

# The Real Reporter

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Reel Estate Catch
Form Function
B Lines
BID Bang
Choice Topic



#### THE REAL REPORT

## **Bridge Raising**



270-280 Bridge St., Dedham MA

DEDHAM — A key girder to a reclamation project here at **Riverview** Office Park has been hoisted in place via arrival of **Brockton Area** Multi Services Inc. at the 68,500sf assemblage, all but completing an intricate value-add vision Marwick **Associates** embarked upon two-plus years ago reviving aging structures whose "great bones" were half empty after its original developer passed away, creating a vacuum where reluctance to spend necessary capital was thwarting efforts to sign tenants, explains Babson Real Estate Advisors founding principal Richard M. Bradbury.

"Lots of people tried to make a run at leasing it, but things would never work out in the end," says the minoricontinued on page 9

## **Brookwood Trading Over 1M SF in MA Via Colliers, Transwestern RBJ Teams**

BY JOE CLEMENTS

ILLERICA — Fresh off the recent launch of a flex/office portfolio straddling Beverly and Danvers in nine buildings at Cherry Hill Park, Brookwood Financial Partners is now pitching a half-dozen similar properties here in the resurgent Interstate 495 North submarket, 448,700-sf of institutional quality product that is 94 percent leased and being offered for sale through Transwest-



continued on page 34 Brookwood Business Center, Billerica MA

## Stoughton Next Step for Campanelli, TriGate

BY JOE CLEMENTS

TOUGHTON — Cast in executive-level mettle when designed for Reebok

Corp., 100 Technology Center Dr. was always a step ahead of its competition as a premier office building south of Boston, and Peter Brown







Tyler McGrail

new owners Campanelli and TriGate Capital have cobbled together a fast-track plan to ensure the shoemaker's former

> home retains its stature as a suburban iewel. Following their \$9.0 million bargain-basement purchase in the waning page 36

## 700,000-SF JLL Oaktree Listing Could Hit \$20M

BY JOE CLEMENTS

ILLERICA — As 5'9" Isaiah Thomas proved again last week passing John Havlicek for most consecutive 20-point games as a Celtic, followed by his dazzling appearance Sunday at the NBA All-Star game, good things can come in small packages, but JLL's fresh listing of two industrial buildings here that might resemble in CRE heft the equiva-



continued on page 33 495 Woburn St., Tewksbury MA

# KS Lands 32,000-SF, Full-Building Tech Tenant

which was advised by Cushman & Wake-

MarkForged will relocate from 10 Faw-

cett St. in west Cambridge this June af-

ter outgrowing its current quarters."They

A startup which creates 3D printers,

BY JOE CLEMENTS

ATERTOWN — KS Partners had a hunch in December 2015 that this inner suburb was poised for a boost

Boston and Cambridge, and that assessment has proven accurate as evidenced in the signing of a full-building lease by MarkForged at 85 School St., one of two infill properties and a parking lot the investor acquired from a religious order for \$6.5 million. KS principal Kambiz Shahbazi subsequently hired Boston Realty Advisors as exclusive leasing agent and set about making capital improvements BRA principal Adam T. Meixner says stoked already brisk compe-







Ted Lyon

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## Paradigm Nets \$12.9M in Chestnut Realty Buy



Kevin McCall



OSTON - In its leasehold chase here on the very edge of Massachusetts—and the eastern Seaboard for that matter— Chestnut Realty Partners has pushed its CRE portfolio from Chicopee to the sea upon paying Paradigm Properties a reported \$12.9 million for rights to a modern seafood processing plant on land controlled by the Massachusetts Port Author-

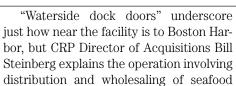
ity. The deal involving 8 Seafood Way was negotiated by CBRE/NE.

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also accepts product via truck and by air, the latter pragmatic given Logan International Airport is a Ted Williams Tunnel trip away from the 68,000-sf plant that came continued on page 39



are a young company with a lot of energy

and it just seemed like they would be a

great fit for the building," Meixner says of

a commitment negotiated on a brokerage

team also featuring colleagues Douglas



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THE REAL REPORTER February 24, 2017

# **BSA Fetes Bolling Building, Alex Krieger**

BY MIKE HOBAN

OSTON — Dutch architecture firm Mecanoo Architecten and Watertown-based Sasaki brought home the distinguished Harleston Parker Medal



Josiah Stevenson

for their design of the Bruce C. Bolling Municipal Building in Dudley Square, one of many awards honoring design excellence presented last week at the Boston Society of Architects 2017 BSA President (BSA) Design Awards Gala. The firms also

walked away with the inaugural People's Choice Award, an online competition organized by the BSA and hosted by bostonmagazine.com enabling members of the public to go head-to-head with the Harleston Parker Medal jury to decide which among this year's finalists merits the title of "the most beautiful new building in the Boston."

The evening also celebrated a number of milestones for the Boston Society of Architects as well as the industry as a whole, including the 150th anniversary of the BSA, the 20th anniversary of ArchitectureBoston magazine, and the 25th

## **CBRE/NE: Tenants A-Listing Class B Office**

BY JOE CLEMENTS

OSTON — Change can reflect or signify many things, and however the shifting office market inside and out of Greater



Suzanne Duca

Boston mid-decade can be evaluated, the adjustments which define 2016 were often unanticipated, as detailed via an in-depth report from CBRE/NE's research team showing Class B rents closing in on low-

rise tower space while a dearth of skilled workers has employment considerations favoring buildings in downtown Boston, Cambridge and the emerging Seaport District along with the inner suburbs.

"A lot of the trends we are seeing are

anniversary of KidsBuild!, a hands-on BSA family event where kids learn how to build a city. This is also the year in which Frank Lloyd Wright's would have celebrated his 150th birthday.

"Tonight, as we celebrate the type of

design excellence represented by our 2016 award winners, we can also applaud the longevity of a constantly evolving legacy of design excellence that has, and will continue, to shape this region and make it continued on page 38

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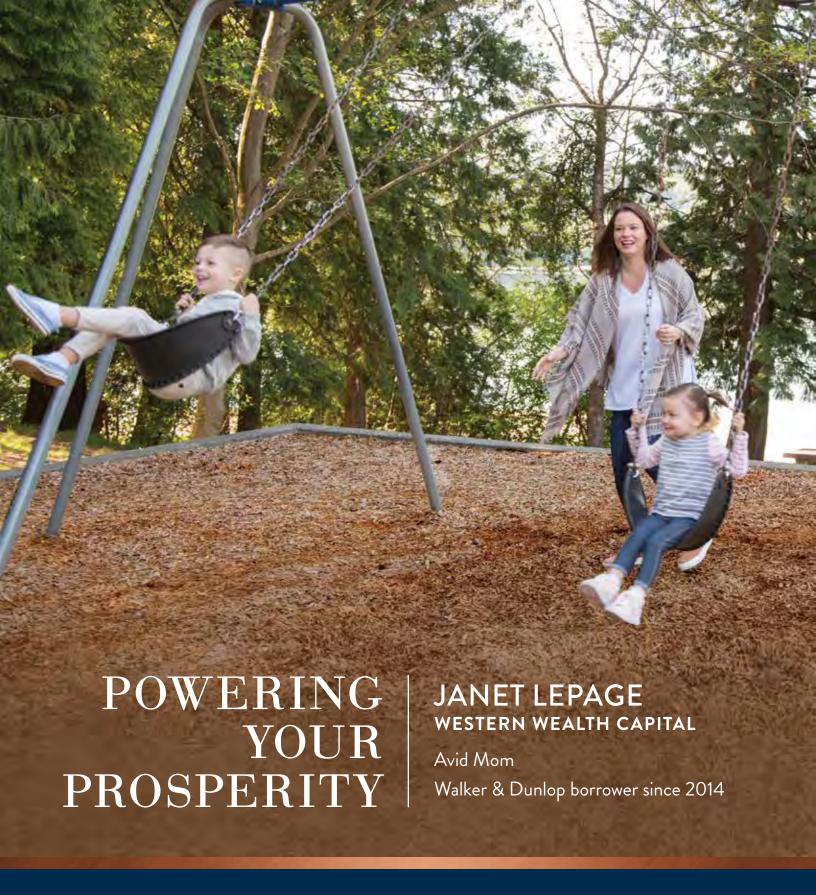
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very good . . . groundbreaking changes," CBRE/NE Director of Research Suzanne Duca tells Real Reporter in describing the Class B market rebound as "incredible," that arena pounded by the 2008 recession and beset by a series of foreclosures and discounted building trades, with the downtown decimated by layoffs in professional fields such as accounting, financial continued on page 41



