 570 Worcester Rd., Framinghama

BWR: 570 Worcester Road LLC, managed by Stephen R. Lewinstein

Northfield Salem Deal

CONTINUED FROM PAGE 4

Peabody endeavor, Northfield did manage to engage the same loan officer as Shawn Cummings had since the prior sale moved over from RCB to Middlesex Savings. "Shawn does an amazing job," DApice says while declining to discuss details of the mortgage that is listed at the Essex South Registry of Deeds.

The as-is capitalization rate on The Dzierzek Portfolio was 6.02 percent and 6.08 percent on the split sales structure, with the allure for a value-add investor seen as a combination of critical mass in a well-regarded market and enticing upside promised through renovations to take advantage of a big delta between market and in-place rents, some of which in the assets are described as "ridiculously low" to the tune of mid \$400's per month for a one-bedroom

unit. The Salem apartments are split between 36 one-bedrooms and 30 two-bedroom formats.

DApice praises his client and the buyers for their role in making the closing uneventful. "It's a nice start to the year," he says after winding up 2016 having recorded another seven-figure trade barely a month earlier when Goldberg Properties Management Inc. paid \$3.3 million for two commercial buildings in Lexington, that agreement which was backed by



176 and 182 Lafayette St., Salem MA

\$2.6 million from the Institution for Savings in Newburyport and Its Vicinity having been featured in the November 21st Real Reporter. It involves Marrett Square. ■

Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

AUG 5TH

MTG: \$6,562,000 from **First Republic Bank**
ADD: 7 and 11 Norton's Point Rd., Manchester-by-the-Sea
BWR: Williamv Meaney, trustee of The Verbler Realty TR

MTG: \$4,000,000 from **First Republic Bank**
ADD: 62 Buckminster Rd., Brookline
BWR: Giuseppe Arcari

BUYER: Steven Bowen, trustee of the 72686 Realty TR
SELLER: John H. Emmons, Jr., Personal Representative of The Estate of Elizabeth Safe-Richards
PRICE/ADD: \$2,800,726; 48 Russell Rd., Duxbury
NOTES: Single-family Ranch, constructed 1995; house size is 2,350 sf, lot size is 39,200 sf; three bedrooms and three baths; last sold for \$2,250,000 in July 2012

BUYER: Paul Rogers
SELLER: Jeffrey S. Blecher and Jennifer E. Blecher
PRICE/ADD: \$2,775,000; 45 Westgate Rd., Wellesley
MTG: \$2,081,250 from **Wells Fargo Bank**
NOTES: Single-family Colonial, constructed 2010; house size is 5,375 sf, lot size is 20,550 sf; five bedrooms and 4.5 baths; last sold for \$2,400,000 in April 2011

BUYER: Erinn King and Fadi Massabni
SELLER: Ellen Jean O'Flaherty & Thomas Henry O'Flaherty
PRICE/ADD: \$2,342,500; 505 Tremont St., U-708, Boston
MTG: \$234,250 and \$1,639,759 from **Boston Private Bank & Trust Co.**
NOTES: Unit in mid-rise condominium; unit size is 1,675 sf; two bedrooms and 2.5 baths; unit last sold for \$1,272,000 in Aug. 2004; Declaration of Homestead

BUYER: Alisa Kantar Berg and Elijah Berg
SELLER: Roger S. Lowenstein and Judith Slovin
PRICE/ADD: \$2,287,500; 8 Park Ave., Newton
NOTES: Single-family Cape, constructed 1950; house size is 3,875 sf, lot size is 16,625 sf; four bedrooms and 4.5-baths; last sold for \$1,900,000 in March 2005

BUYER: Albert L. Park and Mijin Park
SELLER: Alpha Developers LLC, mgd. by Mark Franklin
PRICE/ADD: \$2,150,000; 125 Grant St., Lexington
MTG: \$500,000 from **Quicken Loans**
NOTES: Single-family Colonial, constructed 2016; house size is 7,675 sf, lot size is 21,350 sf; seven bedrooms and 6.5 baths; last sold for \$800,000 in June 2015

BUYER: The George P. and Polxeni T. Haseotes Philia Family Charitable Foundation
SELLER: Stephen P. Kelliher
PRICE/ADD: \$2,150,000; 220 Boylston St., U-1102, Boston
NOTES: Unit in high-rise condominium; unit size is 1,250 sf; two bedrooms and two baths; unit last sold for \$1,650,000 in June 2014

BUYER: Deborah London Ashman and Eric Ashman
SELLER: Bethany R. Block and Raphael Gottesman
PRICE/ADD: \$2,050,000; 22 Linnaean St., Cambridge
MTG: \$850,000 from **Mortgage Network**



Aided by a pair of lenders, Benjamin P. Bassi and Rebecca Coburn have acquired 50 Tyng St. in Newburyport for \$1,240,000 from Daryl G. Colden and Kristin B. Tallman, stewards of the 14-year-old Georgian Colonial since paying \$1,325,000 in March 2005. Fifty Tyng St. has 3,800 sf of space with three bedrooms and 4.5 baths tucked onto an 8,475-sf lot. TCF National Bank loaned the buyers \$250,000 and Guaranteed Rate more than doubled that with \$523,000 in financing.

NOTES: Three-family Victorian, constructed 1890; building size is 2,925 sf, lot size is 4,250 sf; building last sold for \$340,000 in April 1991; Declaration of Homestead

MTG: \$2,000,000 from **The Village Bank**
ADD: 10 Young Rd., Weston
BWR: Matthew L. Cohen and Yael Rosen

BUYER: Kristin A. Collins and Robert C. Knapp, trustee of 46 Gosnold LLC
SELLER: Woods Hole LLC, mgd. by Carol Diffendaffer
PRICE/ADD: \$2,000,000; 46 Gosnold Rd., Falmouth
NOTES: Single-Family Colonial, constructed 1930; house size is 2,125 sf, lot size is 10,450 sf; four bedrooms and three baths; seller's family ownership in property dates to Jan. 1940

BUYER: Giuseppe A. Arcari
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,970,000; 1 Franklin St., U-3201, Boston
MTG: \$1,379,000 from **First Republic Bank**
NOTES: New unit in high-rise condominium; unit size is 1,425 sf; two bedrooms and 2.5 baths

BUYER: Yanyun Xie and Guobiao Wang
SELLER: Carol L. Caporizzo and William Caporizzo
PRICE/ADD: \$1,900,000; 45 Bogle St., Weston
MTG: \$1,400,000 from **Washington Trust Mortgage**
NOTES: Single-family property, constructed 1998; house size is 4,750 sf, lot size is one acre; four bedrooms and 4.5 baths; last sold for \$410,000 in Nov. 1997; Declaration of Homestead

BUYER: Jinchao Yin
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,800,000; 1 Franklin St., U-2410, Boston
NOTES: New unit in high-rise condominium; unit size is 1,275 sf; two bedrooms and two baths

BUYER: Stephen M. Migausky
SELLER: 24 Old Farm Road LLC
PRICE/ADD: \$1,725,000; 24 Old Farm Rd., Dover
MTG: \$600,000 from **AnnMarie Migausky and George V. Migausky**
NOTES: Single-family Colonial, constructed 2016; house size is 6,800 sf, lot size is one acre; four bedrooms and 5.5 baths; last sold for \$686,800 in June 2015; Declaration of Homestead

BUYER: Ping Chen and Qing Lu
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,725,000; 1 Franklin St., U-2507, Boston
MTG: \$1,207,500 from **Bank of America**
NOTES: New unit in low-rise condominium; unit size is 1,350 sf; two bedrooms and 2.5 baths

MTG: \$1,700,000 from **Boston Private B&T Co.**
ADD: 20 Farm St., Dover
BWR: Dorothy L. Boylan

BUYER: Kirtland G. Poss and Paula Clairmont Poss
SELLER: Elizabeth Erin de Mol van Otterloo and Sander J. de Mol van Otterloo
PRICE/ADD: \$1,700,000; 10 Blanchard St., Marblehead
MTG: \$1,300,000 from **First Niagara Bank**

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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NOTES: Single-family Contemporary, constructed 1952; house size is 3,075 sf, lot size is 22,425 sf; three bedrooms and two baths; last sold for \$1,350,000 in July 2005; Declaration of Homestead

BUYER: Jennifer L. Stello and Robert Stello
SELLER: Bradford L. Currier, Cheryl E. Currier, Nancy R. Currier and Joan E. Page

PRICE/ADD: \$1,690,000; 22 Cliff Rd., Truro
MTG: \$1,200,000 from **Cape Cod Five Cents SB**
NOTES: Single-family property, constructed 1914; house size is 1,725 sf, lot size is 20,025 sf; five bedrooms and 2.5 baths; sellers' family ownership in property dates to Oct. 1960

BUYER: Brian T. O'Halloran and Jean J. O'Halloran
SELLER: Judy A. DePaolis-Feingold and Lisa DePaolis-Feingold

PRICE/ADD: \$1,650,000; 177 Coolidge St., Brookline
MTG: \$1,320,000 from **Leader Bank**
NOTES: Single-family Colonial, constructed 1910; house size is 2,500 sf; six bedrooms and 3.5 baths; last sold for \$1,325,000 in July 2007; Declaration of Homestead

BUYER: Kristy R. Acosta
SELLER: Peter Webster and Victoria Webster aka Virginia Webster

PRICE/ADD: \$1,525,000; 2 Prospect St., Nantucket
MTG: \$76,097 and \$1,220,000 from **TD Bank**
NOTES: Pair of Single-family properties, first house const. 1840; house size is 2,050 sf, lot size is 6,100 sf; three bedrooms and one bath; second house const. 1985; house size is 4,75 sf; one bedroom and one bath; last sold for \$985,000 in Dec. 2003; Declaration of Homestead

MTG: \$1,500,000 from **JPMorgan Chase Bank**
ADD: 160 Tonset Rd., Orleans
BWR: Cove Partners LLC, mgd. by Timothy Geithner

BUYER: Adam McGowan
SELLER: Corcoran Construction Corp., managed by Thomas M. Corcoran, president and treasurer
PRICE/ADD: \$1,447,500; 141 Gun Hill St., Milton
MTG: \$840,000 from **Leader Bank**
NOTES: Single-family Contemporary, constructed 2014; house size is 4,250 sf, lot size is; 40,000 sf; five bedrooms and 3.5 baths; property last sold for \$1,100,000 in Dec. 2012; Declaration of Homestead

BUYER: Lin Xu
SELLER: Robert D. Roy
PRICE/ADD: \$1,385,000; 315 Goddard Ave., U-315, Brookline
MTG: \$831,000 from **Wellesley Bank**

NOTES: Unit in low-rise condo; unit size is 3,200 sf; four bdms. & 3.5 baths; unit last sold for \$762,500 in May 1988

BUYER: Sachin Mangalore Pai and Karin Roesch
SELLER: Saul J. Weiner and Sheila L. Weiner
PRICE/ADD: \$1,375,000; 75-83 Cambridge Pkwy, U-W703, Cambridge



Using JPMorgan Chase Bank funding of \$1,211,000, Hamza Benamar and Sofia Ghannam have acquired 92 Bartons Way in Concord for \$1,730,000 from Nancy R. St. Jean and Richard A. St. Jean Jr. The imposing 5,100-sf, four-bedroom Colonial set on 1.8 acres was completed in 1998. Its prior sale occurred in July 2005 when the St. Jeans paid \$1,900,000.

MTG: \$1,100,000 from **Wells Fargo Bank**
NOTES: Unit in mid-rise condo; unit size is 1,600 sf; two bedrooms and two baths; unit last sold for \$794,000 in March 2002; Declaration of Homestead

MTG: \$1,304,000 from **The Bank of Canton**
ADD: 53 Fresh Pond Ln., Cambridge
BWR: Kadir Teoman Uysal and Mehtap Leyla Turanalp Uysal

BUYER: Dietrich W. Schultze and Liesl M. Schultze
SELLER: Barbara M. O'Brien and James P. O'Brien
PRICE/ADD: \$1,275,000; 94 Centre St., Dover
MTG: \$765,300 from **Mortgage Master**
NOTES: Single-family Colonial, const. 1987; house size is 5,550 sf, lot size is 3.1 acres; four bedrooms and five baths; last sold for \$1,124,350 in Dec. 2010

BUYER: Jehan Al-Qabandi and Salem Al-Qabandi
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,265,000; 1 Franklin St., U-1105, Boston
MTG: \$759,000 from **Washington Trust Mortgage Co.**
NOTES: New unit in high-rise condominium; unit size is 1,150 sf; two bedrooms and two baths

BUYER: Wei Liu and Wei Sun
SELLER: Chris Chou and Jessica Fan-Tong Mong
PRICE/ADD: \$1,250,000; 6 Canal Pk., U-705-II, Cambridge
NOTES: Unit in mid-rise condominium; unit size is 1,250 sf; two bedrooms and two baths; unit last sold for \$615,000 in Aug. 2010

BUYER: Benjamin P. Bassi and Rebecca Coburn
SELLER: Daryl G. Colden and Kristin B. Tallman
PRICE/ADD: \$1,240,000; 50 Tyng St., Newburyport

MTG: \$250,000 from **TCF National Bank** and \$523,000 from **Guaranteed Rate**
NOTES: Single-family Colonial, constructed 2002; house size is 3,800 sf, lot size is 8,475 sf; three bedrooms and 4.5 baths; last sold for \$1,325,000 in March 2005; Declaration of Homestead

BUYER: NPL Wellesley One LLC, mgd. by Barry Noone
SELLER: Michael Missouri and Wendy V. Missouri
PRICE/ADD: \$735,000; 9 Claffin Rd., Wellesley
MTG: \$255,000 from **First Boston Associates LLC** and \$1,200,000 from **First Boston Construction Holdings**
NOTES: Single-family Cape Cod, constructed 1934; house size is 1,350 sf, lot size is 9,650 sf; three bedrooms and 1.5 baths; last sold for \$731,000 in April 2015

BUYER: Kavitha Rao and Prakash R. Rao
SELLER: Amit K. Chatterjee and Pallabi Chatter
PRICE/ADD: \$1,195,000; 25 Canterbury Hill Rd., Acton
MTG: \$956,000 from **Wells Fargo Bank**
NOTES: Single-family Colonial, constructed 2006; house size is 4,725 sf, lot size is 26,125 sf; four bedrooms and 4.5 baths; last sold for \$1,053,979 in Jan. 2007; Declaration of Homestead

BUYER: Aaron R. Shimoff and Sarah T.R. Shimoff
SELLER: Jay A. Lupica and Carl Salzman
PRICE/ADD: \$1,170,000; 59 Garfield St., Watertown
MTG: \$350,000 from **Guaranteed Rate Inc.** and \$586,000 from **Paul M. Shimoff Revocable Trust**
NOTES: Single-family Victorian, constructed 1881; house size is 2,925 sf, lot size is 10,600 sf; five bedrooms and 2.5 baths; last sold for \$32,000 in Dec. 1969

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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MTG: \$1,157,000 from **People's United Bank**
ADD: 272 Charles River St., Needham
BWR: Mark S. Levine and Terri S. Levine

MTG: \$1,150,000 from **Cooperative Bank**
ADD: 2-19 Commercial St., Braintree
BWR: Viki Sarras, trustee of S & H Realty TR

BUYER: Yi Zheng and Mingwei Zhao
SELLER: Aline Awais and Jose M. Awais
PRICE/ADD: \$1,150,000; 1 Fox Run Rd., Dover
MTG: \$920,000 from **LoanDepot**
NOTES: Single-family Colonial, constructed 1974; house size is 4,950 sf, lot size is 2.1 acres; five bedrooms and four baths; last sold for \$1,010,000 in Jan. 2015; Declaration of Homestead

MTG: \$1,083,000 from **Marlborough Savings Bank**
ADD: 163-165, 167-171 and 175 Main St., Marlborough
BWR: Marlborough on Main Development LLC, managed by Kevin A. Brett and Todd Rotondi

BUYER: Christie A. Richards and Michael J. Richards
SELLER: Watson Farms Estate LLC, mgd. by Bryan Melanson
PRICE/ADD: \$1,031,675; 17 Watson Ln., Woburn
NOTES: Single-family Colonial, constructed 2016; house size is 3,400 sf, lot size is 25,700 sf; three bedrooms and four baths

BUYER: John R. Festa
SELLER: Seth David White
PRICE/ADD: \$1,206,150; 1 Franklin St., U-2106, Boston
MTG: \$844,305 from **First Republic Bank**
NOTES: New unit in high-rise condominium; unit size is 875 sf; one bedroom and 1.5 baths; unit last sold for \$1,005,000 in Aug. 2016; Declaration of Homestead

MTG: \$1,000,000 from **Silicon Valley Bank**
ADD: 9 Hunting St., Wellesley
BWR: Elizabeth Phelps and Richard A. Phelps, Jr.