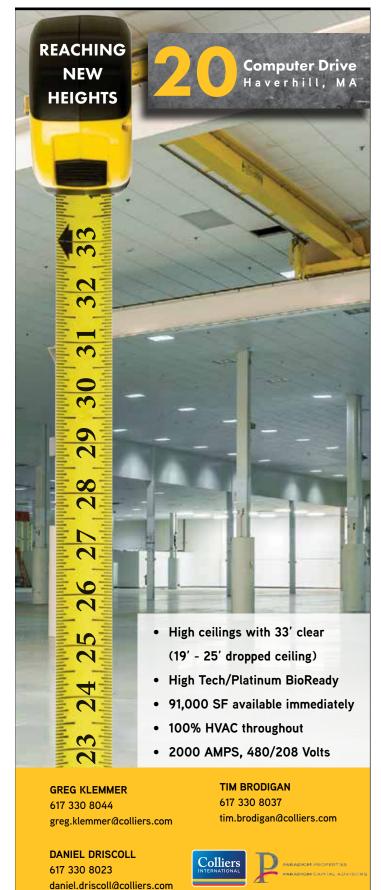
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California loans will be made pursuant to Finance Lenders License #603H310 from the DBO.

THE REAL REPORTER 6 February 24, 2017



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# **CREW Boston Takes Look at Boston's BID**



Washington Street, Downtown Crossing, Boston MA

#### BY MIKE HOBAN

OSTON — In 2010, when Rosemary Sansone, then-president of the Downtown Crossing Partnership, was putting the final pieces of the puzzle together to launch the Downtown Boston Business Improvement District (BID), the Filene's Basement building in the center was still a "giant hole in the ground." There had been advances, most notably restoration of the Boston Opera House and the Modern and Paramount Theatres, investments by Suffolk University and Emerson College as well as the arrival of new restaurants, but the neighborhood now known as DTX was still grimy and considered unsafe at night.

Nearly seven years later, the 34-square-block BID area (from Chinatown to City Hall Plaza and the Boston Common to Post office Square) is one of Boston's most vibrant venues, with nearly two dozen residential projects completed, well over 100 groundfloor restaurants launched and a plethora of retail and service businesses established. A coveted grocery store (Roche Bros.)



and flagship retailer (Primark) have moved into the neighborhood, as well as a slew of TAMI (technology, advertising, media and information) businesses that have helped slash office vacancy rates almost in half (16 percent to 8.7 percent). The assessed value of the BID's commercial real estate has ballooned from \$4.6 billion to almost \$6.3 billion, and the "hole in the ground" is now filled by Millennium Tower, the 60-story, mixed-use skyscraper that last year set a record for Boston's highest Rosemary Sansone talks Business recorded home sale when its pent-

continued on page 44

Improvement Districts.

# **Colliers Debt Team Arranges \$100M-Plus**

BY JOE CLEMENTS

ALTHAM — Many in financial services professions spent the holiday season and start of the New Year fretting over future

prospects due to the

hikes and growing glob-

Calare Properties and Lisciotti Development were married with such lenders as Boston Private Bank & Trust Co., JPMorgan Chase Bank, Rockland Trust Co. and

Sun Life Assurance Co.

acquisition,

contentious US election, looming interest rate

Jeff Black

al unrest, but the debt and structured finance team at Colliers International was apparetnly too busy to notice, having completed a diverse number of transactions involving construction and refinancing loans in late 2016 and to kick off 2017. Borrowers including Boston Properties,

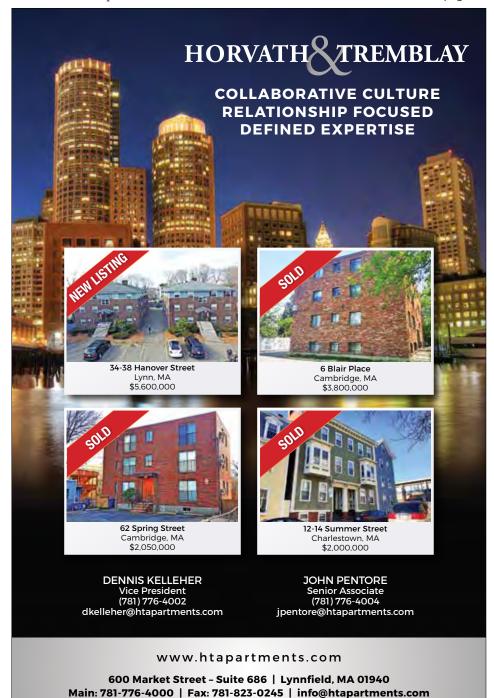
John Broderick



Thomas Welch

for total proceeds eclipsing \$100 million. Also in the mix—on two of the

ventures funded via Colliers—was Property & Casualty Initiative LLC, a Boston-based community loan fund that aids in economic improvement efforts and loaned \$9.0 million last month to btcREdevelop LLC and its manager, Brian R. Iammartino, who paid \$9.06 million for a flex/office portfolio at 179 Bear Hill Rd. and 283 Second Ave. in Waltham. Colliers continued on page 42



## **Transwestern Secures** \$28M EBSB Refinancing



manent fixed-rate financing of \$28 million was recently secured from East Boston Savings Bank through Transwestern RBJ on behalf of Boston | Dedham Commerce Park

and its longtime owners, First Highland Management and Development Corp. The 22-acre industrial complex contains 654,000 sf of first-class industrial product in the city's Readville section and also straddling into abutting Dedham.

Transwestern RBJ Capital Markets leader Christopher Skeffington and Vice President Andrew Stone arranged the loan following a robust competition among a dozen lenders, many of them regional commercial banking institutions like EBSB who have been among the area's most prolific debt sources this decade.

Having such a large swath of industrial inside Route 128 was considered among the forces fomenting interest, a rarity many continued on page 37



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# **Four Ways RE Choices** Influence Recruitment

BY ANDREW ORPIK

OSTON — At first glance, one may not think talent recruitment and commercial real estate have much to do with one another. After all: your office is just the place where you come to work each week, while your employees (and potential employees) are the lifeblood of your organization. Right?

#### TENANT TIPS



Yes. But as Field of Dreams told us: if you build it, they will come. The boardroom decisions you make regarding where you locate and organize an office space—real estate decisions—absolutely affect the kinds of workers you will attract, and whether you'll be able to keep them once they're hired. This is true in four main ways:

#### 1. Office location impacts office demographics.

Your location should cater to the types of workers you're trying to recruit. For instance, older, more seasoned recruits may prefer locations more accessible by car. Conversely, if you want to attract young talent, you may need to be located closer to MBTA bus and rail lines.

#### 2. Workers want to be close to the action.

There's a good reason the live-work-play phenomenon is taking off: members of today's workforce prefer less separation between where they toil during the day, let off steam in the evening, and lay their heads at night. If you are going to be located in the suburbs, you'll want to be in close proximity to amenities continued on page 45

# **HFF Secures \$21.6M Loan** for Cambridge Apartments



**Brett Paulsrud** 



Xave Jacoby

AMBRIDGE — HFF has announced a \$21.6 million first mortgage loan financing arranged on behalf of a freshly minted multifamily project at 15-33 Richdale Ave., a venue in the heart of bustling Porter Square. Middlesex Registry of Deeds records show the lender to be correspondent life insurance firm State Farm Life Insurance Co., which provided a 10-year, fixed-rate loan at a 3.23 percent interest rate on the Hathaway Lofts Apartments.

HFF Director Brett Paulsrud led the debt placement team representing Camco Management Co., which is led by Robert Wolff. Also on the assignment was HFF Senior Real Estate Analyst Xave Jacoby. "Hathaway Lofts offers unique, luxury, loft-style living that is unparalleled in today's market," Paulsrud says in a



270-280 Bridge St., Dedham MA

## The Real Report

CONTINUED FROM PAGE 1

ty partner in a Marwick-led entity that paid \$4.4 million in October 2014 to secure 270 and 280 **Bridge St.**, Bradbury recounts the linchpin ending years of inactivity was landing an anchor tenant prior to purchase, and fortunately for all involved, local social services group **Riverside** RIchard M. Bradbury Community Care was in need of a home when bumped from its erstwhile venue, ultimately taking 20,000 sf at 270 Bridge St. and sparking a \$2 million overhaul of the complex.

Riverside is now in 23,000 sf and is joined by Mentor Massachusetts leasing 12,000 sf and also Northeast Clinical. LIttle Sprouts **Daycare** recently renewed its tenure for nearly 9,000 sf, paving the way for BAMSI to take down



Caleb Hudak

all but a 4,500-sf suite still up for grabs. "The buildings and the site are looking great today," says Bradbury, praising the strategy by Marwick principal Drake G. Behrakis and asset manager John

Lots of people tried to make a run at leasing it, but things would never work out in the end.

Babson Real Estate Advisors principal Richard Bradbury M. Sisk who funded roof replacement, plus upgrades to the mechanical systems and common areas for buildings dating to 1974 (280 Bridge St.) and 1985 (270 Bridge St.), the former of which is 29,500 sf and the latter 39,000 sf. "It has been a fantastic turnaround," says Bradbury.

"We saw the potential and decided to make the investment," Sisk tells Real Report in outlining how Marwick provided Riverside a discounted rent to faciliate a

deal, a pact which gave other prospects comfort knowing tenant improvements and other changes would be funded. Bought with all cash, Riverview's ownership borrowed \$5 million in autumn 2015 from Cambridge Savings Bank.

Owner of several suburban buildings and a pair of jewel-box office properties in Boston's Financial District, Marwick Associates did many standard value-add improvements to 270 and 280 Bridge St., but there were other unusual matters which had to be addressed such as an overgrowth of trees so close to the buildings they had to be surgically extricated, while another section of the continued on page 40





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MILLION DOLLAR MORTGAGES/SALES JANUARY 17 - FEBRUARY 3, 2017

#### FEB 3RD

MTG: \$12,500,000 from East Boston Savings Bank **ADD:** 507 and 518 Main St. and 22-26 and 35

Portland St., Worcester

**BWR:** Main Five Zero Seven LLC and Portland Salem Realty LLC, c/o MG2 Properties, managed by John McGrail and Joseph Donovan

**BUYER:** Black Wolf Special Opportunities III LLC,

managed by David M. Ferris

**SELLER:** 288 Commonwealth LLC, managed by

Matthew Piccione

PRICE/ADD: \$7,779,325; 288 Commonwealth Ave., Boston MTG: \$5,460,000 from East Boston Savings Bank **NOTES:** Multifamily property, constructed 1899; building size is 5,525 sf, lot size is 2,975 sf; four- to eight units; last sold for \$6,518,000 in July 2015

MTG: \$2,147,747 from Eastern Bank

**ADD:** 535 West Grove St., Middleborough: 1054 New State Highway, Raynham; 320 Centre Ave., Rockland; 287 County St., Somerset; and 790 North Main St., West Bridgewater

**BWR:** Jaminac Corp., managed by James M. Deeb, president and treasurer

MTG: \$2,105,000\* from Enterprise Bank and Trust Co.

ADD: 533 Main St., Acton

**BWR:** Post Office Square LLC, mgd. by Eric O'Brien

**NOTES:** \*Construction mortgage

**BUYER:** Arthur Murphy

**SELLER:** James Stover, trustee of 1214 Park Street Realty TR **PRICE/ADD:** \$2,100,000; 1214 Park St., Stoughton MTG: \$725,000 from Coastal Heritage Bank **NOTES:** Office property, constructed 1998; building size is 16,925 sf, lot size is 1.1 acres; property last sold for \$192,000 in Oct. 1996

MTG: \$1,900,000 from Bank of New England

ADD: 17 Bucknell Rd., Wellesley

**BWR:** Art You Can Live In LLC, mgd. by Peter Holland

MTG: \$1,495,000 from The Village Bank **ADD:** 1260 Massachusetts Ave., Arlington **BWR:** Sanmartina LP, managed by Tina R. Chisari, president; Mario J. Chisari, treasurer

MTG: \$1,200,000 from Cape Cod Five Cents SB

ADD: 181 Route 137, Harwich

**BWR:** PGF Realty LLC, managed by Paul Fox

#### FEB 2nd

BUYER: CPT Lincoln Plaza LLC, c/o AEW Capital Management

SELLER: Curtlo LLC, managed by Emily C. Pott **PRICE/ADD:** \$41,325,000; 400 Lincoln St., Hingham **NOTES:** Retail property, constructed 1971; building size is 129,450 sf, lot size is four; seller's ownership in

property dates to 1956

## Synergy Class B Trade Crests \$411 PSF

OSTON—In a deal first unveiled last month by Real Reporter, Synergy Investments has harvested a long-held Ladder District building at 26 West St. to local investor Michael Samuels of Eden Properties for \$21,800,000, a purchase backed by \$16,000,000 from UniBank for Savings. Exclusive agent Colliers International advised Synergy and procured the winning bidder of a six-story, 53,000-sf office and retail building which attracted 15 offers from a variety of capital sources.

"The sale of 26 West Street in excess of \$400 per square foot demonstrates the strength and depth of the Class B downtown (office) market," Colliers principal Scott Dragos says in a press release acknowledging the trade. The office portion which is fully leased to a labor union "is a product in high demand Douglas Jacoby with tenants and investors now,"

reports Dragos, and coupled with "optimum" transit access from being "virtually atop two major MBTA stations, it is no surprise that pricing shook out where it did." the veteran broker adds in noting 26 West St. is sandwiched between the Downtown Crossing and Park Street MBTA stations traversed by tens of thousands of people daily.

Dragos was joined by principal Douglas



**David Greaney** 



Scott Dragos



Synergy move a property founder David Greaney bought back in November 2005 for \$7,800,000 with a co-investor who later cashed out on their portion. The building renovated in 2006 dates to 1910 and is located on a 5,600sf parcel in one of New England's most transformational business districts where hundreds of millions of dollars has poured in this decade. Private investors, REITs and pension funds are flocking to the city from both near and far, in the case of 26 West St. the former given that Eden Properties is based on the other side of Boston Common at 333 Newbury St., the group celebrating 15 years of business in 2016. Synergy is also headquartered

Jacoby on an assignment featur-

ing Capital Markets team mem-

bers Anthony Hayes, Timothy

Mulhall and Daniel Hines helping

close to 26 West St. at 100 Franklin St. in the Financial District.

The firm's hands-on approach brought 26 West St. to being fully stabilized at the time of its sale, promising steady cash flow and the chance for future upside. The upper-level office space totaling 35,500 sf is committed to Service Employees International Union Chapter 32BJ in a lease extension kicking in this month that runs to 2029, whereas the remainder is retail

continued on page 44

MTG: \$6,000,000 from Citizens Bank **ADD:** 106 Old Billerica Rd., Beford

**BWR:** Carleton-Willard Homes Inc., managed by Ruth

Piper, president; William Jackson, treasurer MTG: \$3,500,000 from MutualOne Bank **ADD:** Rogerson Crossing, Uxbridge

BWR: Logan R. Huffman, trustees of Rogerson

Crossing Realty TR

BUYER: CPT Lincoln Plaza LLC, c/o AEW Capital Management

**PRICE/ADD:** \$2,400,000; 428 & 434 Lincoln St., Hingham

**SELLER:** Lincoln Beal LLC, managed by Emily C. Pott

**NOTES:** Mixed-use properties; 428 Lincoln St. a retail property, constructed 1960; building size is 7,700 sf, lot size is 1.3 acres; restaurant; last sold for \$950,000 in Sept. 1996; 434 Lincoln St. a land parcel; lot size is 8,275 sf; portion of Lincoln Plaza Shopping Center; property last sold for \$35,000 in Dec. 1996; see related sale this date above