MTG: \$1,000,000 from **BNY Mellon**
ADD: 6 Milford St., U-2, Boston
BWR: Ellen E. Miller

MTG: \$1,000,000 from **TD Bank**
ADD: 79 Harding Ln., Chatham
BWR: Derek W. Upson, trustee of The First Stop of the East Wind Realty TR

BUYER: Charles A. Gammal III and Tory E. Sheppard
SELLER: Michal Aleksander Karczmarek and Anne Lauren Rush
PRICE/ADD: \$1,000,100; 7 Nonantum St., U-7, Newton
MTG: \$1,000,000 from **UBS Bank**
NOTES: Unit in low-rise condominium; unit size is 2,825 sf; four bedrooms and four baths; unit last sold for \$715,000 in Aug. 2010; Declaration of Homestead

BUYER: Jin Jing and Yun Lu
SELLER: Susan L. Repetti, trustee of the Edwin L. Carter 2009 TR and of the Barbara R. Carter 2009 TR



Boston Private Bank & Trust Co. financing of \$1,874,009 has enabled Erinn King and Fadi Massabni to buy a luxury condominium at the Druker Co.'s landmark South End mid-rise Atelier 505, aka 505 Tremont St., where longtime owners Ellen Jean O'Flaherty and Thomas Henry O'Flaherty yielded \$2,342,500 selling Unit 708. That is nearly twice the \$1,272,000 spent by the couple on their two-bedroom, 2.5-bath residence in Aug. 2004.

PRICE/ADD: \$1,000,000; 870 High St., Dedham
MTG: \$800,000 from **Bank of America**
NOTES: Single-family Colonial, constructed 1905; house size is 3,450 sf, lot size is 33,100 sf; six bedrooms and 3.5 baths; seller's family acquired property for \$38,500 in Aug. 1962; Declaration of Homestead

AUG 4TH

BUYER: Christine MacTaggart and Ian MacTaggart
SELLER: Grey Woods LLC
PRICE/ADD: \$5,300,000; One Brooks Farm Rd., Nantucket
NOTES: Single-family Colonial, const. 2014; house size is 4,325 sf, lot size is 16,875 sf; five bdrms., two baths and two half-baths; last sold for \$1,225,000 in Nov. 2013

BUYER: Millennium Dream LLC
SELLER: Osoul Holding De I Inc., managed by Sulaiman A H A Al-Ameeri, president and treasurer
PRICE/ADD: \$3,350,000; 1 Franklin St., U-2803, Boston
NOTES: New unit in high-rise condominium; unit size is 1,750 sf; three bedrooms and three baths; unit last sold for \$2,720,000 in July 2016

BUYER: Robert B. Min
SELLER: Anne C. Geraghty
PRICE/ADD: \$2,500,000; 827 Centre St., Jamaica Plain
MTG: \$1,500,000 from **First Republic Bank**
NOTES: Three-family property, const. 1912; building size is 6,425 sf, lot size is 3,700 sf; building last sold for \$1,400,000 in April 2015; Declaration of Homestead

BUYER: Ludovica Mottura and Michele Zanini
SELLER: Andrea Paula Bleichmar
PRICE/ADD: \$2,387,500; 3 Clinton Rd., Brookline
MTG: \$1,910,000 from **Boston Private B&T Co.**
NOTES: Single-family Colonial, constructed 1912; house size is 3,750 sf, lot size is 15,250 sf; six bedrooms and 5.5 baths; last sold for \$1,780,000 in April 2007; Declaration of Homestead

MTG: \$2,380,000 from **Salem Five Mortgage Co.**
ADD: 10 Summer Ln., Belmont
BWR: Christina Ryung Lim, trustee of Edgewater Realty TR

BUYER: 2701 Millennium Towers LLC, managed by Khaled Almuraikhi
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,845,000; 1 Franklin St., U-2701, Boston
NOTES: New unit in high-rise condominium; unit size is 1,425 sf; two bedrooms and 2.5 baths

BUYER: Hamza Benamar and Sofia Ghannam
SELLER: Nancy R. St. Jean and Richard A. St. Jean Jr.
PRICE/ADD: \$1,730,000; 92 Barton's Way, Concord
MTG: \$1,211,000 from **JPMorgan Chase Bank**
NOTES: Single-family Colonial, const. 1998; house size is 5,100 sf, lot size is 1.8 acres; four bdrms. and 3.5 baths; last sold for \$1,900,000 in July 2005; Declaration of Homestead

BUYER: Jonathan Tran
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,695,000; 1 Franklin St., U-2312, Boston

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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MTG: \$1,017,500 from **Wells Fargo Bank**

NOTES: New unit in high-rise condominium; unit size is 1,300 sf; two bedrooms and two baths

BUYER: Surayyokhon Oripova

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$1,650,000; 1 Franklin St., U-2007, Boston

NOTES: New unit in high-rise condominium; unit size is 1,375 sf; two bedrooms and 2.5 baths

MTG: \$1,485,000 from **Needham Bank**

ADD: 81 Morgan Farm Rd., Westwood

BWR: Wall Street Development Corp., managed by Louis Petrozzi, president and treasurer

BUYER: Benjamin Patrick Grier and Tandis Taj

SELLER: Daniel D. Cerutti and Jeri L. Cerutti

PRICE/ADD: \$1,350,000; 36 Central St., Winchester

MTG: \$350,000 from **Winchester Savings Bank**

NOTES: Single-family Cape, constructed 1957; house size is 3,425 sf, lot size is 12,550 sf; four bedrooms and two baths; last sold for \$876,000 in April 2011; Declaration of Homestead

BUYER: S & D Boston Properties LLC, managed by Akram Rafla and Marta Rafla

SELLER: Kristen C. Gaughen and John P. Gonnella

PRICE/ADD: \$1,284,000; 12 Piedmont St., U-4, Boston

NOTES: Unit in low-rise condominium; unit size is 1,150 sf; three bedrooms and 2.5 baths; unit last sold for \$1,049,000 in Feb. 2014

BUYER: Anuradha Desai and Manoj C. Desai

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$1,275,000; 1 Franklin St., U-3909, Boston

MTG: \$765,000 from **Wells Fargo Bank**

NOTES: New unit in high-rise condominium; unit size is 1,750 sf; two bedrooms and 2.5 baths

BUYER: Ariel Maddocks and Christopher Maddocks

SELLER: Jo Ellen Gent and William A. White

PRICE/ADD: \$1,200,000; 64 Griggs Rd., Brookline

MTG: \$960,000 from **Mortgage Network**

NOTES: Single-family property, constructed 1870; house size is 2,200 sf, lot size is 3,150 sf; four bedrooms and 2.5 baths; last sold for \$262,000 in Sept. 1991; Declaration of Homestead

BUYER: Zachary B. Hill and Julija Pobjarzina

SELLER: Bennett B. Goldberg and Lisa R. Hirschhorn

PRICE/ADD: \$1,150,000; 26 Berkshire Rd., Newton

MTG: \$920,000 from **Cambridge Savings Bank**

NOTES: Single-family Colonial, constructed 1923; house size is 2,150 sf, lot size is 7,425 sf; three bedrooms and 2.5 baths; last sold for \$281,450 in May 1991; Declaration of Homestead

BUYER: Edward Lennon and Kelly Lennon

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: 1 Franklin St., U-2804, Boston

MTG: \$1,100,000 from **First Republic Bank**



At an even \$1,000,000, Jin Jing and Yun Lu have purchased 870 High St. in Dedham, a stylish single-family Colonial perched on a 33,100-sf parcel which had been in the same family since it could be had for a mere \$38,500 in August 1962. Built in 1905, 870 High St. has six bedrooms and 3.5 baths in its expansive 3,450-sf frame. Bank of America loaned the buyers \$800,000 to facilitate their deal.

NOTES: New unit in high-rise condominium; unit size is 1,500 sf; two bedrooms and two baths; Declaration of Homestead

BUYER: P. Guo LLC

SELLER: Eric Quan and Julie Quan

PRICE/ADD: \$1,075,000; 32 Traveler St., U-60, Boston

NOTES: Unit in mid-rise condominium; unit size is 925 sf; two bedrooms and one bath; unit last sold for \$989,000 in Nov. 2015

BUYER: Honora Stelley and John C. Stelley

SELLER: Andrew Calamare and Marianne Connolly

PRICE/ADD: \$1,000,000; One Warren St., UD-207, Charlestown

MTG: \$700,000 from **Wells Fargo Bank**

NOTES: Unit in low-rise condominium; unit size is 1,350 sf; three bedrooms and 2.5 baths; unit last sold for \$837,000 in April 2014; Declaration of Homestead

BUYER: Seth David White

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$1,005,000; 21 Franklin St., U-2106, Boston

MTG: \$808,920 from **Mechanics Cooperative Bank**

NOTES: New unit in high-rise condominium; unit size is 875 sf; one bedroom and 1.5 baths

AUG 3rd

BUYER: James Laugharn

SELLER: 380 Commonwealth Avenue LLC, managed by Charles Reed

PRICE/ADD: \$6,452,130; 380 Commonwealth Ave., U-4, Boston

NOTES: Unit in low-rise condominium; unit size is 3,700 sf; three bedrooms and 3.5 baths; unit last sold for \$8,819,850 in Aug. 2014

BUYER: Thomas Wray Falwell

SELLER: Weston Highland Meadows LLC, managed by Leonard Barbieri, president and treasurer

PRICE/ADD: \$4,303,333; 7 Pine Summit Cir., U-7, Weston

NOTES: New unit in low-rise condominium; unit size is 3,225 sf; three bedrooms and 3.5 baths

BUYER: Majed Binkhunein

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$2,600,000; 1 Franklin St., U-3708, Boston

NOTES: New unit in high-rise condominium; unit size is 1,625 sf; two bedrooms and 2.5 baths

BUYER: 28 Waban Ave LLC, managed by Micha Avramovich and Mario Pinto

SELLER: John F. Payne, Personal Representative of The Estate of Aubrey H. Payne

PRICE/ADD: \$2,500,000; 28 Waban Ave., Newton

NOTES: Single-family Colonial, constructed 1880; house size is 3,525 sf, lot size is 30,150 sf; six bedrooms, two baths and two half-baths; last sold for \$300,000 in Dec. 1997

BUYER: Sethanan Chutichetpong

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$2,375,000; 1 Franklin St., U-2304, Boston

NOTES: New unit in high-rise condominium; unit size is 1,500 sf; two bedrooms and two baths

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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BUYER: Gokhan Hotamisligil and Selen Hotamisligil
SELLER: Gene Kroner and Karen Kroner
PRICE/ADD: \$2,250,000; 474 Glen Rd., Weston
MTG: \$1,400,000 from **Needham Bank**
NOTES: Single-family Contemporary, constructed 1987; house size is 5,150 sf, lot size is three acres; three bedrooms and 3.5 baths; last sold for \$1,600,000 in March 2000; Declaration of Homestead

BUYER: Matthew W. Badger and Kevin O'Connor
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$2,250,000; 1 Franklin St., U-3505, Boston
MTG: \$1,000,000 from **First Republic Bank**
NOTES: New unit in high-rise condo; unit size is 1,625 sf; two bdrms. and 2.5 baths; Declaration of Homestead

BUYER: Michele B. Hogan and Robert V. Hogan
SELLER: Christina L. Shin and John H. Shin
PRICE/ADD: \$2,225,000; 115 Rutledge Rd., Belmont
MTG: \$1,780,000 from **Watertown Savings Bank**
NOTES: Single-family Colonial, constructed 1930; house size is 3,825 sf, lot size is 21,625 sf; five bedrooms and 3.5 baths; last sold for \$1,975,000 in Sept. 2012; Declaration of Homestead

BUYER: Lauren T. Tedeschi
SELLER: Carsten Boess
PRICE/ADD: \$2,200,000; 27 Collier Rd., Scituate
NOTES: Single-family property, constructed 2012; house size is 3,850 sf, lot size is 14,500 sf; four bedrooms and 3.5 baths; last sold for \$1,950,000 in Nov. 2014; Declaration of Homestead

BUYER: Christie P. Hedges and Robert B. Hedges, Jr.
SELLER: Brian T. Dacey and Cindy L. Dacey
PRICE/ADD: \$2,160,000; 160 Beacon St., U-2, Boston
MTG: \$600,000 from **Mortgage Network**
NOTES: Unit in low-rise condominium; unit size is 1,600 sf; two bedrooms and 2.5 baths; last sold for \$1,200,000 in March 2010; Declaration of Homestead

BUYER: Boris Lainer and Natalia Lainer
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$2,145,000; 1 Franklin St., U-3905, Boston
MTG: \$1,375,000 from **Dedham Institution for Savings**
NOTES: New unit in high-rise condominium; unit size is 1,600 sf; two bedrooms and 2.5 baths

MTG: \$1,473,500 from **Embrace Home Loans**
ADD: 108 Country Dr., Weston
BWR: Susan Simi and Henry Wong

BUYER: Alice Allen and Richard E. Allen
SELLER: Paul Callahan and Janice Carty
PRICE/ADD: \$1,375,000; 30 Channing Rd., Brookline
MTG: \$1,056,000 from **Wells Fargo Bank**
NOTES: Single-family Colonial, constructed 1930; house size is 3,750 sf, lot size is 14,800 sf; five bedrooms and 3.5 baths; sellers' family ownership in property dates to Feb. 1964



Winchester Savings Bank has provided a \$350,000 mortgage in its namesake hometown, the loan for 36 Central St. backing Benjamin Patrick Grier and Tandis Taj in their \$1,300,000 purchase from Daniel D. Cerutti and Jeri L. Cerutti of a single-family Cape constructed in 1957 on a 12,550-sf parcel. The 3,425-sf, four-bedroom home had previously sold for \$876,000 in April 2011.

BUYER: Hank C. Chen and Fay M. Chen
SELLER: Laura B. Foster
PRICE/ADD: \$1,351,000; 14 Suzanne Rd., Lexington
MTG: \$998,400 from **Webster Bank**
NOTES: Single-family Colonial, const. 1965; house size is 2,100 sf, lot size is 31,350 sf; four bdrms. and 2.5 baths; last sold for \$47,000 in Jan. 1965; Declaration of Homestead

BUYER: James Strohacker and Katherine Strohacker
SELLER: Suzanne C. Campion and Raymond Carvey
PRICE/ADD: \$1,275,000; 33 Aberdeen Rd., Weston
MTG: \$705,000 from Eastern Bank
NOTES: Single-family Colonial, const. 1938; house size is 2,550 sf, lot size is 22,300 sf; four bdrms. and 3.5 baths; last sold for \$505,000 in Aug. 1992; Declaration of Homestead

BUYER: Nicole Akrivou and Jurjen J. Jacobs
SELLER: Claire A. Hayman and Howard A. Hayman
PRICE/ADD: \$1,270,000; 201 Bristol Rd., Wellesley
MTG: \$1,143,000 from **Needham Bank**
NOTES: Single-family Garrison, const. 1957; house size is 3,075 sf, lot size is 20,000 sf; four bdrms. and 2.5 baths; last sold for \$430,000 in July 1986; Declaration of Homestead

BUYER: Thomas C. Harris and Fremonta L. Meyer
SELLER: Arie Maddocks and Christopher Maddocks
PRICE/ADD: \$1,250,000; 69 Winthrop Rd., Brookline
MTG: \$650,000 from **Harvard University Employees Credit Union**
NOTES: Unit in low-rise condominium; unit size is 1,900 sf; three bedrooms and 2.5 baths; unit last sold for \$772,000 in Nov. 2012; Declaration of Homestead

BUYER: Amie B. Lee and Edward M. Lee
SELLER: Brian McPhillips and Janice Brown McPhillips
PRICE/ADD: \$1,150,000; 34 Franklin Rodgers Rd., Hingham
MTG: \$675,000 from **EverBank**
NOTES: Single-family Colonial, constructed 1993; house size is 2,800 sf, lot size is 1.1 acres; four bedrooms and 2.5 baths; last sold for \$371,272 in Nov. 1993; Declaration of Homestead

BUYER: Charles J. Cain and Kristin G. Cain
SELLER: Caroline E. Cornish and David F. Cornish
PRICE/ADD: \$1,113,000; 1157 Canton Ave., Milton
MTG: \$890,400 from **Northern Bank & Trust Co.**
NOTES: Single-family Colonial, const. 1800; house size is 3,575 sf, lot size is 1.6 acres; four bdrms. and 2.5 baths; last sold for \$160,000 in March 1982; Declaration of Homestead

BUYER: Jesse Bonanno
SELLER: John S. Cooney and Judith S. Cooney
PRICE/ADD: \$1,100,000; 10 Hillcrest Pkwy, Winchester
MTG: \$880,000 from Guaranteed Rate
NOTES: Single-family Colonial, constructed 1920; house size is 2,675 sf, lot size is 11,400 sf; four bedrooms and three baths; last sold for \$575,000 in June 1999; Declaration of Homestead

MTG: \$1,100,000 from **Goldman Sachs Bank**
ADD: 130 Wilsondale St., Westwood
BWR: Richard B. Tibbetts, trustee of WST Residence Revocable TR

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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MTG: \$1,088,750 from **U.S. Bank**

ADD: 164 West Chestnut St., West Newton

BWR: Terry Rosenberg and Elliot Schildkrout

BUYER: 2206 Millennium Tower LLC, mgd. by Boris Lainer

SELLER: MP Franklin Tower Co LLC, c/o Millennium Partners

PRICE/ADD: \$1,040,000; 1 Franklin St., U-2206, Boston

MTG: \$780,000 from Dedham Institution for Savings

NOTES: New unit in high-rise condominium; unit size is one bedroom and 1.5 baths

BUYER: St. Sebastian's School Fund Inc., mgd. by

James Elcock, president; Robert Wadsworth, treasurer

SELLER: Karen Sgroi, Personal Representative of The

Estate of Brendan F. Mulhern

PRICE/ADD: \$1,000,000; 26 South St., Needham

NOTES: Single-family property, constructed 1977;

house size is 2,300 sf, lot size is 17,425 sf; four bedrooms and 2.5 baths; 88,000 in Dec. 1976

MTG: \$1,000,000 from **Mortgage Network**

ADD: 156 Hammond St., Newton

BWR: Beth Lewis Hicks and William C. Hicks

BUYER: Excel Development LLC, mgd. by Michael Bushnell

SELLER: Lucy A. Saxenian

PRICE/ADD: \$580,000; 25 Oxbow Rd., Concord

MTG: \$1,060,000 from **Dedham Institution for Savings**

NOTES: Single-family Contemporary, constructed 1952;

house size is 975 sf, lot size is 40,950 sf; four bedrooms and 1.5 baths; seller's ownership dates to June 1954

BUYER: Rory A. Glaeseman & Christiana E.F. Stevenson

SELLER: Harriet R. Harris and Peter W. Harris

PRICE/ADD: \$1,052,000; 10 Pleasant St., Dover

NOTES: Single-family property, constructed 1977; house

size is 6,350 sf, lot size is two acres; five bedrooms and 3.5 baths; last sold for \$850,000 in Aug. 2001

BUYER: Zong Song Zou

SELLER: Catina M. Masciocchi and Steven Masciocchi

PRICE/ADD: \$1,049,000; 48 Middle St., South Boston

MTG: \$629,400 from **Sun Mortgage**

NOTES: Three-family property, constructed 1890;

building size is 3,475 sf, lot size is 2,050 sf; sellers' family ownership dates to July 1973

AUG 2ND

BUYER: Bjorg Bergsveindottir and Eggert Dagbjartsson

SELLER: 448 Beacon LLC, managed by Dean Stratouly

PRICE/ADD: \$10,250,000; 448 Beacon St., U-5, Boston

MTG: \$6,000,000 from **First Republic Bank**

NOTES: Unit in low-rise condominium; unit size is

4,000 sf; four bedrooms and three baths; building last sold for \$10,500,000 in Aug. 2013

BUYER: Steven L. Cohen

SELLER: Theresa Hutt Fortgang

PRICE/ADD: \$4,750,000 53 Walsh St., aka 1 James

St., Nantucket



Fourteen Suzanne Rd. in Lexington has changed hands at a consideration of \$1,351,000 in a deal between buyers Hank C. Chen and Fay M. Chen and seller Laura B. Foster. It is the first trade since being completed on a 31,350-sf parcel in 1965 when 14 Suzanne Rd. was secured for only \$47,000 in January of that year. Webster Bank loaned \$998,400 to the Chens backed by the 2,100-sf, four bedroom property.

MTG: \$2,480,000 from **First Republic Bank**

NOTES: Single-family property, constructed 1993;

house size is 4,825 sf, lot size is 8,275 sf; five bedrooms and four baths; last sold for \$375,000 in Feb. 1993

BUYER: Joseph C. Dimascio and Sarah A. Dimascio

SELLER: Andrew W. Savitz

PRICE/ADD: \$3,450,000; 28 Glenoe Rd., Brookline

MTG: \$2,415,000 from **JPMorgan Chase Bank**

NOTES: Single-family Colonial, constructed 1923;

house size is 5,375 sf, lot size is 21,775 sf; six bedrooms and four baths; last sold for \$3,000,000 in Feb. 2005

BUYER: Chris Talanian

SELLER: Fadia Al-Zain and Fahad Al-Zain

PRICE/ADD: \$2,750,000; 1 Huntington Ave., U-903, Boston

NOTES: Unit in high-rise condo; unit size is 2,700 sf; three bedrooms and three baths; unit last sold for \$1,885,000 in May 2006; Declaration of Homestead

BUYER: Jianghong Lu and Jiqing Xia

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$2,625,000; 1 Franklin St., U-4301, Boston

NOTES: New unit in high-rise condominium; unit size is 1,600 sf; two bedrooms and 2.5 baths

BUYER: Robin Weisman and Scott Weisman

SELLER: Gregory M. Ciccolo and Stephanie Sonnabend

PRICE/ADD: \$2,540,000; 77 Evans Rd., Brookline

MTG: \$1,905,000 from **First Republic Bank**

NOTES: Single-family Colonial, constructed 1907;

house size is 4,350 sf, lot size is 10,025 sf; seven bedrooms and 4.5 baths; last sold for \$429,000 in Aug. 1985; Declaration of Homestead

BUYER: Sean N. Murphy and Peter A. Rombult

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$2,500,000; 1 Franklin St., U-3605, Boston

NOTES: New unit in high-rise condominium; unit size

is 1,600 sf; two bedrooms and 2.5 baths; Declaration of Homestead

BUYER: Jean M. Philibert and Jeffrey Pixley

SELLER: Mark Bryand and Dana DeSimone

PRICE/ADD: \$2,095,000; 1 Franklin St., U-2207, Boston

MTG: \$1,195,000 from **First Republic Bank**

NOTES: New unit in high-rise condominium; unit

size is 1,375 sf; two bedrooms and 2.5 baths; unit last sold for \$1,710,000 in July 2016; Declaration of Homestead

BUYER: Noyan Gokce and Perin Gokce

SELLER: Archana U. Vahalia and Uresh K. Vahalia

PRICE/ADD: \$1,986,500; 53 Sheffield Rd., Newton

MTG: \$1,589,200 from **Wellesley Bank**

NOTES: Single-family Contemporary, constructed

1994; house size is 2,475 sf, lot size is 29,750 sf; six bedrooms and 4.5 baths; last sold for \$1,550,000 in

June 2000; Declaration of Homestead

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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BUYER: James Donovan and Thidie Donovan
SELLER: Andra Moffett-Dekkers and Marijn Dekkers
PRICE/ADD: \$1,950,000; 10 Stonecrest Dr., Needham
NOTES: Single-family Colonial, const. 2000; house size is 8,350 sf, lot size is one acre; five bedrooms and six baths; last sold for \$2,415,000 in Dec. 2000

BUYER: Aun Ellis Woolley and Hunter B. Woolley
SELLER: Owen Montague Cornell III and Hans V. Signer
PRICE/ADD: \$1,725,000; 31 Parley Ave., Jamaica Plain
MTG: \$1,380,000 from **Salem Five Mortgage Co.**
NOTES: Single-family Colonial, const. 1926; house size is 2,800 sf, lot size is 7,675 sf; four bdrms. and 2.5 baths; last sold for \$510,000 in Dec. 2003; Declaration of Homestead

BUYER: Shih-Hui Kao
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,665,000; 1 Franklin St., U-2107, Boston
NOTES: New unit in high-rise condominium; unit size is 800 sf; one bedroom and one bath

BUYER: Colleen O'Brien Krause
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,635,000; 1 Franklin St., U-1203, Boston
MTG: \$1,000,000 from **Wells Fargo Bank**
NOTES: New unit in high-rise condo; unit size is 1,400 sf; two bdrms. and two baths; Declaration of Homestead

BUYER: Alex Hassinger and Alison Hassinger
SELLER: Panetta Construction Company Inc., managed by Frank J. Panetta Jr.
PRICE/ADD: \$1,486,495; 87 Elsinore St., Concord
NOTES: Single-family Colonial, constructed 1927, renovated 2016; house size is 3,525 sf, lot size is 24,400 sf; four bedrooms and 4.5 baths; last sold for \$700,000 in Aug. 2015; Declaration of Homestead

MTG: \$1,300,000 from **Boston Private B&T Co.**
ADD: 17-19 Putnam Ave., Cambridge
BWR: Putnam Avenue LLC, managed by Jagrati N. Patel

BUYER: Joseph M. Callahan and Wendy Ann Callahan
SELLER: Antoinette M. Yerardi and Scott C. Yerardi
PRICE/ADD: \$1,282,500; 85 Townsend Farms Rd., Boxford
MTG: \$1,026,000 from **Institution for Savings in Newburyport and Its Vicinity**
NOTES: Single-family Colonial, constructed 1990; house size is 5,625 sf, lot size is 4.8 acres; four bedrooms and 2.5 baths; last sold for \$560,000 in Jan. 1990; Declaration of Homestead

BUYER: Kelly DePaolo Horgan
SELLER: Connelly LLC, managed by Ronald Nation, president and treasurer
PRICE/ADD: \$1,239,400; 28 Connelly Hill Rd., Hopkinton
MTG: \$819,400 from **Dean Cooperative Bank**
NOTES: Single-family Colonial, constructed 2015; house size is 3,800 sf, lot size is one acre; five bedrooms and 6.5 baths; last sold for \$2,200,000 in Feb. 1997; Declaration of Homestead



Thirty years after buying Wellesley's 201 Bristol Rd. at a consideration of \$430,000 in July 1986, Claire A. Hayman and Howard A. Hayman have divested the single-family home for nearly three times that amount as Nicole Akrivou and Jurjen J. Jacobs pay \$1,270,000 in a deal backed by \$1,143,000 from Needham Bank. The 3,075-sf, four-bedroom residence is close to Boulder Brook Reservation on a 20,000-sf parcel where it was completed in 1957.

BUYER: Danielle Bennett and David Hanauer
SELLER: 139 Summer Street LLC, managed by Edward Dattoli
PRICE/ADD: \$1,237,500; 139 Summer St., U-2, Somerville
MTG: \$837,500 from **Waterstone Mortgage**
NOTES: Unit in low-rise condo; unit size is 3,725 sf; four bedrooms and 3.5 bath; building last sold for \$850,000 in July 2014; Declaration of Homestead

BUYER: Steven J. Blank and Rebecca J. Slisz
SELLER: David Boschetto and Katherine Boschetto
PRICE/ADD: \$1,185,000; 2 Watson Pl., Winchester
MTG: \$888,750 from **Bank of America**
NOTES: Single-family Colonial, const. 2007; house size is 3,275 sf, lot size is 6,500 sf; five bedrooms and three baths; last sold for \$790,000 in May 2008; Declaration of Homestead

BUYER: Colleen Flannery-Schwarz & Michael Schwarz
SELLER: Matthew D. Freitas and David Paul Santos
PRICE/ADD: \$1,165,000; 54 Henry's Mil Ln., Sudbury
MTG: \$800,000 from **Salem Five Mortgage Co.**
NOTES: Single-family Colonial, constructed 1992; house size is 3,500 sf, lot size is 2.1 acres; four bedrooms and 2.5 baths; last sold for \$988,000 in Sept. 2013; Declaration of Homestead

BUYER: Brian T. Sandstrom and Andrew D. Sessa
SELLER: Court Square Press Building 312 LLC, managed by Thomas Calus
PRICE/ADD: \$1,115,000; 9 West Broadway, U-312, Boston
MTG: \$880,000 from **Wells Fargo Bank**
NOTES: Unit in mid-rise condominium; unit size is 1,425 sf; two bedrooms and two baths; unit last sold for \$681,525 in June 2006; Declaration of Homestead

BUYER: Brian C. Caputo and Laura S. Caputo
SELLER: Georgia Theodorakos & Socrates Theodorakos
PRICE/ADD: \$1,100,000; 75 Oliver Rd., Belmont
MTG: \$500,000 from **Belmont Savings Bank**
NOTES: Single-family Cape, constructed 1940; house size is 1,450 sf, lot size is 7,475 sf; three bedrooms and 1.5 baths; sellers' family ownership dates to Dec. 1971

BUYER: James Hulburt and Anita Ritchie
SELLER: Washington Street DRP LLC, managed by Abel Jimenez
PRICE/ADD: \$1,099,000; 1024 Greendale Ave., Needham
MTG: \$879,200 from **Waterstone Mortgage**
NOTES: Single-family Colonial, constructed 2016; house size is 3,500 sf, lot size is 10,025 sf; four bedrooms and four baths; last sold for \$535,000 in May 2015; Declaration of Homestead

BUYER: Anthony Meo and Melissa F. Meo
SELLER: Gary J. Cuccia and Eileen M. Ford Cuccia
PRICE/ADD: \$1,050,000; 10 Quarry Rd., Medfield
MTG: \$840,000 from **Leader Bank**
NOTES: Single-family Colonial, cons. 2005; house size is 4,175 sf, lot size is 1.1 acres; five bdrms. and 4.5 baths; last sold for \$1,120,000 in Aug. 2006; Declaration of Homestead

BUYER: Jianghong Lu and Jiqing Xia
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,045,000; 1 Franklin St., U-2201, Boston
NOTES: New unit in high-rise condominium; unit size is 925 sf; one bedroom and one bath

BUYER: 21 Wedgwood LLC, mgd. by Jonathan Thomas
SELLER: Gregg S. Hershenson

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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PRICE/ADD: \$1,027,000; 21 Wedgwood Rd., Wellesley

MTG: \$1,518,000 from **MutualOneBank**

NOTES: Single-family Garrison, constructed 1969; house size is 2,225 sf, lot size is 16,450 sf; five bedrooms and 2.5 baths; last sold for \$632,500 in Nov. 1998

AUG 1st

BUYER: R. Bradford Malt

SELLER: David V. Drubner

PRICE/ADD: \$8,000,000; 117 Commonwealth Ave., U-1, Boston

NOTES: Unit in low-rise condominium; unit size is 4,000 sf; five bedrooms and 3.5 baths; unit last sold for \$1,800,000 in May 2001

BUYER: Jonathan D. Larson and Meghan M. Larson

SELLER: Elizabeth N. Van Dorn

PRICE/ADD: \$5,900,000; 50 Battery St., U-PH 9, Boston

MTG: \$3,780,000 from **Eastern Bank**

NOTES: Unit in mid-rise condominium; unit size is 2,400 sf; three bedrooms and three baths; unit last sold for \$715,000 in April 1996; Declaration of Homestead

BUYER: James L. Rudolph

SELLER: Elizabeth B. Borden, trustee of the Bradford Wingaersheek TR

PRICE/ADD: \$4,650,000; 33 Two Penny Ln., Gloucester

MTG: \$3,720,000 from **First Republic Bank**

NOTES: Single-family Contemporary, constructed 2007; house size is 4,925 sf, lot size is 7.9 acres; five bedrooms and 4.5 baths

BUYER: Osoul Holding DE II Inc.

SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners

PRICE/ADD: \$4,475,000; 1 Franklin St., U-3703, Boston

NOTES: New unit in high-rise condominium; unit size is 2,225 sf; three bedrooms and 3.5 baths

MTG: \$4,500,000 from **Bank of America**

ADD: 71 Moorings Rd., Marion

BWR: Beth V. Martignetti and Carmine A. Martignetti

BUYER: Alison Green-Barton

SELLER: 324 Tappan LLC, mgd. by Jeronimo Almeida

PRICE/ADD: \$4,000,000; 324 Tappan St., Brookline

NOTES: Two-family property, constructed 1892; building size is 3,650 sf, lot size is 2,175 sf; building last sold for \$1,730,000 in June 2015

BUYER: Mark J. McHugh

SELLER: Matthew Emans and Weatherly Ralph Emans

PRICE/ADD: \$3,900,000; 137 Warren Ave., Boston

MTG: \$2,730,000 from **First Republic Bank**

NOTES: Single-family Colonial, constructed 1890; house size is 2,900 sf, lot size is 1,350 sf; three bedrooms and 2.5 baths; last sold for \$2,032,000 in July 2013; Declaration of Homestead

BUYER: John D. Harris II and Linda L. Sawyer

SELLER: Courtney Forrester and Michael Forrester



Ten years after completion, 25 Canterbury Hill Rd. in Lexington is under new ownership following its \$1,195,000 purchase by Kavitha Rao and Prakash Chatterjee from Amit K. Chatterjee and Pallabi Chatterjee with \$956,000 in financial backing delivered by Wells Fargo Bank. Featuring four bedrooms and 4.5 baths, the residence set on a 26,125-sf parcel had last changed hands in January 2007 when it brought \$1,053,979.

PRICE/ADD: \$3,725,000; 276 Marlborough St., U-8, Boston

NOTES: Unit in mid-rise condominium; unit size is 2,600 sf; six bedrooms and three baths; unit last sold for \$1,825,000 in July 2003

BUYER: Edward Berk and Naomi Weinberg

SELLER: Steven W. Harvey and Susan A. Walsh

PRICE/ADD: \$3,500,000; 39 Irving St., Brookline

MTG: \$2,400,000 from **Bank of America**

NOTES: Single-family Property, constructed 1875; house size is 4950 sf, lot size is 13,950 sf; five bedrooms, four baths and two half-baths; last sold for \$1,070,000 in April 1999; Declaration of Homestead

BUYER: Elizabeth Crowley

SELLER: Anastasios Parafestas

PRICE/ADD: \$3,400,000; 55 Estabrook Rd., Concord

NOTES: Single-family Colonial, constructed 1991; house size is 5,575 sf, lot size is 8.6 acres; four bedrooms, five baths and two half-baths; last sold for \$1,500,000 in Nov. 2006; Declaration of Homestead

MTG: \$3,112,500 from **Citibank**

ADD: 1 Franklin St., U-4304, Boston

BWR: Flemming Ornskov

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

ADD: 25 Hutter Ridge Rd., Needham

BWR: Barbara Saint John and Scott Saint John

BUYER: Christopher R. DeAgazio and Giuliana Ruotolo-DeAgazio

SELLER: Lavelle Real Estate Management LLC, managed by Brian Lavelle

PRICE/ADD: \$2,630,000; 2 St. Thomas More Dr., Winchester

MTG: \$1,972,500 from **Washington Trust Mortgage Co.**

NOTES: Single-family Colonial, constructed 2015; house size is 7,200 sf, lot size is 20,525 sf; five bedrooms and four baths and two half-baths; last sold for \$700,000 in March 2015; Declaration of Homestead

BUYER: Seth M. Hankowski and Claudia Mimo

SELLER: Mona Adib Choueiry and Dr. Said I. Nabhan, MD

PRICE/ADD: \$2,450,000; 141 Dorchester Ave., U-1100-PH-B, Boston

MTG: \$1,450,000 from **People's United Bank**

NOTES: Unit in mid-rise condominium; unit size is 3,200 sf; two bedrooms and three baths; unit last sold for \$2,000,000 in July 2014

BUYER: Benjie Chen and Melina Fan

SELLER: Frank G. Allen and Katie L. Keach

PRICE/ADD: \$2,415,000; 60 Evans Rd., Brookline

MTG: \$300,000 and \$500,000 from **Leader Bank**

NOTES: Single-family Colonial, constructed 1920; house size is 3,800 sf, lot size is 9,000 sf; six bedrooms and 3.5 baths; last sold for \$1,400,000 in June 2009; Declaration of Homestead

BUYER: 120-7A Fulton Street LLC

SELLER: Barbara M. Bean

PRICE/ADD: \$2,072,000; 120 Fulton St., U-7A, Boston

NOTES: Unit in low-rise condominium; unit size is 1,700 sf; two bedrooms and 2.5 baths; unit last sold for \$1,307,741 in Aug. 2004

MTG: \$1,990,000 from **The Savings Bank**

ADD: 77 Love Ln., Weston

BWR: Joshua A. Cohen and Tracy L. Cohen

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Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

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BUYER: 291 Windsor Cambridge LLC, mgd. by Sharad Wagle
SELLER: Emanuel D. Berger, Albert S. Gordon, and Marshall A. Mourar

PRICE/ADD: \$1,970,000; 289-291 Windsor St., Cambridge
NOTES: Three-family property, constructed 1916; building size is 4,050 sf, lot size is 7,350 sf; building last sold for \$355,000 in June 1989

BUYER: Francis A. Doyle III and David Pizzotti
SELLER: John M. Connolly and Kathleen R. Connolly
PRICE/ADD: \$1,950,000; 327 Beacon St., U-3, Boston
NOTES: Unit in low-rise condominium; unit size is 1,525 sf; two bedrooms and 2.5 baths; unit last sold for \$1,695,000 in Oct. 2013

BUYER: Arthur Carver and Lennie Carver
SELLER: Bruce Russell and Maureen Russell
PRICE/ADD: \$1,920,000; 4 Lawrence St., Boston
MTG: \$990,000 from **PHH Home Loans**
NOTES: Single-family property, constructed 1890; house size is 2,125 sf, lot size is 875 sf; three bedrooms and three baths; last sold for \$787,000 in Jan. 2002; Declaration of Homestead

BUYER: Gerard A. Halpin III and Mary Lee Halpin
SELLER: Marissa Perez
PRICE/ADD: \$1,850,000; 580 Washington St., U-402, Boston
MTG: \$100,000 and \$500,000 from **First Republic Bank**
NOTES: Unit in high-rise condominium; unit size is 1,700 sf; three bedrooms and two baths; unit last sold for \$1,455,000 in Jan. 2014; Declaration of Homestead

BUYER: 2601 Millennium Towers LLC
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,820,000; 1 Franklin St., U-2601, Boston
NOTES: New unit in high-rise condominium; unit size is 1,425 sf; two bedrooms and 2.5 baths

BUYER: Lawrence M. Rosenblum and Eloise Watkins
SELLER: MP Franklin Tower Co LLC, c/o Millennium Partners
PRICE/ADD: \$1,775,000; 1 Franklin St., U-1604, Boston
MTG: \$1,242,500 from **Wells Fargo Bank**
NOTES: New unit in high-rise condominium; unit size is 1,500 sf; two bedrooms and two baths

BUYER: Joseph A. Miara Jr. and Lisa Miara
SELLER: MP Franklin Tower Co. LLC, c/o Millennium Partners
PRICE/ADD: \$1,725,000; 1 Franklin St., U-1408, Boston
MTG: \$900,000 from **Wells Fargo Bank**
NOTES: New unit in high-rise condominium; unit size is 1,575 sf; two bedrooms and two baths

BUYER: Matthew W. R. Eddy and Sarah H. Pelmas
SELLER: Anne Fuhlbrügge and Robert Fuhlbrügge
PRICE/ADD: \$1,715,000; 42 Brook St., Brookline
MTG: \$1,200,000 from **First Republic Bank**
NOTES: Single-family property, constructed 1912; house size is 2,125 sf, lot size is 2,375 sf; four bedrooms and 2.5 baths; last sold for \$399,900 in June 1998; Declaration of Homestead



For the second time this decade, 115 Rutledge Rd. in Belmont has new owners, with Michele B. Hogan and Robert V. Hogan paying \$2,225,000 to Christina L. Shin and John H. Shin for the single-family Colonial that dates to 1930. Watertown Savings Bank loaned \$1,780,000 to the buyers of a 3,825-sf, five-bedroom residence the Shins had spent \$1,975,000 on in September 2012.

BUYER: Joanne M. Flanagan and Paul C. Flanagan
SELLER: MP Franklin Tower Co LLC, c/o Millennium Partners
PRICE/ADD: \$1,700,000; 1 Franklin St., U-1204, Boston
MTG: \$1,000,000 from **First Republic Bank**
NOTES: New unit in high-rise condominium; unit size is 1,500 sf; two bedrooms and two baths

BUYER: Fang Feng and Kan Zhang
SELLER: 131 Winchester Street LLC, managed by Alejandro Chavez and Sean Wilder
PRICE/ADD: \$1,650,000; 131-133 Winchester St., U-133, Brookline
NOTES: Unit in low-rise condominium; unit size is 2,375 sf; four bedrooms and 2.5 baths; building last sold for \$1,479,000 in March 2015

BUYER: Jeffrey S. Blecher and Jennifer E. Blecher
SELLER: Paul Asquith and Raya Gildor
PRICE/ADD: \$1,662,500; 26 Clarke St., Lexington
NOTES: Single-family Colonial, constructed 1991; house size is 3,300 sf, lot size is 10,000 sf; four bedrooms and 2.5 baths; last sold for \$635,000 in Aug. 1991; Declaration of Homestead

BUYER: Yue Li
SELLER: Joanne M. Bell
PRICE/ADD: \$1,550,000; 141 Dorchester Ave., U-1010, Boston
MTG: \$775,000 from **East West Bank**
NOTES: Unit in high-rise condominium; unit size is 1,875 sf; two bedrooms and 2.5 baths; unit last sold for \$875,000 in July 2012; Declaration of Homestead

BUYER: Stacy A. Kahn and Matthew D. Shaw
SELLER: Allen S. Kamer and Stacy R. Kamer

PRICE/ADD: \$1,540,000; 155 Eastbourne Rd., Newton
MTG: \$100,000 from **Children's Hospital Pediatric Associates** and \$1,132,000 from **Bank of America**
NOTES: Single-family Victorian, constructed 1890; house size is 3,500 sf, lot size is 11,150 sf; six bedrooms and four baths; last sold for \$975,000 in July 2011; Declaration of Homestead

BUYER: Christine Lindenboom & Keith Lindenboom
SELLER: Indira Vrudhula Gillingham and Philip Andrew Gillingham
PRICE/ADD: \$1,495,000; 11 Bellevue Ave., Winchester
MTG: \$1,045,000 from **EverBank**
NOTES: Single-family Colonial, constructed 2011; house size is 5,375 sf; lot size is 10,025 sf; four bedrooms and 3.5 baths; last sold for \$1,175,000 in Nov. 2011; Declaration of Homestead

BUYER: Irinie Salib-Taylor and Simon Taylor
SELLER: Payam Khodadadi, Eskandar Lavi & Sophia Lavi
PRICE/ADD: \$1,470,000; 14 Fairbanks St., U-2, Brookline
MTG: \$150,000 and \$600,000 from **First Republic Bank**
NOTES: Unit in low-rise condominium; unit size is 2,125 sf; three bedrooms and three baths; Declaration of Homestead

BUYER: Miranda P. Gooding
SELLER: Kathryn E. Ryan
PRICE/ADD: \$1,456,500; 41-43 Phillips St., U-4, Boston
NOTES: Unit in mid-rise condominium; unit size is 1,400 sf; two bedrooms and 2.5 baths; unit last sold for \$1,206,500 in July 2012

continued on page 35

Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

continued from page 34

BUYER: Mark Silva

SELLER: Vincent Cangiamila and Annmarie Sanstad, Personal Representative of The Estate of Eva Cangiamila

PRICE/ADD: \$1,450,000; 332 Beacon St., Somerville

MTG: \$1,087,500 from **Cambridge Trust**

NOTES: Three-family property, constructed 1890; building size is 3,625 sf, lot size is 3,475 sf; sellers' family ownership in property dates to Nov. 2012

MTG: \$1,450,000 from **Blue Hills Bank**

ADD: 242 Savin Hill Ave, Dorchester

BWR: Brendan P. McDonough and Luisa McDonough

MTG: \$1,490,000 from **Mortgage Network**

ADD: 27 Paine Ave., Beverly

BWR: Daniel R. Irvin and Jennifer E. Irvin

BUYER: Renata Matrosov and Jonathan Millen

SELLER: Amy C. Klaris and Joshua J. Klaris

PRICE/ADD: \$1,397,418; 418 Homer St., Newton

MTG: \$500,000 from **Jeanne D'Arc Credit Union**

NOTES: Single-family Colonial, constructed 2012; house size is 2,525 sf, lot size is 7,000 sf; three bedrooms and 3.5 baths; last sold for \$1,265,000 in June 2013; Declaration of Homestead

BUYER: Neil E. Ringel

SELLER: 448 Beacon LLC, managed by Dean Stratouly

PRICE/ADD: \$1,350,000; 448 Beacon St., U-1, Boston

MTG: \$850,000 from **Cambridge Savings Bank**

NOTES: Unit in mid-rise condo; unit size is 1,250 sf; one bedroom and 1.5 baths; building last sold for \$10,500,000 in Aug. 2013; Declaration of Homestead

BUYER: Katherine R. Brandt and Nicholas D. Brandt

SELLER: Arthur Eisenberg and Elaine F. Eisenberg

PRICE/ADD: \$1,350,000; 9 Hillcrest Cir., Newton

NOTES: Single-family Tudor, constructed 1926; house size is 2,825 sf, lot size is 15,375 sf; five bedrooms, two baths and two half-baths; last sold for \$52,000 in June 1970; Declaration of Homestead

BUYER: 6 Lothian Rd LLC

SELLER: Che Hon Mah and Che Choi Mah

PRICE/ADD: \$1,325,000; 6 Lothian Rd., Boston

NOTES: Three-family property, constructed 1920; building size is 4,525 sf, lot size is 3,200 sf; sellers' family ownership dates to April 1989

BUYER: James M. Bogdan and Laurie Bogdan

SELLER: Heather S. Whittington

PRICE/ADD: \$1,310,001; 22 Elmhurst Rd., Arlington

MTG: \$1,048,000 from **William Raveis Mortgage**

NOTES: Single-family Colonial, constructed 1890; house size is 4,000 sf, lot size is 16,050 sf; six bedrooms and three baths; last sold for \$323,500 in Jan. 1993; Declaration of Homestead

BUYER: Greg T. Jardis

SELLER: Millicent J. Salvo and Stephen Salvo

PRICE/ADD: \$1,300,000; 17 Marsh Ave., Newbury



Two Watson Pl. in Winchester has yielded seven figures in its sale by David R. Boschetto and Katherine F. Boschetto to Steven J. Blank and Rebecca J. Slisz. The buyers financed their \$1,185,000 purchase with \$888,750 from Bank of America. Built in 2007 on a 6,500-sf parcel, 2 Watson Pl. has 3,275 sf of space with five bedrooms and three baths. Its previous sale came in May 2008 when the Boschettos paid \$790,000 for the residence.