MTG: \$1,900,000 from Digital Federal Credit Union

ADD: 168 Auburn St., Cambridge

**BWR:** Auburn School LLC, managed by Lou G. Makrigiannis

MILLION DOLLAR MORTGAGES/SALES JANUARY 17 - FEBRUARY 3, 2017

continued from page 10

BUYER: Aethos LLC, managed by Alan Sharaf, Fred

Starikov and Stephen Whalen **SELLER:** Carlos R. McKenzie

**PRICE/ADD:** \$1,630,000; 14 Townsend St., Boston **MTG:** \$1,444,000 from **Mechanics Cooperative Bank NOTES:** Multifamily property, constructed 1920; building size is 6,250 sf, lot size is 4,925 sf; four- to six units; last sold for \$621,000 in Sept. 2012

MTG: \$1,516,000 from Mechanics Cooperative Bank

ADD: 43-45 Oak St., Somerville

BWR: We Close the Deal, managed by Alan Sharaf,

Fred Starikov and Stephen Whalen

**BUYER:** 37 Walnut Place LLC, managed by Chandrika

N. Samarth

**SELLER:** Richard J. Weishaus, Personal Representative of The Estate of Adrienne Wilson, fka Adrienne Matz **PRICE/ADD:** \$1,515,000; 37-39 Walnut Pl., Newton

MTG: \$1,686,000 from Wellesley Bank NOTES: Multifamily property, constructed 1932; building size is 4,175 sf, lot size is 11,050 sf; five units; seller's family acquired property in Oct. 1968

**BUYER:** 147 Main Street LLC, c/o Centercorp Retail Properties

SELLER: CRE JV Five Branch Holdings LLC,

c/o Gramercy Property Trust

PRICE/ADD: \$1,400,000; 147 Main St. and 52

Rogers St., Gloucester

**NOTES:** Mixed-use properties; 147 Main St. a retail property, constructed 1950; building size is 7,025 sf, lot size is 12,600 sf; 52 Rogers St. a parking lot; lot size is 5,225 sf; properties last sold for \$1,518,231 in Aug. 2006

**BUYER:** Sudbury Property Management LLC, managed by Padraig Obeirne

**SELLER:** Highland Development Associates LLC, managed by Michael P. Hogan, David McCabe and Katherine McCabe

**PRICE/ADD:** \$1,320,000; 200 East Main St., Marlborough

**NOTES:** Multiple units in low-rise Colonial Office Park Condominium; 21 units in three buildings totaling 21,975; units last sold for \$1,020,000 in Dec. 2010

**BUYER:** H K Realty LLC, managed by Khoung Huynh **SELLER:** 1201 Westford St., LLC, mgd. by Brian Bush **PRICE/ADD:** \$1,050,000; 1201 Westford St., Lowell **MTG:** \$500,000 from **Enterprise Bank and Trust Co. NOTES:** Office property, constructed 1977; building size is 15,000 sf, lot size is one acre; last sold for \$775,000 in Jan. 2003

MTG: \$1,000,000 and \$1,025,000 from Lowell Five Cent Savings Bank

**ADD:** 4 Fairview St. and 193-195 Princeton St., North Chelmsford

**BWR:** Kazanjian Enterprises Inc., managed by Alan W. Kazanjian, president



Capital flowing from the Great State of Maine has secured a 351-room Courtyard by Marriott from Rockwood Capital in a \$43,000,000 exchange of the 115,000-sf facility at 225 and 285 William F. McClellan Hwy., aka Route 1A, in East Boston. The former Holiday Inn set on 6.9 acres comes with a 16,200-sf parking lot feeding directly off the northbound side of the divided roadway. Logan International Airport is located barely one mile south of the hotel that dates to 1972. Androscoggin Savings Bank loaned \$37,000,000 to buyers Auburn Plaza Inc. and Slumber Time LLC, Maine-based groups managed by George P. Schott. Rockwood's Oprock Boston Fee LLC had paid \$4,764,000 in July 2007. HFF marketed the full-service hotel for Rockwood, led by Senior Managing Director Daniel C. Peek, Managing Director Denny Meikleham and Directors KC Patel and Alan Suzuki.

#### FEB 1st

**BUYER:** Auburn Plaza Inc. and Slumber Time LLC, managed by George P Schott

**SELLER:** Oprock Boston Fee LLC, managed by Rockwood Capital

**PRICE/ADD:** \$43,000,000; 225 and 285 William F. McClellan Hwy., East Boston

MTG: \$37,500,000 from Androscoggin Savings Bank NOTES: Hotel property and parking lot, constructed 1972, renovated 2009; building size is 115,050 sf, lot size is 6.9 acres; 346 rooms; parking lot size at 285 William F. McClellan Hwy. is 16,200 sf; properties last sold in July 2007 for \$4,764,500

**BUYER:** Eden 26 West LLC, mgd. by Michael Samuels **SELLER:** West Street Holdings LLC, c/o Synergy Investments, managed by David Greaney

**PRICE/ADD:** \$21,800,000; 26 West St., Boston MTG: \$16,000,000 from UniBank for Savings NOTES: Mixed-use property, const. 1910, renovated 2006; building size is 53,025 sf, lot size is 5,600 sf; seller acquired property for \$7,800,000 in Nov. 2005

MTG: \$7,840,000 from People's United Bank ADD: 425 Meadow St., Chicopee

**BWR:** CPI 425 Meadow Street LLC, c/o Calare Properties, managed by William L. Manley

**BUYER:** Cambridge Montessori School Inc., mgd. by Michael Cragg, president; Webster O'Brien, treasurer **SELLER:** Bellis Circle Inc., c/o Highland Management, Lombard, IL, managed by Charles S. Margosian, president and treasurer

**PRICE/ADD:** \$7,375,000; 41 Bellis Cir., Cambridge **MTG:** \$7,000,000 from **LBNA Security Corp. NOTES:** Parking lot; lot size is 40,375 sf; seller's family ownership in property dates to Aug. 1961

MTG: \$7,000,000 from Rockland Trust Co.

ADD: 177-181 Erie St., Cambridge

**BWR:** 177-181 Erie Street LLC, managed by Edward O. Cacciola

MTG: \$5,720,000 from Eastern Bank ADD: 2-8 Pilgrim Hill Rd., Plymouth BWR: Atle LLC, managed by David L. Gilvar

**BUYER:** 555 Worcester Street LLC, mgd by Bechara Fren **SELLER:** Laurel Ridge Apartments LLC, managed by William J. Gajewski

MILLION DOLLAR MORTGAGES/SALES JANUARY 17 - FEBRUARY 3, 2017

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**PRICE/ADD:** \$5,450,000; 555 Worcester St., Southbridge MTG: \$4,360,000 from **Greystone Servicing Corp NOTES:** Multifamily property, constructed 1988; building size is 56,325 sf, lot size is five acres; 58 units; last sold for \$4,900,000 in Sept. 2007

**BUYER:** 4345 Washington LLC and VRE Washington Street LLC, managed by George S. Dabney **SELLER:** Lynnshore Associates LLC, managed by Gaetano F. Morello

**PRICE/ADD:** \$5,300,000; 4345-4351 Washington St., Roslindale

MTG: \$4,256,250 from Dedham Institution for Savings NOTES: Multifamily property, constructed 1935, renovated 1985; building size is 19,625 sf, lot size is 15,000 sf; last sold for \$3,300,000 in Sept. 2005

**BUYER:** Cambridge-Harding Realty LLC, managed by Philip J. Privitera

**SELLER:** Harding Enterprises LLC, mgd. by Rekha Madan **PRICE/ADD:** \$5,000,000; 33-35 and 34-42 Harding St., Cambridge

MTG: \$3,750,000 from Cambridge Savings Bank NOTES: Multifamily properties; 33-35 Harding St. constructed 1910; building size is 4,000 sf, lot size is 3,450 sf; five units; last sold in June 2015 for \$1,591,000; 34-42 Harding St. a pair of properties, constructed 1903; first building size is 725 sf, lot size is 3,650 sf; one unit; second building size is 5,400 sf; six units; last sold in June 2015 for \$2,109,000

**BUYER:** CEA Nashua LLC, managed by Mary Akerson and Steven Cohen

**SELLER:** 74-15 Metropolitan Realty Corp., managed by Leonard Christopher, president and treasurer **PRICE/ADD:** \$3,635,000; 30 Liberty St. and 2-14 Penn St., aka 6 Penn St., Quincy