MTG: \$1,040,000 from **Institute for Savings in Newburyport and Its Vicinity**

NOTES: Two-family property, const. 1942; building size is 3,350 sf, lot size is 4.9 acres; building last sold for \$450,000 in May 2000; Declaration of Homestead

BUYER: David Boschetto and Katherine F. Boschetto

SELLER: Robert W. Murray, trustee of Birch Tree TR

PRICE/ADD: \$1,300,000; 141 Sylvester Ave., Winchester

MTG: \$650,000 from **Wells Fargo Bank**

NOTES: Single-family Colonial, constructed 2015; house size is 4,750 sf, lot size is 6,800 sf; four bedrooms and 2.5 baths; last sold for \$599,900 in June 2015; Declaration of Homestead

BUYER: Renee Cooper

SELLER: Heather C. Jablow and Jeffrey R. Jablow

PRICE/ADD: \$1,242,000; 7 Ringgold St., U-1, Boston

MTG: \$850,000 from **Boston Private B&T Co.**

NOTES: Unit in low-rise condominium; unit size is 1,175 sf; three bedrooms and 2.5 baths; unit last sold for \$775,000 in Aug. 2010

BUYER: Asli Oztan Matos and Carlos Matos

SELLER: Ronald J. Abel and Whitney W. Woodmansee

PRICE/ADD: \$1,226,000; 1355 Beacon St., Newton

MTG: \$980,800 from **Citizens Bank**

NOTES: Single-family Tudor, constructed 1938; house size is 2,575 sf, lot size is 13,525 sf; three bedrooms and 3.5 baths; last sold for \$1,015,000 in Aug. 2011; Declaration of Homestead

BUYER: Padma Narayanan & Rajagopal Sriperumbudur

SELLER: Louise L.M. Blumenthal & Richard M. Blumenthal

PRICE/ADD: \$1,217,500; 15 Bigelow Ave., Winchester

MTG: \$974,000 from **Wells Fargo Bank**

NOTES: Single-family Ranch, constructed 1978; house size is 3,275 sf, lot size is 22,650 sf; four bedrooms and two baths; last sold for \$1,015,000 in April 2010; Declaration of Homestead

BUYER: Rashmi Jay Adevan Mehta & Sahil Viplov Mehta

SELLER: 119 Charlesbank Road LLC, mgd. by John Topalis

PRICE/ADD: \$1,200,000; 119 Charlesbank Rd., U-1, Newton

MTG: \$960,000 from **Wells Fargo Bank**

NOTES: Unit in low-rise condo; unit size is 4,000 sf; four bedrooms and 4.5 baths; building last sold for \$916,666 in Feb. 2015; Declaration of Homestead

BUYER: Melissa J. Bower and Michael J. Bower

SELLER: Antonio Ciampa and Elizabeth J. Ciampa

PRICE/ADD: \$1,200,000; 16 Glenwood Ave., Winchester

MTG: \$960,000 from **Blue Hills Bank**

NOTES: Single-family Cape, constructed 1966; house size is 5,150 sf, lot size is 19,175 sf; four bedrooms and 2.5 baths; last sold for \$410,000 in Oct. 2003

BUYER: Keri Magner and Ryan Magner

SELLER: Peter C. Santoro and Stacey A. Santoro

PRICE/ADD: \$1,190,000; 13 Heather Dr., Milton

MTG: \$952,000 from **Bank of America**

NOTES: Single-family Colonial, constructed 1985; house size is 3,250 sf, lot size is 40,000 sf; four bedrooms and 3.5 baths; last sold for \$1,045,000 in Dec. 2006; Declaration of Homestead

BUYER: William Crumbley and Kristina Elyse Swallow

SELLER: Ann Woolley and Hunter Woolley

PRICE/ADD: \$1,800,000; 22 Rutland St., Boston

MTG: \$1,200,000 from **First Republic Bank**

continued on page 36

Residential Deals

MILLION DOLLAR MORTGAGES/SALES AUGUST 1 - AUGUST 5, 2016

continued from page 35

NOTES: Single-family property, constructed 1846; house size is 1,825 sf, lot size is 750 sf; three bedrooms and three baths; last sold for \$1,385,000 in March 2013; Declaration of Homestead

BUYER: Joan L. Merlis and Scott Merlis

SELLER: Jody Meth Yashinsky and Mark E. Yashinsky
PRICE/ADD: \$1,175,000; 1 Charles Street South, U-8F, Boston

NOTES: Unit in high-rise condominium; unit size is 1,075 sf; one bedroom and 1.5 baths; unit last sold for \$780,000 in Aug. 2006

BUYER: Leslie Madden

SELLER: South Boston LLC, mgd. by Bernard McFarland
PRICE/ADD: \$1,175,000; 150 Dorchester Ave., U-511, Boston

MTG: \$940,000 from **Wells Fargo Bank**

NOTES: Unit in mid-rise condo; unit size is 1,400 sf; two bedrooms and two baths; Declaration of Homestead

MTG: \$1,146,110 from **Morgan Stanley Private Bank**
ADD: 87 Hobart Rd., Newton

BWR: Supreo Ghosh

BUYER: Edward Hussey and Nicole Goodnow-Hussey

SELLER: Pamela Bristah and David D. Wright
PRICE/ADD: \$1,130,000; 25 Atwood St., Wellesley
MTG: \$700,000 from **Metro Credit Union**

NOTES: Single-family Colonial, constructed 1930; house size is 2,375 sf, lot size is 11,400 sf; four bedrooms and three baths; last sold for \$858,700 in Dec. 2000; Declaration of Homestead

BUYER: Near North Group LLC, managed by Anna M. Garber and Hubbard R. Garber

SELLER: Aijack LLC, managed by Michael Maloney
PRICE/ADD: \$1,125,000; 45 Iffley Rd., Boston

MTG: \$700,000 from **Winter Hill Bank**

NOTES: Three-family property, constructed 1905; building size is 3,175 sf, lot size is 5,250 sf; building last sold for \$708,000 in May 2014

MTG: \$1,116,000 from **Santander Bank**

ADD: 16 Carroll Cir., Weston

BWR: Wasseem M Al Attar and Eiman Awad

MTG: \$1,100,000 from **UBS Bank**

ADD: 170 Sandy Pond Rd., Lincoln

BWR: Eric Mazur

BUYER: Jacqueline Sklar and Paul S. Sklar

SELLER: Mary Bess Engel

PRICE/ADD: \$1,100,000; 36 Hersey St., Hingham

MTG: \$880,000 from **Boston Private B&T Co.**

NOTES: Single-family Colonial, const. 1935; house size is 3,050 sf, lot size is 1.1 acres; four bdrms. and 3.5 baths; last sold for \$1,090,000 in Oct. 2007; Declaration of Homestead

BUYER: Holly E. Linton and Richard H. Linton Jr.

SELLER: Suzanne S. Koorse



A recently completed oceanfront home at 27 Collier Rd. in Scituate has yielded \$2,200,000 in its sale from Carsten Boess to Lauren T. Tedeschi. The home is set on a 14,500-sf parcel where it was completed in 2012. It has five bedrooms and 3.5 baths in an expansive 3,850-sf frame. The prior sale came in November 2014 when 27 Collier Rd. fetched \$1,950,000.

PRICE/ADD: \$1,100,000; 64 Whalers Walk, Edgartown

MTG: \$880,000 from **Bank of America**

NOTES: Single-family Cape, constructed 2002; house size is 2,275 sf, lot size is 40,075 sf; four bedrooms and three baths; last sold for \$598,000 in April 2003

BUYER: Min He and Chenye Zhang

SELLER: Kendra N. Iskander and John C. Kurylo

PRICE/ADD: \$1,100,000; 21 Father Francis J. Gilday Street, U-203, Boston

NOTES: Unit in mid-rise condominium; unit size is 1,200 sf; two bedrooms and two baths; unit last sold for \$750,000 in July 2009; Declaration of Homestead

BUYER: Loocyn Kinosian and Oliver Schiller

SELLER: Kelly D. Laferriere

PRICE/ADD: \$1,075,000; 88 Charles Neck Way, West Tisbury

NOTES: Single-family property, const. 2000; house size is 2,250 sf, lot size is 1.4 acres; four bedrooms and three baths; last sold for \$975,000 in Nov. 2008

BUYER: Adam R. Calvert and Courtney M. Calvert

SELLER: 26 Walker Road LLC

PRICE/ADD: \$1,062,500; 26 Walker Rd., Manchester-by-the-Sea

MTG: \$850,000 from **Bank of America**

NOTES: Single-family Colonial, const. 1956, renovated 2016; house size is 4,425 sf, lot size is 37.025 sf; four bdrms. and three baths; last sold for \$885,000 in Sept. 2015

MTG: \$1,040,000 from **Institution for Savings in Newburyport and Its Vicinity**

ADD: 17 Marsh Ave., Newbury

BWR: Greg T. Jardis

BUYER: Buildrite LLC, managed by Michael Cremin

SELLER: Irene F. Cyr and John J. Fitzpatrick

PRICE/ADD: \$580,000; 9 Hastings St., Wellesley

MTG: \$1,054,000 from **Needham Bank**

NOTES: Single-family property, constructed 1890; house size is 975 sf, lot size is 10,875 sf; three bedrooms and two baths; last sold for \$582,000 in Nov. 1992

BUYER: David Carreau and Janet Carreau

SELLER: Nancy M. Moore

PRICE/ADD: \$1,025,000; 37 Madaket Rd., Nantucket

MTG: \$768,750 from **Blue Hills Bank**

NOTES: Single-family property, const. 1978; house size is 1,400 sf, lot size is 26,575 sf; three bdrms. and two baths; seller's ownership in property dates to May 1979

BUYER: Matthew C. Cioffari and Lauren E. Ingegneri

SELLER: Waypoint General Contracting LLC, managed by Edward P. Champy III

PRICE/ADD: \$1,015,000; 5-9 Franklin St., U-5, Charlestown

MTG: \$812,000 from Residential Mortgage Services

NOTES: Unit in low-rise condo; unit size is 1,550 sf; three bedrooms and 3.5 baths; building last sold for \$985,000 in July 2014; Declaration of Homestead

BUYER: Evan Haller, Osna Haller & Terri McGrath

SELLER: Edward R. Glennon and Nancy D. Glennon

PRICE/ADD: \$1,000,000; 24 Holland St., Needham

MTG: \$475,000 from **LoanDepot**

NOTES: Single-family Colonial, constructed 1930; house size is 3,500 sf, lot size is 10,450 sf; four bedrooms and 2.5 baths; last sold for \$229,000 in Sept. 1992; Declaration of Homestead

Synergy Hub Sale

CONTINUED FROM PAGE 1

to one estimate, which if accurate would mean a minimum result of \$21.2 million.

“Between there and \$415” (per sf, i.e. \$22 million), calculates the market watcher who is familiar with 26 West St. and



Scott Dragos,



Douglas Jacoby



Anthony Hayes



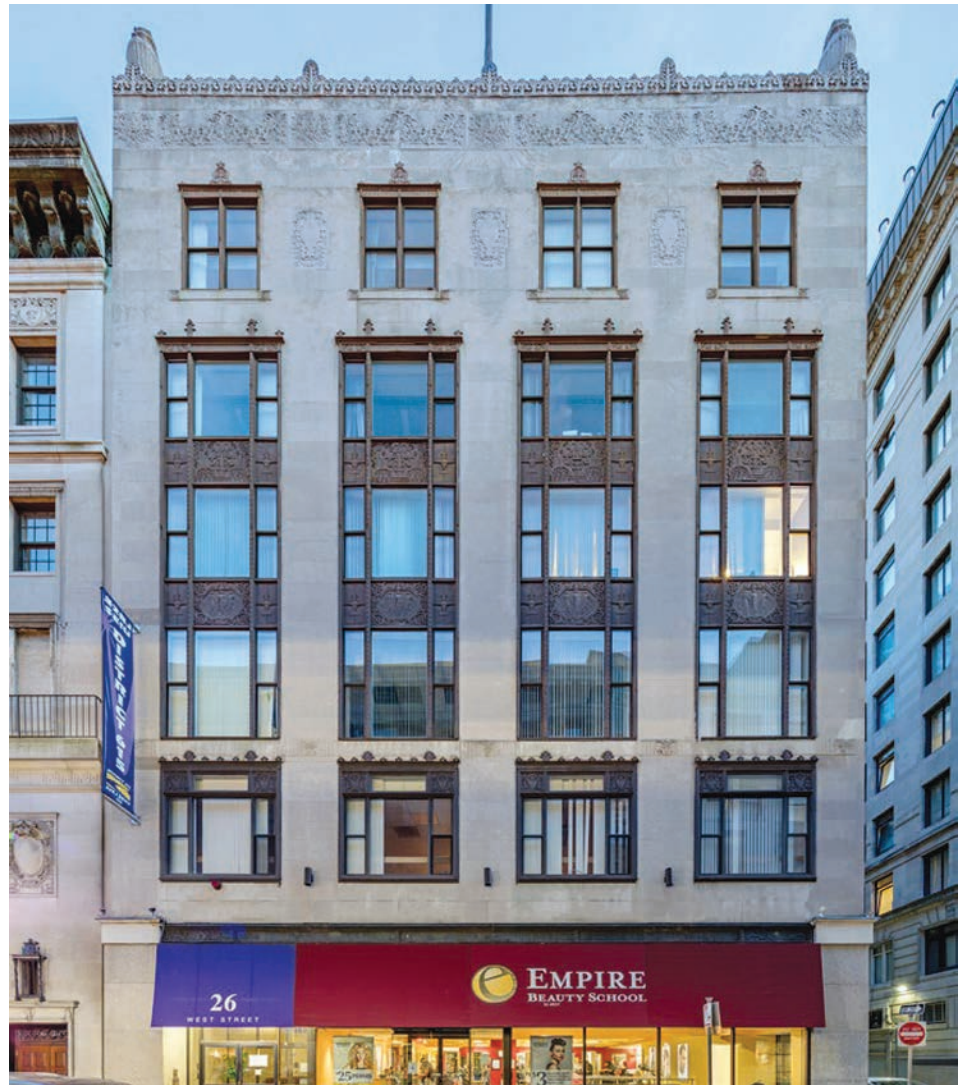
Timothy Mulhall



Daniel Hines

portends a closing will occur during the early part of Q1 in the wake of the bidder’s commitment. Edens Properties is managed by Michael Samuels of the well-known Samuels family development clan. Fully occupied with a new 35,500-sf lease extension in tow commencing next month by Service Employees International Union Chapter 32BJ that runs to 2029 and with Empire Beauty School in a ground floor retail unit through that same period, 26 West St. was promoted by Colliers marketing materials for possessing steady cash flow and future upside given that Class B rents have risen by as much as 50 percent this decade with demand being fueled by firms priced out of other product in the Back Bay and Seaport, between which West Street is sandwiched.

For transit access, a key factor many tenants put in their location strategy given the targeted young employee base is a heavy user, Colliers notes in its marketing program that aspect “is unrivaled” for West Street, pointing to the confluence of the Red and Orange Lines just steps away at Downtown Crossing in one direction and the Red and Green Lines at Park Street Station—America’s first subway—equidistant in the other flank. That station on the edge of Boston



26 West St., Boston MA

Common alone gives quick access to Cambridge’s Kendall and Harvard Squares and downtown Quincy on the Red Line and to Logan International Airport, North Station and Route 128 via three Green Line routes.

“It couldn’t be better positioned,” a downtown CRE professional says of West Street in general while crediting Synergy for navigating a couple of lulls in the Class B office arena during its stewardship, especially a plunge that occurred just after the 2008 recession so severe many predicted that product type was passe. Nothing could be further from the truth, however, with properties similar to 26 West St. ironically saved by new-age firms pouring into the area who prefer older buildings supposedly due to their measure of character and modest scale—and comparatively lower rent versus tower product.

The renaissance off West Street in-

cludes the revamped Filenes Building into Millennium Tower which famously sold a penthouse unit for \$37 million in 2016, plus the arrival of more capital improvements from Emerson College and other schools bolstering the Downtown Crossing 24/7 population. One spinoff has been restoration of several historic theaters and a surge of new retailers being lured back to the area.

Parties involved in the reported negotiations for 26 West St. did not respond to inquiries as of press deadline, including the Colliers Capital Markets team which marketing materials identify as principals Scott Dragos and Douglas Jacoby plus Assistant VPs Anthony Hayes and Timothy Mulhall and Associate Daniel Hines.

Whether Eden Properties has plans to finance its buy is undetermined, although Colliers has Kevin Phelan and Jeff Black continued on page 47



David Greaney

Massachusetts Corporations

ORGANIZED DECEMBER 12 - DECEMBER 30, 2016

Corporation	Directors/Registered Agents	Address	Nature of Business
455 Narragansett Park Drive Realty LLC	Robert K. Kraft, manager	C/o Kraft Realty Holdings at One Patriot Pl., Foxborough MA 02035	Deal in real property
EdenRock 280 Friend LLC	Yoni Chiriqui, signatory	C/o Bridgeton Holdings at 220 5th Ave., 19th floor, NYC 10001	Interests in real estate
Yankee Candle Way Partners LLC	Dean Withington Atkins and Gregory Scott Lauze, signatories	Three PO Sq., 8th floor, Boston MA 02109	Deal in real property
UMNV 346 Newbury LLC	Peter Carbone, Michael Jammen, Vincent Norton, Jeffrey Theobald and Scott Tully, signatories	C/o Urban Meritage at 85 Newbury St., Ste. 400, Boston MA 02116	Deal with certain real property at 346 Newbury St., Boston MA
Ike Realty Prime NY LLC	Emmet E. Lyne and David C. Sweetser, signatories	275 Grove St., Ste. 2-400, Newton MA 02466	Interests in real estate
155 Middlesex Turnpike LLC	Jeffrey A. Bettencourt and Tibor Tscheke, managers	Sixty Mall Rd., Ste. 300, Burlington MA 01803	Acquire, develop, lease, operate and sell RE
Sativo Assets LLC	Jeffrey A. Bettencourt and Tibor Tscheke, managers	Sixty Mall Rd., Ste. 300, Burlington MA 01803	Hold real estate
Malden Center LLC	James A. Butz, James N. Duncan, Gregory G. Lamb, L. Robert Timmins Jr. and Thomas D. Zale, signatories	1420 Spring Hill Rd., Ste. 420, McLean VA 22102	Acquire, develop, manage and own RE
SCF RC Funding I LLC	David Fate, B. Andrew Fletcher, Hillary Hai, Peter Mavoides, Timothy Milazzo et al, signatories	5601 Granite Pkwy., Ste 1350, Plano TX 75024	Lease and own commercial real estate
Local 02045	William P. O'Connell, manager	500 Victory Rd., North Quincy MA 02171	Operate and own a bar and restaurant and interests in real property
CPC Ericsson Street LLC	Ryan P. Sillery, manager	546 East Broadway, South Boston MA 02127	Deal with certain real property in Boston, MA
Oma*Amo Architecture PC	Remment L. Koolhaas, president; Scott Abrahams, secretary	180 Varick St., NYC 10014	Architecture
KBSB Family LLC	Barbara J. Duffy, manager; Kevin P. Duffy, signatory	465 Waverly Oaks Rd., Ste. 500, Waltham MA 02452	Investments, including real property interests
Beyer Blinder Belle, Architects and Planners LLP	John H. Beyer and Elizabeth R. Leber, partners	120 Broadway, 20th floor, NYC 10271	Architecture
Campanelli-Trigate 100 TCD Stoughton LLC	Daniel DeMarco, Stephen J.T. Murphy and Jon Pettee, signs.	One Campanelli Dr., Braintree MA 02184	Deal in real property
7 Commercial Street LLC	Jonathan Young, manager	5900 3rd St., #2406, San Francisco CA 94124	Lease real estate
One Zero Four Meridian LLC	Joseph Donovan and John McGrail, signatories	C/o MG2 Properties at 1495 Hancock St., Quincy MA 02169	Acquire, develop, lease, operate and sell RE
Cole LO North Dartmouth MA LLC	Todd J. Weiss, signatory	2325 E. Camelback Rd., Ste. 1100, Phoenix AZ 85016	Real estate transactions
Princeton Mill Road Holdings LLC	Andrew M. Chaban and Howard S. Reef, signatories	C/o Princeton Cos. at 1115 Westford St., Lowell MA 01851	Finance, lease, manage, own & sell real prop.
First Nationwide Title Insurance Agency LLC	Barry W. Moses and Steven Napolitano, managers	800 Superior Ave., 21st floor, Cleveland OH 44115	Title insurance
NRP Manager LLC	J. David Heller, signatory	5309 Transportation Blvd., Cleveland OH 44125	Construct, lease, manage, own housing proj.
Welch Senior Living LLC	Paul Casale, Michael Welch and Richard Welch, signatories	52 Accord Park Dr., Norwell MA 02061	Acq., lease, manage, purchase & sell senior housing, incl. assisted living communities
285 Princeton Street LLC	William Mandell, manager	20C Delcarmine St., Ste. 101, Wakefield MA 01880	Real estate and interests therein
55 East Main Street LLC	Fawaz El Khoury, manager	Fifteen Railroad Dr., Northborough MA 01532	Develop, lease, manage and own real estate
20 Aegean Drive Real Estate LLC	Steven M. Cote and William T. Foster, signatories	Twenty Aegean Dr., U-15, Methuen MA 01844	Dealing with interests in real estate
MarketPlace Logan LLC	Paul McGinn, signatory; John Rattigan Jr., resident agent	Principal office at 75 Park Plaza, Boston MA 02116; John Rattigan Jr. c/o DLA Piper at 33 Arch St., Boston MA 02110	Deal with real estate
GPD 346 Highland LLC	Steven J. Snider, manager	122 Shornecliffe Rd., Newton MA 02458	Real estate activities
Prendergast Holdings LLC	Thomas Prendergast and William Prendergast, managers	Thirty Adams Rd., Sudbury MA 01776	Acquire, develop, lease, manage, mortgage and sell real estate
1500 Worcester Road LLC	David A. White, manager	45 School St., 2nd floor, Boston MA 02108	Interests in real estate
95 Irving Street LLC	Nicholas P. Biagiotti, manager	25 Nutter Rd., North Reading MA 01864	Buy, finance, lease, operate and sell RE
The Ingraham Tree Farm LLC	Christine L. Ingraham and James N. Ingraham, signatories	68 Baldpate Rd., Georgetown MA 01833	Tree farming
144 South Franklin St. LLC	David Charles Meyerovitz and Fayona Brenda Meyerovitz, signatories	C/o Select Strategy Inc. at 275 Grove St., Ste. 2-400, Newton MA	Deal with certain real property in Pembroke MA
MJ Investment Group LLC	Mashhour Moukaddem, pres.; Lev Agranovich, res. agent	Principal office at 823 Newton St., Chestnut Hill MA 02467; Lev Agranovich at 1009 Chestnut St., Newton MA 02464	Real estate activities
DBD Anderson Street LLC	Jonathan Wagner and Diane B. Davis, signatories	Jonathan Wagner at 1 Larch Rd., Acton MA 01720; Diane B. Davis at 57 Commonwealth Ave., Boston MA 02114	Real estate and interests therein
PGD Grove Street LLC	Peter Davis, mgr.; Jonathan Wagner and Diane Davis, sigs.	Peter Davis at 231 Pineland Rd., Atlanta GA 30342; Diane Davis at 57 Commonwealth Ave., Boston MA 02114	Real estate and interests therein
5 Wigglesworth Street LLC	Raymond H. Scott, manager	246 Andover St., Peabody MA 01960	Deal with certain real property at 5 Wigglesworth St., Somerville MA
SL Ventures LLC	Lisa J. Sweet and Scott J. Sweet, managers	Thirty Cedar Pond Rd., Lakeville MA 02347	Lease, purchase and sell commercial and residential real estate
W Lofts Worcester LLC	Harold D. Avery, manager	85 Harding St., Worcester MA 01604	Develop and manage real estate
Maga Real Estate LLC	Timothy King, manager	Six Towne Rd., Middleton MA 01949	Real estate business
Anemotia Realty LLC	Christos Hadjigeorgiou, manager	Thirteen Charles River Dr., Franklin MA 02038	Deal in real property

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Massachusetts Corporations

ORGANIZED DECEMBER 12 - DECEMBER 30, 2016

Corporation	Directors/Registered Agents	Address	Nature of Business
PLN Realty LLC	Jean Hadjigeorgiou, manager	Thirteen Charles River Dr., Franklin MA 02038	Deal in real property
69-71 Dudley Street Realty LLC	Ian Cotterell and Sandra Cotterell, managers	810 Parker St., Boston MA 02120	Real estate activities
819-821 Parker Street Realty LLC	Ian Cotterell and Sandra Cotterell, managers	810 Parker St., Boston MA 02120	Real estate activities
30 Titcomb Street LLC	Anne E. Doyle and Susan E. Doyle, managers; Richard R. Navins, resident agent	83 South Great Rd., Lincoln MA 01773	Deal with certain real property at 30 Titcomb St., Newburyport MA
New Venture Holdings LLC	Paul Van Steensel, mgr.; Melanie J. O'Keefe, res. agent	Principal office at 21 Eli Rogers Rd., South Orleans MA 02662; Melanie J. O'Keefe Esq. at 8 Cardinal Ln., Orleans MA 02653	Real estate activities
Middlesex Senior Cohousing LLC	Christopher Hugh Ripman, Mayhew Seavey and Victoria Thatcher, signatories	541 School St., Belmont MA 02478	Real estate and interests therein
109 Davis Street LLC	Osman Kiranoglu, manager	Twelve Estes St., Everett MA 02149	Real estate activities
76 McKay Street LLC	David J. Gelineau, manager	76 McKay St., Beverly MA 01915	Lease real property
57 Gerrish LLC	Mark Blotner, manager	1089 Commonwealth Ave., Ste. 222, Boston, MA 02215	Interests in real estate
Vineyard Wind LLC	Torstein Lodberg Smed and Felix Pahl, managers	700 Pleasant St., Ste. 510, New Bedford, MA 02740	Development of offshore wind projects
Cardinal Properties LLC	Lindsey Page, manager	1107 Patriots Rd., Templeton, MA 01468	Manage and own real property
JF-CTS Realty LLC	Myles F. Hogan, manager	163 Billerica Rd., Chelmsford, MA 01824	Develop, invest in, manage and own RE
45 Gladstone St. Condominium Assc LLC	Scott McNeill and James Georgaklis, signatories; Jake Walters, resident agent	Principal office at 36 Bromfield St., #407, Boston, MA 02109; James Walters at 27 Harvard St., Brookline, MA 02445	Acquire, hold and manage real estate
Merrymake LLC	Rachid Benagour, mgr.; Kenneth Chiarello Esq., res. agent	Principal office at 1104 Humphrey St., Unit 1, Swampscott, MA 01907; Kenneth M. Chiarello Esq. at 19 Front St., Ste. 204, Salem, MA 01970	Lease, manage, purchase and sell RE
Verdant Landscape Architecture Inc.	Katya Podsiadlo, director and president; Blair Hines, director, secretary and treasurer	Principal office at 318 Harvard St., Ste. 25, Brookline, MA 02446; Blair Hines at 138 Lancaster Terr., Brookline, MA 02446	Operate a landscape architecture business
Despres Realty Group LLC	John Despres, signatory	Thirty Pine St., Apt. 204, Gardiner, MA 01440	Real estate activities
Maja Properties LLC	Andrew Surabian, manager	184 West Boylston St., West Boylston, MA 01583	Interests in real estate
519 Main LLC	Peter H. Thisse, manager; Nicholas H. Thisse, signatory	80 Access Rd., Norwood MA 02062	Real estate activities
MAIA Properties LLC	Alcione Maia Hall, manager	46 Walnut St., Framingham, MA 01702	Manage, own and sell real estate
139 Nahant Street LLC	Gary J. Gianino, resident agent	1215 Chestnut St., Newton, MA 02464	Real estate activities
JBB Properties LLC	John S. Shi, manager	Seventeen Hanson Rd., Charlton, MA 01507	Engage in the RE ownership business
80 Elmwood LLC	Darren F. Maggio, manager; Tracey Maggio, signatory	One Hunt Dr., Stoughton, MA 02072	Acquire and invest in real estate
Winthrop Estates LLC	Christian Jones and Marni Jones, managers	1073 Massachusetts Ave., Cambridge MA 02138	Dealing with interests in real estate
Gateway Properties LLC	Adrian Clapp and Patricia Clapp, managers	195 Hanover St., Hanover MA 02339	Lease, manage and own real estate
92 Sawyer Avenue LLC	Daniel M. Mangiacotti, manager	73 Mount Calvary Rd., Roslindale MA 02131	Real estate activities
Mellingway LLC	John Coppinger, manager	239 Wentworth Ave., Lowell MA 01852	Property management
Five Sharpe Road LLC	Patrick McKenna, manager	26 Brooks St., Brighton MA 02135	Develop and lease real estate
RFH Holdings LLC	Robert Higgins, manager; James Kittler, signatory	Two Oliver St., Ste. 905, Boston MA 02109	Interests in real property
Fieldfarm LLC	Kathleen A. Tarpinian, manager	Five Birch Hill Rd., West Brookfield, MA 01585	Buy, lease, mortgage and sell real estate
Jet Realty LLC	Michael Hullinger, Edward P. Schatz, David Slutz and Michael R. Trotta, managers	Principal office at 8 Village Rd., Lakeville, MA 02347; Michael Hullinger at 55 Washington Dr., Sudbury, MA 01776; Edward P. Schatz at 10 Charles Davis Dr., Wenham, MA 01984; Michael R. Trotta at 40 Pleasant St., West Newbury, MA 01985	Real estate interests
Serenity Apartments LLC	Antoine Nader, Assad Nader and Michael Nader, managers	33 Pond Ave., Ste. 101B, Brookline, MA 02445	Interests in real estate
Newcomb Tavern 1693 LLC	Alexander Anderson and Yvonne F. Anderson, managers; James P. Dillon, Jr., resident agent	Principal office at 8 Grove St., Sandwich, MA 02563; James P. Dillon, Jr. at 18 School St., Sandwich, MA 02563	Manage real estate
18 Sunset Road LLC	James M. Howarth, manager	Eighteen Sunset Rd., Nahant, MA 01908	Manage and own real estate
Indy Investments LLC	Antonio J. Yemma, manager	27 Bay Rd., Ipswich, MA 01938	Develop, manage and sell real estate
Eagle Peak LLC	David B. Bristol and James E. Bristol, III, managers	190 Old Derby St., Hingham, MA 02043	Acq., develop, lease, manage, own & sell RE
128 Federal Realty LLC	Herbert Harvey and Leo J. Kraunelis, managers	21 Central St., Topsfield, MA 01983; Herbert Harvey at 49 Prospect St., Topsfield, MA 01983	Manage residential real estate
Merrimac Broad Street LLC	Marilyn J. Reardon, manager	231 Merrimac St., Newburyport, MA 01950	Interests in real estate
AR Westgate Realty LLC	Alpesh Patel, mgr.; Roopal Patel, sig.; Sejal Patel, res. agent	560 Faunce Corner Rd., North Dartmouth, MA 02747	Real estate activities
250 Copeland Street LLC	Jonathan Cross, Royce Cross and Woodrow Cross, managers	491 Main St., Bangor, ME 04401	Hold and own real estate
Gladstone Street LLC	Michael J. Merullo and Joseph Ricupero, managers; Richard J. Levin Esq., resident agent	Principal office c/o Capitol Waste Services, Inc. at 1222 Bennington St., East Boston, MA 02128; Michael Merullo c/o EZ Disposal Service, Inc. at 20 Railroad St., Revere, MA 02151; Richard J. Levin Esq. at 6 Towne Rd., Cambridge, MA 02138	Develop, invest in, lease and sell real estate
MCZ Realty LLC	Michael Cavounis, Susan Cavounis & Constantine Zachariadis, signatories; Armando E. Batastini Esq., resident agent	Principal office at P.O. Box 610408, Bayside, NY; Armando Batastini Esq. Manage and own real estate c/o Nixon Peabody LLP at 100 Summer St., Boston, MA 02110	