**NOTES:** Land parcels; lot size totals 35,650 sf; properties last sold for \$3,00,000 in Dec. 2014

**BUYER:** 303 Main Street LLC, mgd. by James Demetri **SELLER:** Village Shoppes Realty LLC, managed by Pasquale P. Buonopane

**PRICE/ADD:** \$2,850,000; 303 Main St., North Reading **MTG:** \$1,900,000 from **Everett Cooperative Bank NOTES:** Retail property; building size is 14,400 sf, lot size is 3.2 acres; last sold for \$1,500,000 in Oct. 2008

MTG: \$2,035,000 from Eastern Bank ADD: 47-53 Long Pond Rd., Plymouth BWR: Fulla LLC, managed by David L. Gilvar

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

**ADD:** 1 and 29 Research Dr., Westborough

**BWR:** FD Special Opportunities I LLC, mgd. by David Ferris

MTG: \$1,800,000 from PNC Bank ADD: 151 North Main St., Bellingham

**BWR:** North Main Community LLC, mgd. by H. Curtis Keller, Joseph Jay Petkunas, Fritz Wolf and Timothy Wolf



Turnpike 1000 LLC is the new owner of 956 Turnpike St. in Canton, that a 26,775-sf flex industrial building acquired for \$2,600,000 from Apogee Realty of Canton LLC and Briamanda Canton LLC. Paul Faxon manages Apogee Realty and Kenneth M. Selig holds a similar role for Briamanda Canton LLC; the partnership had bought 956 Turnpike St. in January 2009 for \$2,650,000. Norwood Cooperative Bank delivered Turnpike 1000 LLC \$1,950,000 to finance its purchase. The borrowing entity is managed by Eric D. Kagan, Neil S. Kaplan and Stephen A. Weiss who secure a property on 2.2 acres along Route 138 (Turnpike Street) a bit west of Route 24.

**BUYER:** Kaniya Darshan LLC, managed by Dilip Gandhi **SELLER:** Medford Square Realty LLC, mgd. by Richard Kohn **PRICE/ADD:** \$1,500,000; 101 George P. Hassett Dr., Medford

**NOTES:** Office property, constructed 1974; building size is 2,400 sf, lot size is 8,400 sf; last sold for \$650,000 in March 2012

**BUYER:** CMJ Realty Trust LLC, mgd. by Kevin Flanigan **SELLER:** TMX Property LLC, mgd. by Chao-Tung Chen **PRICE/ADD:** \$1,300,000; 72 Cedar St., Marlborough **MTG:** \$709,158 from **Marlborough Savings Bank NOTES:** Industrial property, constructed 1961; building size is 19,950 sf, lot size is 1.2 acres; last sold for \$1,450,000 in March 2011

MTG: \$1,285,000 from Newtek Small Business Finance LLC

**ADD:** 13 Bellflower Rd., Billerica; 513 Beech St., Holyoke; and 24 Chapin Ter. and 720 Wilbraham Rd., Springfield **BWR:** Tarps Investment Group LLC, managed by Prerana V. Patel and Sandip D. Patel

#### JAN 31st

MTG: \$134,767,500 from Husky Finco LLC ADD: 830 Winter St., Waltham

**BWR:** CRP/King 830 Winter LLC

**BUYER:** The Stop & Shop Supermarket Company LLC, managed by Thomas A. Hippler, James McCann and Daniel Sullivan

**SELLER:** H. Sacks & Sons Inc., managed by Robert N. Sacks, president; Selma Sacks, treasurer

**PRICE/ADD:** \$18,000,000; 155 Harvard St., Brookline **NOTES:** Supermarket property, constructed 1940; building size is 31,925 sf, lot size is 2.1 acres; sellers' family ownership in property dates to June 1946

MTG: \$17,360,000 from M&T Realty Capital

ADD: 51 Maple St., Rockland

**BWR:** 51 Maple Street LLC, managed by Michael J. Kiley, president and treasurer

MTG: \$15,000,000 from East Boston Savings Bank

ADD: 24-38 Broadway, Lynnfield

**BWR:** Ship Mall LLC, managed by Nino Micozzi

**BUYER:** The Stop & Shop Supermarket Company LLC, mgd. by Thomas Hippler, James McCann & Daniel Sullivan **SELLER:** S&R Associates LLC, mgd. by Arthur Rotondi Jr. **PRICE/ADD:** \$12,000,000; 259 Main St., Stoneham **NOTES:** Retail property, constructed 1986; building size is 47,200 sf, lot size is 4.2 acres; seller inherited property in Sept. 1983

MTG: \$11,600,000 from East Boston Savings Bank

**ADD:** 8 Harrison Ave., U-A, Boston

BWR: Cresset Harrison LLC, c/o Cresset Partners

**BUYER:** Bridge Street Owner LLC, c/o the Davis Cos., managed by Jonathan G. Davis

**SELLER:** Ira C. Foss III, trustee of Scarborough Realty TR **PRICE/ADD:** \$9,750,000; 10-38 Bridge St., 114-118

and 128 Waltham St., Watertown

MTG: \$7,439,663 from Blue Hills Bank NOTES: Industrial property, constructed 1930; building size is 6,375 sf, lot size is 5.3 acres; sellers' family owneship in property dates to April 1979

**BUYER:** Vero Realty III LLC, managed by David C. Vincent, president

**SELLER:** Parkway Realty LLC, managed by Brian K. Reynold, president

**PRICE/ADD:** \$7,088,975\*; 1190 VFW Pkwy., West Roxbury **MTG:** \$20,000,000 from **SunTrust Bank** 

MILLION DOLLAR MORTGAGES/SALES JANUARY 17 - FEBRUARY 3, 2017

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**NOTES:** Nursing home, constructed 1968, renovated 1980; building size is 44,075 sf, lot size is 1.4 acres; last sold for \$4,460,548 in Nov. 2014; \*see related sales Jan. 24th, 2017

BUYER: Carlyn Vella Donovan, trustee of the CAV Realty TR **SELLER:** Seven Shamrocks LLC, mgd. by Patricia Cronin **PRICE/ADD:** \$4,410,000; 21 Kemper St., Quincy MTG: \$2,350,000 from Greystone Servicing Corp. **NOTES:** Multifamily property, constructed 1935; building size is 15,450 sf, lot size is 11,450 sf: 21 units; last sold for \$1,370,000 in June 2010

MTG: \$2,667,000 from Readycap Commercial

**ADD:** 66-70 Safford St., Quincy

**BWR:** RTP Washington Street LLC, mgd. by Peter McLoughlin

**BUYER:** Turnpike 1000 LLC, managed by Eric D. Kagan, Neil S. Kaplan and Stephen A. Weiss **SELLER:** Apogee Realty of Canton LLC, managed by Paul Faxon and Briamanda Canton LLC, managed by Kenneth M. Selig

**PRICE/ADD:** \$2,600,000; 956 Turnpike St., Canton MTG: \$1,950,000 from Norwood Cooperative Bank **NOTES:** Flex industrial property, constructed 2000; building size is 26,775 sf, lot size is 2.2 acres; last sold for \$2,650,000 in Jan. 2009

MTG: \$2,450,000 from Lowell Five Cent SB

ADD: 254 Billerica Rd., Chelmsford

BWR: Shirley D. Eaton, trustee of Merle Realty TR

**BUYER:** Eastern Insurance Group LLC

**SELLER:** Chase and Lunt Realty LLC, managed by

James J. Howlett III

**PRICE/ADD:** \$2,200,000; 65 Parker St., U-6, Newburyport **NOTES:** Industrial condominium; unit size is 10,825 sf; unit last sold for \$950,000 in Aug. 2013

MTG: \$2,180,000 from First Republic Bank ADD: 11 and 13 Fayette St. and 42A and 42B Union

St., Nantucket

**BWR:** Union Street Partners II LLC, managed by Regina Valladares Velasquez

**BUYER:** 99 Endicott Street Ventures LLC SELLER: Gretchen Agostino and Anna Wasner **PRICE/ADD:** \$2,125,000; 99 Endicott St., Boston **NOTES:** Multifamily property, constructed 1910, renovated 1982; building size is 4,000 sf, lot size is 1,050 sf; four- to six units; sellers' family ownership in property dates to Dec. 1944

MTG: \$1,964,000 from Needham Bank

ADD: 14-16 McBride St., Boston

**BWR:** TGJP LLC, managed by Stephen Ballas

MTG: \$1,961,973 from Stoneham Bank ADD: 6, 8 and 49 Turnpike Rd., Southborough BWR: 6 Turnpike Road LLC and T&L Properties LLC,

managed by Anthony Medri



A well-manicured office building heretofore owned and occupied by local day care operator Terri's Little Pumpkins has fetched \$1,375,000 in its sale to Four Street Investors LLC with backing of \$1,100,000 loaned by Marlborough Savings Bank. The mortgage is secured by 95 Fourth St., a 13,675-sf building constructed in 1985 on a 17,625-sf site. Terri's Little Pumpkins II LLC had bought the property for \$1,100,000 in October 2011. That group is managed by Terrill Bettano. Anthony S. Ackil, Jeffrey R. Glew, David G. MacKay and Michael C. Shreve are managers of Fourth Street Investors LLC.

MTG: \$1,750,000 from Greystone Servicing Corp. ADD: 20 Fort St., and 153 School St., Quincy

BWR: Austin Realty Proprietorship South LLC, man-

aged by Steven Austin

**BUYER:** 7-11 Gibbs LLC, managed by Omer Granot **SELLER:** 38 Orange LLC, managed by Fred Starikov

and Stephen Whalen

**PRICE/ADD:** \$1,600,000; 7-11 Gibbs Ct., Waltham MTG: \$1,200,000 from MutalOne Bank

**NOTES:** Multifamily property, constructed 1900; building size is 5,775 sf, lot size is 8,275 sf; eight units; last sold for \$1,025,000 in Oct. 2014

**BUYER:** KY Holdings LLC, managed by Qing Liu **SELLER:** Haralambos V. Katsikis and Sstilianos Katsikis **PRICE/ADD:** \$1,300,000; 293 Boston Rd., Billerica MTG: \$1,040,000 from Enterprise Bank & Trust Co. **NOTES:** Restaurant property, constructed 1955; building size is 6,425 sf, lot size is one acre; last sold for \$415,000 in Oct. 2003

MTG: \$1,145,802 from Bank of New England

ADD: 20-26 Essex St., Andover

BWR: 26 Essex Street Owner LLC, managed by Barry R. Finegold and Richard L. Sumberg

MTG: \$1,000,000 from TD Bank ADD: 727 Boston Rd., Springfield

BWR: Boston Road/Pasco RT20 Retail LLC, managed by Frank Colaccino

#### JAN 30th

MTG: \$70,000,000 from Citizens Bank

ADD: 240-242 Tremont St., Boston

**BWR:** TS Lodging LLC, mgd. by David Leatherwood

MTG: \$6,000,000 from JPMorgan Chase Bank

ADD: 10-12 Greenway Ct., Brookline

**BWR:** Greenway Court LLC, magd. by Mark Pearlstein

MTG: \$2,800,000 from MountainOne Bank

ADD: 7 and 12 Baker Ct., Boston

**BWR:** Baker Court LLC, managed by Malcolm Barber

BUYER: 36 Springfield St LLC, managed by Christopher V. Bilotti

**SELLER:** Longford Real Estate LLC, mgd. by John Doyle PRICE/ADD: \$2,025,000; 36 East Springfield St., Boston

MTG: \$1,696,450 from Beverly Bank

**NOTES:** Multifamily property, constructed 1910; building size is 3,950 sf, lot size is 1,475 sf; four- to six units; seller's family acquired property in Aug. 1979 for \$37,000

MTG: \$2,000,000 from Farm Credit East

ADD: 36 Central Ave., Lakeville **BWR:** Michael F. Walsh

MTG: \$2,000,000 from Century Bank and Trust Co.

ADD: 177 Wells Ave., Newton

**BWR:** JWD Wells Avenue LLC, mgd. by James Devaney

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MTG: \$1,696,450 from Beverly Bank ADD: 36 East Springfield St., Boston BWR: 36 East Springfield St LLC, managed by

Christopher V. Bilotti, treasurer

MTG: \$1,520,000 from Salem Five Cents SB

**ADD:** 2, 6, 12 Industrial Way, Hanover **BWR:** Robert N. Coulstring, Jr., trustee ,Triangle Engineering Inc.

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

ADD: 104 Chestnut St., Boston

**BWR:** 104 Chestnut LLC, managed by Andrew Gordon

and Micol Mion Gordon

#### JAN 27th

MTG: \$19,121,800 from Berkeley Point Capital

ADD: 15 Channel Center St., Boston

BWR: Midway Artist Collective Inc., managed by

William Madsen Hardy

MTG: \$14,820,000 from East Boston Savings Bank ADD: 295 Canal St., aka 171 Medford St., Malden BWR: Suffolk Square Associates III LP, managed by John M. Pereira, president and treasurer

**BUYER:** CPC Ericsson Street LLC, mgd. by Ryan Sillery **SELLER:** Bruno Holdings LLC, mgd. by Ralph Bruno **PRICE/ADD:** \$9,750,000; 6R, 8R & 18 Ericsson St., Dorchester **MTG:** \$6,500,000 from **MountainOne Bank NOTES:** Recreational property; 6R Ericcson St. const.

**NOTES:** Recreational property; 6R Ericcson St. const. 1965; building size is 17,425 sf, lot size is 1.3 acres; 8R Ericcson St. const. 1900; building size is 900 sf, lot size is 4.5 acres; 18 Ericcson St. const. 1950; building size is 9,125 sf, lot size is 22,875 sf; boat house and marina; portion of property seller acq. for \$6,000,000 in July 2016

MTG: \$5,323,000 from HarborOne Bank ADD: 1150 West Chestnut. Brockton

**BWR:** MA Industrial Brockton LLC, c/o Square Mile Capital

**BUYER:** Torrington Webb LLC, managed by Joseph P.

Bisognano, president and treasurer

**SELLER:** 13 Webb Park LLC, mgd. by Andrew Litchfield **PRICE/ADD:** \$3,550,000; 1 Webb Pk., Boston

MTG: \$2,840,000 from Beverly Bank

**NOTES:** Three-family property, constructed 1899; building size is 2,900 sf, lot size is 1,150 sf; last sold for \$845,000 in Sept. 2015

MTG: \$2,750,000 from TD Bank ADD: 24 Winter St., Boston

BWR: 24 Winter Street Associates, mgd. by Stephen Weiner

**MTG:** \$2,683,000 from **Endeavor Capital Finance ADD:** 568-570 Blue Hill Ave., 510 Norfolk St., Units 2 and 3; 10 and 10R Seaverns Ave. and 179-183

Washington St., Boston

**BWR:** Stamatos Family Properties LLC, managed by Chris J. Stamatos and George J Stamatos



Greystone Servicing Corp. financing of \$4,360,000 has enabled the \$5,450,000 purchase of a 58-unit apartment building at 555 Worcester St. in Southbridge. The imposing five-story structure totaling 56,325 sf of space is located on a five-acre site where it was completed in 1988. Seller Laurel Ridge Apartments and its manager William J. Gajeweski paid \$4,900,000 for the building in September 2007. Its new ownership is 555 Worcester Street LLC, with Bechara Fren the manager for that group.

MTG: \$2,100,000 from Endeavor Capital Finance

**ADD:** 14A Trull St., U-1; 62-64 Wrentham St., Units 1 and 4;, Dorchester; 662 Centre St., Jamaica Plain; and 153-159 Blue Hill Ave., Roxbury

**BWR:** Stamatos Family Properties LLC, managed by Chris J. Stamatos and George J Stamatos

MTG: \$1,487,500 from Lowell Five Cent SB ADD: 524 and 536 Pawtucket Blvd., Lowell BWR: Community Teamwork Inc.