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Massachusetts Corporations

ORGANIZED DECEMBER 12 - DECEMBER 30, 2016

Corporation	Directors/Registered Agents	Address	Nature of Business
Zuniga Real Estate Corp.	Christian Zuniga, president and director; Ann Zuniga, secretary, treasurer and director	32 Kimberly Dr., Whitman, MA 02382	Buy, lease, manage and sell real estate
Eutaw Holdings LLC	Daniel Jeannite, manager; Daniel Auguste, signatory	404 Neponset Ave., Boston MA 02122	Acquire, develop, manage and own RE
Beach 64 Realty LLC	Justin Lau and Rebecca Lau, managers	328 Waverly Ave., Newton, MA 02458	Manage and own real estate
Kneeland 72 Realty LLC	Justin Lau and Rebecca Lau, managers	328 Waverly Ave., Newton, MA 02458	Manage and own real estate
The Appleton LLC	Mei-Jung Fan and Keh-Jiann Pan, managers	54 Alma Ave., Belmont, MA 02478	Property management
McGovern Commercial Sales and Leasing LLC	Kathleen Kelly McGovern, manager	Six Sylvester Rd., Natick, MA 01760	Commercial RE brokerage & development
DXS New England Inc.	Jean Samuel Rancourt, pres.; David Kviring, sec. and treas.	Principal office at Two Corporation Way, Ste. 220, Peabody, MA 01960; Jean Samuel Rancourt and David Kviring at 115 Norfinch Dr., Toronto, ON M3N1W8	Sale and service of HVAC equipment
Boston Haymarket Acquisitions	Jason F. Cincotta, manager	Eight Byron St., Boston MA 02108	Deal in real property
Peristyle Properties LLC	Melina Georgantas, manager; Steven Ceprano, resident agent	Principal office at 103 Clafin St., Belmont, MA 02478; Steven Ceprano at 1383 Washington St., West Newton, MA 02465	Operate a real estate brokerage office
K&B Land Holdings LLC	Josh Biando and John Kulhabi, signatories	488 Stafford St., Leicester, MA 01524	Real estate activities
847 Washington Street LLC	Joseph Marsden, Jr. and Kimberley Marsden, managers	847 Washington St., Holliston, MA 01746	Manage commercial real estate
Bafaro Realty Company LLC	Joseph Bafaro, manager; Ira Deitsch Esq., resident agent	Principal office at 9 Winter St., Worcester, MA 01604; Ira Deitsch Esq. c/o Posternak, Blankenstein & Lund, LLP, 800 Boylston St., The Prudential Tower, 33rd floor, Boston, MA 02199	Deal with real estate
Woods Hole Partners LLC	Mark Bogosian and Jonathan Janikies, managers	Principal office at 367 Main St., Falmouth, MA; Jonathan Janikies c/o The Jan Companies, 35 Sockanosset Rd., Cranston, RI 02920	Develop and own real estate
Durkin Steamboat LLC	The Durkin Trust, manager; Michael J. Durkin, signatory; Peter M. Daigle, resident agent	Principal office at 26 History Row, The Woodlands, TX 77380; Peter M. Daigle at 1550 Falmouth Rd., Ste. 10, Centerville, MA 02632	Acquire and sell real property
206 Salem Properties LLC	Francis D. Mirabito, manager	77 Alexander Rd., Unit 13, Billerica, MA 01821	Develop, manage and sell real estate
Seven Langford Park LLC	David H. France and Andrew J. Ulrich, managers	539 East 4th St., South Boston MA 02127	Real estate activities
Egan Holding Group LLC	Stephen G. Egan and Todd A. Egan, signatories	Six Pasture Ln., Whitman MA 02382	Interests in real property
542 Main Street LLC	Kathleen K. Adams, manager	Five Kane Industrial Dr., Hudson MA 01749	Invest in real estate for profit
Couto Properties LLC	Derek O. Couto and Jason O. Couto, managers; Michael Medeiros, resident agent	Principal office at 24 Ernest St., New Bedford MA 02745; Michael Medeiros at 286 Union St., New Bedford MA 02740	Buy, develop and sell real estate
Swift River Valley RE LLC	Matthew S. Jackson and Richard C. Poissant, managers	Three Stadler St., Belchertown MA 01007	Real estate
J&L Realty Management LLC	Jeannine A. Kenney and Leo E. Ouellette, Jr., managers	652 Prospect St., Chicopee, MA 01020	Deal in personal and real property
Wilbere Ridge LLC	Abbie Cellniker, manager	560 Chestnut St., Waban, MA 02468	Investments, including real property interests
Classic New England Homes 1 Francis Street LLC	David A. MacCready and Robert A. MacCready, managers	266 Main St., Ste. 34, Medfield, MA 02052	Deal in real property
Classic New England Homes 2 Francis Street LLC	David A. MacCready and Robert A. MacCready, managers	266 Main St., Ste. 34, Medfield, MA 02052	Deal in real property
555 Worcester Street LLC	Bechara Fren, manager	23 Newell Dr., Franklin, MA 02038	Buy, lease, manage, own and sell commercial and residential real estate
Holmes Consulting & Real Estate LLC	Marcus Holmes, manager	Sixteen Gannett St., Boston MA 02121	Real estate activities
West Elm LLC	May Siu, manager; Kenneth Siu, signatory	39 West Elm St., Quincy MA 02170	Real estate
Union Park Holding LLC	Keith Harrington, Benjamin Mandelbraut, Corey Moy and Joshua Rosenfield, managers	Principal office at 1674 Beacon St., Ste. 2, Brookline, MA 02446; Benjamin Mandelbraut at 75 Brainerd Rd., Ste. 105, Allston, MA 02134; Corey Moy at 21 Antrim Rd., Framingham, MA 01701; Joshua Rosenfield at 18 Terry Ave., Burlington, MA 01803	Develop, invest in, lease, manage and sell RE
IL Investments LLC	Ishmael Lee, manager	Seven Davis Rd., Randolph, MA 02368	Real estate
87 Sawyer Avenue LLC	Daniel M. Mangiacotti, manager	73 Mount Calvary Rd., Roslindale MA 02131	Real estate activities
Atlas Farm LLC	Gideon Porth, manager	635 River Rd., Deerfield, MA 01342	Operate and own commercial farms and engage in related agricultural activities
St. James Court LLC	Breanne Duffy and J. Patrick Duffy, managers; Kurt R. Steinkrauss, signatory	Principal office at 590 Main St., Ste. 500, Watertown, MA 02472; Kurt R. Steinkrauss c/o Mintz Levin, One Financial Center, Boston, MA	Real estate investment and management
Steele Road LLC	Michael Walsh and Paula Walsh, managers	28 Stevin Dr., Woburn, MA 01801	Develop, purchase and sell real estate
TLC Real Estate LLC	Charlene Marie Flynn, manager	Fifteen Leavitt St., Hingham, MA 02043	Interests in real estate
New Dawn Real Estate LLC	Lila P. Maier, signatory; Frank J. Maier Esq., resident agent	Principal office at 6 Turk Hollow Rd., Oxford, MA 01540; Frank J. Maier Esq. at 500 Main St., Ste. 580, Worcester, MA 01608	Acquire, manage, own and sell real estate
199 Marlborough Street LLC	Joseph Palermo, manager; Daniel Doherty Esq., signatory	Principal office at 19 Daniels Rd., Wenham, MA; Daniel Doherty Esq. c/o MacLean Holloway Doherty & Sheehan, P.C., 8 Essex Center Dr., Peabody, MA 01960	Buy and operate real property

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Massachusetts Corporations

ORGANIZED DECEMBER 12 - DECEMBER 30, 2016

Corporation	Directors/Registered Agents	Address	Nature of Business
Fusion Media Holdings II LLC	Edward J. Lastes, manager	Four Winding Oaks Way, Boxford, MA 01921	Deal with personal and real property
Ideal Transportation Holdings Inc.	Joseph DiGiulio, president, secretary and treasurer	Nineteen Le Blanc Dr., Peabody, MA 01960	Holding company for operating subsidiary and for real estate leased to subsidiary
63 Walnut Street LLC	John Barranco, manager; Caralyea M. Landry, resident agent	Principal office c/o Corporation Service Company, 2711 Centerville Rd., Ste. 400, Wilmington, DE; John Barranco at P.O. Box 202, Alton Bay, NH; Caralyea M. Landry at 21 Hodge Rd., Arlington, MA 02474	Real estate
Romac Properties LLC	Donald J. MacDonald, manager	325 Central St., Saugus, MA 01906	Acquire, lease, operate and sell real property
MJG Trust LLC	Joanna M. Hochman and Michael Niccoli, managers; Noel DiCarlo, resident agent	Principal office at 105 Longview Dr., Bridgewater, MA 02324; Joanna M. Hochman at 17 Gloucester St., Unit 17-1, Boston, MA; Noel DiCarlo at 77 Newbury St., 4th floor, Boston, MA 02115	Real property activities
C2 MA 2016 Holdings LLC	Candice J. Michalowicz, signatory; Bill Havre, resident agent	Principal office at 315 Madison Ave., Ste. 901, New York, NY; Bill Havre c/o Registered Agents, Inc., 82 Wendell Ave., Ste. 100, Pittsfield, MA	Solar power generation
Marolima 14 West LLC	Lisa Legere and Mark Legere, managers; Melanie J. O'Keefe, resident agent	Principal office at 48 Benton Rd., Belmont MA 02478; Melanie J. O'Keefe Esq. at 8 Cardinal Ln., Orleans MA 02653	Lease, manage and own real estate
Marolima 21 West LLC	Lisa Legere and Mark Legere, managers; Melanie J. O'Keefe, resident agent	Principal office at 48 Benton Rd., Belmont MA 02478; Melanie J. O'Keefe Esq. at 8 Cardinal Ln., Orleans MA 02653	Lease, manage and own real estate
Weld Greeley LLC	Andrew Betts and Spencer Betts, signatories; Dorothy I. Bickling, signatory	35 Bedford St., Ste. 15, Lexington MA 02420	Develop, invest in, lease and sell real estate
Fed Realty Trust LLC	Francis J. Murphy, manager	169 Gray St., North Andover MA 01845	Dealing with interests in real estate
84-86 Ellery Street LLC	Charles Lafauci, manager	Eleven Mauriello Dr., Stoneham MA 02180	Deal in real property
Cronin Holdings Management LP	Jon Cronin, manager	250 Northern Ave., Boston MA 02210	Dealing with interests in real estate
167 Manomet LLC	Wendy Joan Bergman and Morris Bergman, signatories	Eleven Kensington Heights, Worcester MA 01602	Invest in real estate
20 Horse Hill Road LLC	Franny Aguasvivas, manager	675 VFW Pkwy., Chestnut Hill MA 02467	Develop, invest in, lease and sell real estate
Ibbetson 51 Realty LLC	Charles M. Greenstein, manager	Thirteen Barnstable Rd., Norfolk MA 02110	Deal in real property
TBB Realty LLC	Gerard V. Beaudoin III and Jacqueline A. Beaudoin, signatories	92 Greenwood Ln., Waltham MA 02451	Real estate
Congo Realty LLC	Denise Coffey, James Coffey and Salvatore Longo Jr., mgrs.	91 South Ave., Whitman MA 02382	Acquire, develop and manage commercial RE
10 Irving Street LLC	Jeanne H. Gaucher, Jennifer J. Gaucher and Joshua J. Gaucher, managers	Eleven Alix Rd., Spencer MA 01562	Acquire, lease, manage and sell real estate
31 Pleasant Street LLC	Jeanne H. Gaucher, Jennifer J. Gaucher and Joshua J. Gaucher, managers	Eleven Alix Rd., Spencer MA 01562	Acquire, lease, manage and sell real estate
ERDB/Architecture LLC	Edward De Blicke, manager; Joseph Matzkin Esq., res. agent	Principal office at 231 Saint Paul St., Brookline MA 02446; Joseph H. Matzkin Esq. at 30 Federal St., Boston MA 02110	Architecture
28 Norfolk LLC	Virginia Gambrazzio, manager	28 Norfolk Ave., South Easton MA 02375	Develop, finance, lease, manage and sell real property
8 Delaware Street LLC	William Mandell, manager	20C Delcarmine St., Ste. 101, Wakefield MA 01880	Interests in real estate
35 Commerce Realty LLC	Michael Cleary, Robert Cleary and Shawn Cleary, managers	47 Intervale St., Quincy MA 02169	Business of real estate
RWT Realty LLC	Raymond W. Tan, manager	One Alben St., Winchester MA 01890	Real estate
Talbot Acquisitions LLC	Michael A. Talbot, manager	54 Blissful Ln., East Wareham MA 02538	Deal with real estate
Danbury Ventures LLC	Sarabjit Singh, manager	Sixteen Foster Cir., Reading MA 01867	Real estate
Lime Street LLC	Craig Pessina, manager	24 Market Sq., Newburyport MA 01950	Dealing with interests in real estate
24-26 Falmouth Street LLC	Ann L. Tremblay and Ernest J. Tremblay Jr., managers	76 Putnam Rd., North Andover MA 01845	Lease real property
West Main Street Land Inc.	Edward H. Santon III, president, treasurer and secretary	53 Burbank St., Millbury MA 01527	Manage and own real property
JJD Properties LLC	Jay Dunn, manager	45 North Main St., Ste. 102, Fall River MA 02720	Invest in real property
Pier 6 Management Group LP	C. Charles Lerner III, general partner	42 8th St., #3510, Charlestown MA 02129	Hospitality business services
Dot Square Partners LLC	David Boyea, manager	333 Victory Rd., Quincy MA 02171	Develop, finance, lease, operate and sell RE
Two Cousins Realty LLC	Henry Downey and Martin Downey, managers	47 Roseland Ter., Longmeadow MA 01106	Deal with real estate
SLB River Realty LLC	Linda Bonica and Stephen Bonica, managers; Ann C. Eiselein, resident agent	Principal office at 2025 Washington St., Canton MA 02025; Ann C. Eiselein at 20 Walnut St., Ste. 101, Wellesley MA 02481	Deal with certain real property at 405-413 River St., Waltham MA
Temple St. Abington LLC	Scott W. O'Brien Sr., manager	412 Washington St., Weymouth MA 02188	Deal with income-producing real estate
Labrador Real Estate LLC	Slava J. Menn and Justin Silverio, managers	One Curtis St., East Boston MA 02128	Deal with real estate
Rhino Bites Realty LLC	Paul Barber, manager	278 Shrewsbury St., Worcester MA 01604	Real estate activities
Andelman Atelier LLC	Edward G. Andelman, manager	505 Tremont St., #810, Boston MA 02116	Invest in real property
681 Temple Street LLC	Paul E. McLaughlin, manager	741 Temple St., Whitman MA 02382	Invest in and manage real estate
Spruce Street Enterprises	Donald P. Cornell and Brian F. Spillane Sr., managers	820 Washington St., Stoughton MA 02072	Real estate
Superior Properties LLC	Benjamin C. Nyzio, manager	101 Lawndale St., Chicopee MA 01013	Commercial and residential RE activities
BMF Properties LLC	Michael Francione and William Francione, signatories	177 Winter St., East Bridgewater MA 02333	Develop real estate

JLL Multifamily

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ton Garden listed on behalf of developer Simpson Housing.

Add those nationally recognized results with scores more Middle Markets deals in the urban core and beyond and JLL's closing puts the multifamily



Christopher Angelone



Frank Petz



Kevin Gleason



Brendan Shields

team over the \$1 billion volume mark for 2016, a milestone rarely—if ever—achieved for a similar brokerage operation regionally. The glaring exception would of course be perennial frontrunners Simon J. Butler and Biria St. John, that CBRE/NE duo having finished this season comfortably ahead of the 10-figure plateau at nearly \$1.4 billion as detailed by the previous Real Reporter. The outcome is just slightly behind their \$1.5 billion personal record attained in 2015.

Once bereft of any serious competition on their home turf, Butler and St. John are hardly lone wolves any more, however, and the JLL accomplishment illustrates the importance Capital Markets groups are placing on that sector, especially with a wave of new construction ala Hanover's Cambridge project in the emerging Alewife

and The Victor, that 286-unit LEED Gold project among a slew of new residential high-rises cropping up on the Boston and Cambridge skylines.

"We are pretty excited about it," D'Amato acknowledges to Real Reporter when pressed on the \$1 billion feat which he stresses is secondary to the client at hand "no matter what" the backdrop. Besides the marquee listings that also included Hanover's Vinnin Square in Salem being bought by TA Realty and 156 Canton apartments harvested for Equity Residen-



Union Place Apartments, Franklin MA



The Victor, North Station, Boston MA

tial, JLL's multifamily crew which includes Vice Presidents Kevin Gleason and Brendan Shields advised clients on a range of bread-and-butter assets that were also popular among investors in the low-interest rate climate combined with a still healthy apartment market and the robust Hub economy. The energy is emanating outward, D'Amato says regarding Union Place, for which he recounts there was a mix of institutional groups and local players such as Jones Street Investment Partners going head to head.

"It was a great execution," he says in citing multifamily specialist Berkshire Group for its oversight of a property it had bought for \$48.7 million in April 2012. There are value-add players in circulation, but D'Amato says Class A product is on the radar screen of many buyers who prefer a downtown deal when possible and do

not want to stray on quality when venturing to the suburbs.

"The (urban) rents are continuing on an upward trajectory, and investors are finding value in the suburbs for Class A space," he says, explaining that improves the chances of sustained occupancy by some theories. From an investor's yield standpoint, D'Amato reports the assets "are often available at a relative discount" to downtown "and can provide the opportunity to increase revenues with value-add programs."

In the case of Union Place, Berkshire had worked to upgrade common areas and incorporate operational efficiencies for the development. A registered investment advisor, Berkshire Group had \$7.1 billion in real estate assets under management and a footprint based in Boston but with offic-

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14 Crosby Dr.

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Among other innovations, the program delivered the park a 4,700-sf fitness center and yoga studio plus showers and locker rooms; 7,300-sf full-service cafe endowed with WiFi; a 3,500-sf outdoor patio and fire pit and another 5,200 sf of green space. Davis Cos. went well beyond that even, convincing state transportation



Christopher Lawrence

officials to sell a four-acre salt shed site next door which “gave us a visible front door and added lots of parking,” explains Daume, the latter equating to another 225 spaces which puts the total slots at 1,350.



Christopher Decembrele

Daniels praises Davis Cos. for its program preparing the property to do battle with a lineup of high-end product down the road on Route 128 in Burlington using the modernized facilities, improved visibility and a “competitive” rate enabled in buying nearly a half-million square feet one exit off America’s Technology Highway just prior to the submarket’s revival for \$62.8 million, or just \$132 per sf. The Xchange at Bedford “provides tenants with robust amenities onsite and nearby, as well as easy access and branding on Route 3,” relays Daniels, adding, “the Davis Cos.’ vision for the business campus has been resonating with innovative companies across Greater Boston.” Its availability of 14 Crosby Dr. is now being trumped by his crew that includes Managing Director Christopher Lawrence and Senior VP Christopher Decembrele leading the charge, they and Daniels well-schooled in the northern region.