#### JAN 26th

MTG: \$35,099,100 from Red Mortgage Capital LLC

ADD: 190 Moody St., Waltham

**BWR:** The Gordon Charles River Falls Company LP

MTG: \$24,909,900 from Red Mortgage Capital LLC

ADD: 174 Moody St., Waltham

**BWR:** The Gordon Charles River Falls Company II LP

**BUYER:** WE 1111 Southampton LLC, c/o Winstanley Enterprises

**SELLER:** NIP Owner IV LLC, c/o Calare, Hackman Capital and Oaktree Capital

PRICE/ADD: \$15,100,000; 1111 Southampton Rd.,

Westfield MTG: \$90,500,000 from Wells Fargo Bank

**NOTES:** Industrial property, constructed 1970; building size is 652,000 sf, lot size is 74.2 acres; last sold for \$8,376,023 in Jan. 2012

MTG: \$3,780,000 from TD Bank

**ADD:** 9 Andem Pl. and 5-7 Station St., Brookline **BWR:** Andem Station LLC, mgd. by Peter Zagorianakos

**BUYER:** WE 1040 Sheridan LLC, c/o Winstanley Enterprises **SELLER:** NIP Owner II LLC, c/o Calare, Hackman

Capital and Oaktree Capital

**PRICE/ADD:** \$2,100,000; 1040 Sheridan St., Chicopee **MTG:** \$90,500,000 from **Wells Fargo Bank NOTES:** Industrial property, constructed 1984; building size is 74,500 sf, lot size is seven acres; last sold in Jan. 2012 for \$2,778,801; see related sales this date

MTG: \$2,000,000 from Customers Bank

**ADD:** 53 Ayer Rd., Littleton

**BWR:** Five K LLC, managed by John F. Finn

**BUYER:** WE 1045 Sheridan LLC, c/o Winstanley Enterprises **SELLER:** NIP Owner II LLC, c/o Calare, Hackman

Capital and Oaktree Capital

**PRICE/ADD:** \$1,900,000; 1045 Sheridan St., Chicopee **MTG:** \$90,500,000 from Wells Fargo Bank **NOTES:** Industrial property, const. 1979; bldg. size is 62,000 sf, lot size is eight acres; see related sales this date

**BUYER:** Gladstone Street LLC, managed by Michael J. Merullo and Joseph Ricupero

**SELLER:** Sons of Divine Providence Madonna Shrine Inc., managed by Rev. Mirek Kowalczyk, president; Reve Marcelo Boschi, treasurer

MILLION DOLLAR MORTGAGES/SALES JANUARY 17 - FEBRUARY 3, 2017

**PRICE/ADD:** \$1,800,000; Gladstone Street, Lots 5-14 and 15-28, East Boston

**NOTES:** Land parcels; properties donated to sellers in April 1954

**BUYER:** Cape Wings LLC, mgd. by Joseph Anthony Marrama **SELLER:** Mid-Cape 28 Mall Inc., mg.d by Meir Levy, treas. **PRICE/ADD:** \$1,750,000; 532 Route 28, West Yarmouth

**MTG:** \$1,750,000 from **Anthony J. Prevett NOTES:** Retail prop., const. 1968; bldg. size is 6,450 sf, lot size is 1.5 acres; last sold for \$570,000 in May 1989

BUYER: 29 Glennie Street LLC, mgd. by Michael O'Hara SELLER: Leo W. Malboeuf and Miron C. Malboeuf PRICE/ADD: \$1,465,000; 29 Glennie St., Worcester MTG: \$1,098,750 from Leo W. Malboeuf and Miron C. Malboeuf

**NOTES:** Industrial property, constructed 1965; building size is 28,000 sf, lot size is 2.1 acres; auto repair facility; sellers' family acquired property in Nov. 1968

MTG: \$1,040,000 from Martha's Vineyard SB

ADD: 78 Main St., Edgartown

**BWR:** Seventy-One Main Street Associates LLC, managed by Charlotte Caskey and Scott M. Caskey

#### JAN 25th

MTG: \$15,075,000 from Hingham Institution for Savings ADD: 87-89 Fawcett St., aka 95 Fawcett St., Cambridge BWR: 95 Fawcett Street LLC, mgd. by Edward Doherty

MTG: \$11,430,000 from Century Bank and Trust Co. ADD: 1500 Blue Hill Ave., Boston; and 1271 Park St.

and 39 South St., Stoughton

**BWR:** Jubilee Christian Church International Inc., managed by Matthew K. Thompson, president

MTG: \$11,100,000 from Middlesex Savings Bank

ADD: 100 First Ave., U-39, Boston

**BWR:** Navy Yard Plaza Development Associates, managed by Robert E. Kenney, president and treasurer

MTG: \$7,480,000 from Advanced Properties Inc.

ADD: 11 Village Dr., Southbridge

**BWR:** Brookside Terrace Apartments, managed by John Rosenthal, president and treasurer

MTG: \$6,700,000 from Middlesex Savings Bank

ADD: 34 First Ave., Boston

**BWR:** Navy Yard Plaza Development Associates, managed by Robert E. Kenney, president and treasurer

MTG: \$6,428,100 from KeyBank

**ADD:** 88-102 Queen Anne Court,, Weymouth **BWR:** Corcoran Jennison Company Inc.

 $\begin{tabular}{ll} \textbf{MTG: $3,500,000 from First Boston Construction} \\ \textbf{Holdings LLC and $4,937,500 from Rockland Trust Co.} \\ \end{tabular}$ 

**ADD:** Highland Street, Summitpointe Subdivision, Ashland and Holliston

ASIIIaliu aliu Hollistoli

**BWR:** Nature Walk Development LLC, managed by D. Bruce Wheeler



A 40-year-old office building at 1201 Westford St. in Lowell has traded for \$1,050,000 to HK Realty LLC, an entity managed by Khoung Huynh backed by \$500,000 from Enterprise Bank & Trust Co. Its seller was 1201 Westford St. LLC and manager Brian C. Bush, owner of the 15,000-sf building since paying \$775,000 in January 2003. The property is located on a one-acre lot off Route 3 near the Lowell Connector.

MTG: \$3,500,000 from First Boston Construction Holdings LLC

ADD: 106 Waverly St., U-1, Everett

**BWR:** Kems Holding Corp., managed by Edward

Doherty, president

MTG: \$3,500,000 from First Boston Construction Holdings LLC

**ADD:** 87-89 Fawcett St., aka 95 Fawcett St., Cambridge **BWR:** 95 Fawcett Street LLC, mgd. by Edward Doherty **MTG:** \$1,800,000 from **Hingham Institution for** 

Savings

**ADD:** 218 Beaver St. and 9 Gordon St., Framingham **BWR:** Thomas J. Piatt, trustee of 717-719 Washington Street LLC

MTG: \$1,600,000 from Wellesley Bank

ADD: 303 Sumner St., Boston

**BWR:** Sumner Three Zero Three LLC, managed by Joseph Donovan

**BUYER:** Toll MA I LLC, managed by Toll Brothers **SELLER:** Minute Man Realty Corp., managed by Donald G. McPherson, president and treasurer **PRICE/ADD:** \$2,336,246; 302 Boxboro Rd., Parcel

B-3B, Parcel X and Open Space lot, Stow

**NOTES:** Land parcels; lot size totals 133.9 acres; seller acquired properties at different times beginning in May 1966 and March 1976

MTG: \$1,600,000\* from Avidia Bank ADD: 302 Boxboro Rd., Stow MA

BWR: Minute Man Air Field Inc., managed by Donald

G. McPherson, president and treasurer **NOTES:** \*Construction mortgage

**BUYER:** CB Equities Saratoga Street LLC, managed by John F. Conley

**SELLER:** The Saratoga Street LLC, mgd. by Gail Fasano **PRICE/ADD:** \$1,550,000; 944-946 Saratoga St., E. Boston **NOTES:** Industrial property, constructed 1965; building size is 7,775 sf, lot size is 17,350 sf; last sold for \$17,800 in July 1991

**BUYER:** 29-31 Woodbury Street LLC, managed by Andreas Bauermeister

**SELLER:** Bartlett & Cabot LLC, mgd. by Jeffrey Holloran **PRICE/ADD:** \$1,145,000; 37 Bartlett St., Beverly **NOTES:** Multifamily property, constructed 1780; building size is 6,525 sf, lot size is 5,650 sf; seven units; last sold for \$825,000 in Dec. 2012