Besides the aforementioned accoutrements available on-site to denizens of the Xchange at Bedford, those eager to explore can find the Burlington Mall and Northwest Park’s transformative Third Avenue lifestyle center barely three miles away; overall, Davis Cos. estimates between Bedford and Burlington, there is five million sf of hotels, restaurants, retail and other commercial and service-orient-



14 Crosby Dr., Bedford MA

ed properties to sate the LWP lifestyle, lately headlined by the new Wegman’s at Third Avenue. As to the first part of the acronym, both Bedford and Burlington are among two of the region’s most affluent bedroom communities.

For those from “away,” i.e. workers flocking down Route 3 from the north for employment, Daume notes those coming to the Xchange are afforded the chance to skip what can be a challenging bottleneck where that roadway and Route 128



Jonathan G. Davis

do converge a few miles south. And speaking of affordability, she asserts the Xchange is well-placed in that regard considering gross rents being sought of \$28 per sf versus the Burlington asking rate she pegs between \$29 and 35 per sf. The Xchange asking level is above the \$18 to \$23 per sf Davis Cos. calculates the Interstate 495 North submarket to be averaging, but Daume points to a desire among some firms to be as close to the urban core as possible without paying Tier One rents for creating opportunities.

“We think it puts us in a good spot to capture some of that momentum moving down,” she says, an assessment shared by Gilkey who further calls the property “perfect for pioneering companies seeking state-of-the-art workspace in a cohesive, convenient setting,” one which already counts the likes of Datawatch Corp., iRo-

bot and MultiPlan Inc. Reporting “high demand in this thriving submarket for campus office environments,” Gilkey says “our repositioning strategy responds to that need.”

JLL Multifamily

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es in Atlanta, Baltimore, Dallas, Houston, New York City and San Francisco.

As to the JLL results for 2016, Managing Director Frank F. Petz, co-leader of the Boston team along with Managing Director Christopher Angelone, lauds the multifamily operation in calling the \$1 billion processed “a fantastic, terrific achievement,” adding “I think it shows just how far we have come in a short period of time.” The architect of JLL’s regional Capital Markets unit also stresses the multifamily team is part of an integrated approach where different product specialists work closely together as a reflection that cross-pollination of contacts and information can benefit all in an increasingly homogenized LWP landscape.

“They are a perfect match for what we are trying to do across the entire platform, to integrate it in a way that maximizes value for the property and its owners,” Petz says. Other factors, he maintains, are the team members “approach every assignment with an owner’s perspective” and do so in a manner both “creative and energetic” to exact the client goals through communication and using the tools of JLL’s global infrastructure.

Newmark Surge

CONTINUED FROM PAGE 1

ed in the just-concluded campaign. A \$400 million Florida mall deal to start the year and brokerage of two landmark Harvard Square buildings further padded the Millerd crew's 2015 results, but it was hardly



Robert E. Griffin Jr.



Geoffrey Millerd



Justin Smith



Paul Penman

a lack of effort—or achievements—causing this past year's comparative "decline," and the team which includes Managing Director Justin M. Smith and Paul Penman squeezed every extra second out of the final quarter to finish on an impressive run involving assets sold in markets from Providence up to Nashua, NH. US Head of Capital Markets Robert E. Griffin Jr. oversaw the retail activity in his leading role with the firm's Capital Markets operation.

One of the late Q4 outcomes was detailed this past week by the-realreporter.com where TIAA in the final moments of 2016 sold Brookside Shops to Clarion Partners for \$33.5 million, the 97,000-sf lifestyle center having been held for more than a decade by Newmark's client. Two other leading retail investors secured \$23.2 million when New-

mark delivered Prestige Properties for Dartmouth Commons, an institutional-grade power center just off Interstate 195 in the metro Providence market. Newmark's clients there were Edens and JPMorgan, a partnership whose disposition calculated to a 7.35 percent capitalization rate for the 106,700-sf asset.

Smith explains Dartmouth Commons had a range of positives to offer investors, with the complex celebrating its 10th season in operation fully leased to a diverse rent roll highlighted by national tenants "that together contribute to its strong daily traffic and exceptional vibrancy," with



Brookside Shops, Acton MA



The Corner at Spitbrook Road, Nashua NH

Dick's Sporting Goods, Michaels and a 21,000-sf Petco the premier attractions. "It has been meticulously maintained," Smith says in citing yet another element investors seemed to have responded favorably towards. Dartmouth Commons might not have the core demographics seen in metropolitan Boston, but it more than held its own on that box, the broker says in pointing to the 8,900-student University of Massachusetts Dartmouth branch just a few minutes up Route 6, a presence of millennial consumers "which contributes to the long-term viability of the retailers at this location," Smith observes.

In the Granite State, Newmark's listing of The Corner at Spit Brook Road became a conduit for Linear Retail Properties to enhance its existing holdings in the Nashua retail Mecca when the Burlington-based firm made that 27,275-sf plaza comprised of a Burger King and Old Navy in free-standing buildings its eighth such conquest with a winning offer of \$12.5 million. Each of The Corner at Spit Brook Road's two leases was executed by the tenant's respective corporate parent, Smith outlines, key in that it provides "exceptional credit enhancement and strong

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KS Woburn Leasing

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questions regarding that effort to the investment sales specialist, Gilkie observes the five-year terms for all the new leases should enhance its value with certainty of cash flow into the next decade.

“We were able to give it a nice boost and improve the building’s standing” as a



Kambiz Shahbazi



James Boudrot

viable investment, he relays, while Allen praises KS Partners for taking the wholistic approach coinciding with impactful upgrades to the lobby and common areas and having such amenities as a full-service cafe in Panera Bread on site.

“It is a good property to begin with, and KS has made it much more attractive” to prospective tenants, Allen recounts.

The largest of the three deals involves Sorenson Communications, with that company taking a hair under 5,000 sf, while EDP secured another 2,500 sf and a growing imaging firm leased 1,625 sf. Financial terms of the leases were not provided, but NAI/Hunneman research puts the average asking rent for Route 128 North at \$22.17 per sf with a vacancy rate of 9.9 percent on 13.7 million sf of space. The Route 128 Northwest sub-



130 New Boston St., Woburn MA

market that includes Burlington next door to Woburn has an average rate of \$32.17 per sf, and some market watchers maintain rising rents in that white-hot community is helping spur interest in abutting cities and towns.

Although few anticipate the bloom is off the rose entirely for Burlington, with that town among the most popular spillover targets for Boston and Cambridge tenants seeking alternatives to skyrocketing urban rents, the NAI/Hunneman brokers say there is an element of that economic influence in the traffic they have witnessed at 130 New

Boston St. Observing that, “it is a little bit of everything,” Gilkie reports while there is internal organic demand as well, “we are seeing companies of all shapes and sizes and circumstances, including some who are being priced out (of other areas)” in the hunt.

Whatever the catalyst, Allen and Gilkie offer an optimistic view of their coverage area for the New Year and report they are entertaining potential takers who could plug the remaining space at 130 New Boston St. “It is good to see the activity from a brokerage perspective, and we are hoping it is going to continue,” Gilkie says. ■

Newmark Surge

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surety of cash flow” for the new owners, a group led by William J. Beckeman which owns convenience-oriented retail spread across New England.

Millerd and Smith were advisors to seller Saxon Partners while Linear was represented in-house by acquisitions director and partner Aubrey Cannuscio who notes in a release that the plaza is in close proximity to a half-dozen Linear assets where Spit Brook Road and Daniel Webster Highway converge at what many declare the retail-heavy state’s most dynamic intersection. “Linear’s acquisition solidifies our dominant presence on Daniel Webster Highway,” says Cannuscio whose firm has such tenants in the assemblage as Barnes

& Noble, Chili’s and Uno’s.

Newmark is in concert with Linear’s faith towards Nashua and the intersection in question which sees nearly 25,000 vehicles per day and boasts an average household income of \$100,900 for people living within a three-mile radius, many of those across the border in tax-laden Massachusetts. Whatever the influences, Burger King and Old Navy register above average sales at their Nashua venues, “a testament to the strength of the property’s attractive location,” says Smith.

Headlining the late-season activity was TIAA’s exit of the Brookside Shops which Newmark orchestrated through a fast-moving process that had several national suitors on the prowl. “It is a very successful property,” Millerd says regarding the center TIAA bought in January

2016 for \$27.8 million. Located at 145 Great Rd., it counts such retail tenants as Eastern Mountain Sports, Elizabeth Grady, Pier 1 Imports and Staples in the leasing lineup. The \$33.5 million price tag is a barometer of its popularity, Millerd observes, as are the institutional parties at the helm before and after the exchange.

In terms of matching 2015’s massive volume, Millerd says the results of the latest season should stand on its own merits of being among the most voluminous levels of retail activity regionally, a platform which also serves clients on a national scale. “It’s all good,” he says of the pace and pedigree of 2016’s activity, with a number of substantial listings launched later in the season having kicked into 2017, deals which are poised to be concluded in the opening frame. ■

Colliers International

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“There were people who did take a little bit of a pause the last three months, and I think a lot of it was to consider where they were at with everything that was going on,” he observes. “A little bit of it was probably the election and interest rates and Brexit and other global uncertainty, but overall, we made some good progress last year and I think that is going to carry over.”

Indeed, despite the late lull—and talk of



Evan Gallagher



Aaron Jodka



Jason Rexinis

in-migration—suburban Boston posted a robust 1.7 million sf of positive net absorption last year, according to the firm’s 2016 Market Snapshot produced by Research Director Aaron Jodka. Balance sheets among top firms appear solid, reports Elcock, and while conditions have been favorable for landlords throughout this decade, the veteran broker warns a plain vanilla office building over a quarter-century old could be left in the dust should their stewards not recognize the need for tenants to provide perks in the bricks-and-mortar category for recruitment.

“Landlords who make their buildings fresh and relevant are going to get the business, and those who are not ready for prime time are going to find it very difficult to compete against a property that has the location and the amenities tenants are looking for today,” conveys Elcock, whose experience includes assisting companies in their real estate matters, providing a first-hand understanding of tenant predilections. “It will be challenging to get the best companies if you don’t make the commitment,” he warns.

In-Migration emerged as a buzz word for Boston office denizens in 2016, and Elcock anticipates that will continue even as a certain segment opts to remain on the outer fringe of Route 128 and even beyond to Interstate 495. Still, the game-changing feats of luring General Electric and to a smaller



PHOTO: DEREK SZABO

degree Reebok into Boston’s Seaport District were “tremendous victories” for the city and beyond, he says, and Elcock opines the movement is far more extensive than the most headline-grabbing agreements. “I think it is here to stay,” he says. “There are some big names” eyeing a shift inward.

Even minus being on public transportation—a major bonus for the younger employee base—Elcock says there is hope for the corporate campuses from larger firms who want to create an experience unattainable in most stand-alone structures save for the very biggest such as a CrossPoint in Lowell. “A single building can be claustrophobic whereas when you are in an office park, the real estate can become part of the corporate ecosystem and really help (nurture) its success and be flexible in downsizing or expanding or having a second or third building to turn to,” explains Elcock, possibly interconnecting them via landscaping and walkways. Also, “many companies do want to keep their valuable older employees,” he says, and often that talent base has relocated outside of Boston.

Fortunately, firms are also realizing they can have the best of both worlds, he says, which is not exactly a new-age notion considering the back-office movements of the 1980s and 1990s. It may simply be more acute now where rents have surged so rapidly, but for whatever reason, Elcock insists “it doesn’t have to be an either/or situation,” pointing to firms such as TripAdvisor that has both an urban presence and its heralded new headquarters in Needham developed by Normandy Real Estate Advisors.

Colliers does bifurcate the market between those along Interstate 495 and com-

munities in the Route 128 sphere that Elcock characterizes as “an urban circle,” that being the realm of the “urban team” that is focusing on the inner suburbs plus Boston and Cambridge where those tenant attitudes have cast a new freedom not seen in the days when companies were clustered in select submarkets, such as the accountants and lawyers of the Financial District and the advertising and insurance set anchoring the Back Bay.

Now, “There are no 90-degree angles or sharp elbows on location anymore,” declares Elcock. “We are not Houston, we are not Dallas—this is a very tight market and people are able to consider a lot of opportunities that they never before would have . . . No trained broker today should be telling a tenant they are only meant for Central Square or Kenmore Square—we are all interconnected today.”

Creation of the urban team should help Colliers fuse the knowledge together, and to further its aims for the downtown, Cambridge and Route 128 sectors, the company made several key hires in 2016 including a new research director in CoStar alum Jodka, downtown veteran Adam Schneider from Boston Realty Advisors by way of Lincoln Property Co. and Newmark, plus two NAI/Hunneke experts. Jason Rexinis was named Assistant VP with a charge of covering Route 128, while Evan Gallagher is now directing the life sciences operation concentrated in Cambridge but covering all venues. “I think we are very well-positioned for whatever happens in 2017,” says Elcock.

CBRE Apartment Sales

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“The (Rivers Bend) sale marked a successful conclusion to an investment that yielded strong results for the seller while at the same time offering the buyer strong yields on a going-forward basis and the



Jeff Dunne

potential for a value-add execution,” Butler says of the holdings comprising a 33-building complex with two-story structures dating to 1971 on a site at Exit 38 of Interstate 91.



Gene Pride

According to the brokers, Rivers Bend benefits from “superior access” to nearby employment centers and various amenities, while on-site attractions include a fitness center and pool plus resident clubhouse. The assets

harvested are 82 one-bedroom and 291 two-bedroom townhouse units averaging 994 sf.

CBRE’s other Constitution State deal brought \$13.6 million for 151 units in a 231-condominium community branded Greenfield Village and similar in design to the unaffiliated Windsor complex. Greenfield has 56 two-story, garden-style buildings also off Interstate 91 but in its case at Exit 24. The seller held 79 one-bedroom and 72 two-bedroom townhouses dating



Greenfield Village, Rocky Hill, CT



Rivers Bend, Windsor CT

to 1965. They are now owned by Simon Konover Co. of West Hartford.

“We are pleased to have facilitated the sale of Greenfield Village on behalf of our client, who acquired the community in 2000 as part of a larger portfolio acquisition,” explains Butler, adding that the sale

marks the owner’s exit from Greater Hartford’s multifamily realm.

The Connecticut activity combined with a series of Massachusetts closings in Q4 put Butler and St. Joh at 32 deals consummated in 2016 involving 6,245 units and the \$1.43 billion result. ■

Synergy 26 West St.

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from the structured finance operation advising on the process, the marketing materials indicate. The team also has engaged retail leasing experts Peter Montesanto (retail) and Lauren Vecchione (office) to provide street-level guidance.

As to pricing, if 26 West St. does surpass \$400 per sf, it would be above most comparable rates achieved for similarly sized downtown Class B properties, an inventory which preservationist efforts of the 1980s and 1990s (and the occasional recession) have managed to keep intact in large quantities from the Back Bay to North Station. Colliers pegs the office inventory for that realm to be at 12.6 mil-

lion sf with a current vacancy rate of 6.6 percent in the Back Bay and 8.2 percent in the Financial District. Several recent sales—many involving Synergy-harvested product—have been approaching the \$400 threshold, and one downtown expert forecasts that as “the next normal” as Class B popularity improves into the New Year.

Among prior Class B transactions, Synergy sold 27 School St. and 141 Tremont St.—two Ladder District buildings—for \$366 per sf in January 2015 to a Japanese investor, a deal negotiated by HFF and first unveiled by Real Reporter, while one year later, 211 Congress St. in the Financial District delivered almost \$397 per sf with a capitalization rate of 5.0 percent. That was in a Synergy portfolio disposi-

tion to Westbrook Partners brokered by Newmark, a sale that also included similar assets at 184 High St. (\$387 per sf); and 115 Broad St. (\$383 per sf), those near the Rose Fitzgerald Kennedy Greenway. Closer to the current asset in flux, 41 Winter St. two blocks over did break \$400 per sf when it fetched \$12.0 million, or \$409 per sf, that asset bought last January by Irish-based Frazer Capital. And really, really close to home, in May 2016, 33-41 West St. sold at a 4.2 percent cap rate and \$386 per sf (\$16.0 million) to a New York concern from Watertown-based investor Stephen M. Chapman, whose own impressive track record in metropolitan Boston real estate circles was on display there for a building SMC Inc. paid \$7.2 million to secure in August 2008. ■