#### JAN 24th

**BUYER:** Vero Realty II LLC, managed by David C. Vincent, president

**SELLER:** Mattapan Realty LLC, mgd. by Brian Reynolds **PRICE/ADD:** \$4,748,739; 405 River St., Mattapan

MTG: \$20,000,000\* from SunTrust Bank NOTES: Nursing home, constructed 1950, renovated 1985; building size is 24,525 sf, lot size is 22,725 sf; last sold for \$3,773,973 in Nov. 2014;\*see related sales this date below and on Jan. 31st, 2017

**BUYER:** Vero Realty IV LLC, managed by David C. Vincent, president

**SELLER:** West Roxbury Realty LLC, managed by Brian Reynolds, president

**PRICE/ADD:** \$4,043,662; 5060 Washington St., West Roxbury

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

**NOTES:** Nursing home, constructed 1960, renovated 1985; building size is 13,075 sf, lot size is 33,700 sf; last sold for \$2,825,479 in Nov. 2014; \*see related sales this date above and on Jan. 31st, 2017

MTG: \$2,800,000 from Digital Federal Credit Union

**ADD:** 384 Commonwealth Ave., 80 Fenway St. and

211Park Dr., Boston

BWR: LDJ Development LLC, mgd. by Robert Weintraub

MTG: \$2,768,000 \$7,500,000 from Rockland Trust Co.

ADD: 106 Access Road, Norwood

**BWR:** 106 Access Road LLC, mgd. by James Bisson, Jr.

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MTG: \$1,800,000 from Cambridge Trust Co. ADD: 8 and 12 Copeland St., 115 Dale St., 52, 56 and 58 Holworthy St. and 34 Waumbeck St., Boston BWR: Affirmative Housing LLC, mg .by Clifford Long

**BUYER:** Agawam Silver Street Real Estate Inc., mgd. by Paul Wise, pres.; Ralf Fassbender, treas., Lancaster PA **SELLER:** Eurofins Spectrum Analytical Inc., managed by Nicole Leja, president

**PRICE/ADD:** \$1,620,000; 11 Herbert P. Almgren Dr. and 830 Silver St., Agawam

**NOTES:** Flex/office properties, constructed 1995; 11 Herbert P. Almgren Dr. building size is 10,000 sf, lot size is 1.9 acres; 830 Silver St. building size is 10,000 sf, lot size is 3.6 acres; last sold for \$1,620,000 in Oct. 2015

MTG: \$1,500,000 from Hingham Institution for Savings

ADD: 16 Paddock Rd., Lot 7, Oak Bluffs

BWR: DHC Holdings MV LP

#### JAN 23rd

MTG: \$9,250,000 from Northern Bank & Trust Co.

ADD: 95 Maple St., Stoneham

BWR: 95 Maple Street LP, managed by Jeremiah O'Reilly

MTG: \$1,300,000 and \$8,000,000 from Middlesex SB

ADD: 70 Hartwell St., West Boylston

**BWR:** D&S Realty LLP, managed by Deborah N. Migridichian and Steven M. Migridichian

**BUYER:** Group 1 Realty Inc., Houston TX **SELLER:** Lowe's Home Centers LLC, North Carolina **PRICE/ADD:** \$4,900,000; Garden St., U-1B, Danvers **NOTES:** Unit in retail condominium; unit size is 9,575 sf; portion of property seller acquired in Feb. 2000

**BUYER:** Kaje Investment Group LLC, managed by Emmanuel Doe and Dennis Lee

SELLER: Amanda L. Watson, David W. Watson, Donna Watson, Edward L. Watson and Nicole M. Watson PRICE/ADD: \$2,950,000; 210-216 Green St., Cambridge MTG: \$3,010,000 from Boston Lending Group NOTES: Multifamily property, constructed 1915; build-

**NOTES:** Multifamily property, constructed 1915; building size is 5,800 sf, lot size is, 6,075 sf; six units; sellers' family ownership in property dates to March 1947

**BUYER:** 220 Lynnway LLC, managed by Aleksandr Yufa **SELLER:** Route One A LLC, managed by Maria Epsimos **PRICE/ADD:** \$2,000,000; 220 Lynnway, Revere **MTG:** \$1,600,000 from **Citizens Bank** 

**NOTES:** Retail property, constructed 1973; building size is 14,675 sf, lot size is 31,800 sf; day care center; seller's family ownership in property dates to Sept. 1973

**BUYER:** MassDevelopment/Necco Buildings Redevelopment LLC

**SELLER:** The Gillette Co. LLC

**PRICE/ADD:** \$1,500,000; 244-284 A St., South Boston **NOTES:** Land parcel; lot size is nine acres; portion of

property seller acquired in June 2000



Barely three years after buying 41-55 North Rd. in Bedford for \$2,850,000, Bedford North Road LLC has netted nearly twice as much via a \$5,500,000 sale of the 40,400-sf medical office building to Oxford Entities Inc. Robert McNamara Jr. is manager for the selling entity whereas Jaspreet Arora and Navdeep Arora are president and treasurer, respectively, of Oxford Entities Inc. Dating to 1975, the building located on 2.1 acres last changed hands in August 2013 at a consideration of \$2,850,000. Milford National Bank & Trust Co. loaned \$4,013,000 to Oxford Entities used in the purchase.

MTG: \$1,375,000 from Savers Cooperative Bank ADD: 274 Beech St., 57 Boutelle St., 308 Charles St., 228 Daniels St., 41 Edwards St., 44 Goddard St., 70 Highland Ave., 115 Madison St. and 29 Temple St., Fitchburg; and 182 and 220 Pine St. and 53-55 Summer St., Gardner

**BWR:** J. Colt Properties LLC, managed by Michael F. Halloran and David Keiselbach

#### JAN 20TH

**BUYER:** 1650 Commonwealth LLC, managed by Yue Li **SELLER:** CGG Brighton LLC, c/o Linchris Hotels, managed by Christopher G. Gistis, GMG Brighton TIC LLC, managed by Glenn M Gistis, LNK Brighton TIC LLC, managed by Lawrence N. Kasser, and MTS Brighton LLC, managed by Michael T. Sullivan

**PRICE/ADD:** \$15,252,508; 6 Egremont Rd., and 20, 26, 30 and 40 Mount Hood Rd., Boston

MTG: \$11,200,000 from HarborOne Bank NOTES: Motel property, constructed 1960; building size is 10,925 sf, lot size is 1.7 acres; seller acquired property for \$4,000,000 in March 2004

MTG: \$14,405,836 from Middlesex Savings Bank ADD: 59-61 Clinton St., 40 Evergreen St. and 10-12 Pine St. and 91-93 Waushakum St., Framingham; and 57 Mechanics St., Marlborough

**BWR:** South Middlesex Non-Profit Housing Corp., mgd. by Bruce Hulme, president; Paul Prior, treasurer

MTG: \$12,500,000 from East Boston Savings Bank

ADD: 222 Rosewood Dr., Danvers

**BWR:** CBM Real Estate Acquisitions LLC, c/o Tolis, NYC Investment Strategies, managed by Eric Banks and Salvatore Puliafico

**MTG:** \$4,480,000 from **Norwood Cooperative Bank ADD:** 18-53 Cobb Dr., 266-268 and 280-282 Hingham St.; and 36-40, 45-47, 163-165 and 171-173

Manzella Ct., Rockland

**BWR:** Quaker Lake LLC, managed by James J. Donovan

MTG: \$4,200,000 from North Shore Bank

ADD: 177 North Main St., Middleton

**BWR:** Bay Property Management LLC, managed by Brent McKenelley

prent increnency

MTG: \$2,000,000 and \$3,525,000 from North Middlesex Savings Bank

ADD: 1105 East St., Dedham

**BWR:** E Street LLC, managed by Paul G. Cokinos

**BUYER:** KMH Properties LLC, mgd. by William Hallisey Jr. **SELLER:** 5-15 Main Street LLC, mgd. by William Roberts **PRICE/ADD:** \$3,100,000; 5 and 15 Main Street Ext., Plymouth

MTG: \$3,040,000 from BayCoast Bank

**NOTES:** Mixed-use property, constructed 1965; building size is 15,675 sf, lot size is 10,450 sf; last sold for \$2,020,000 in March 2002

MILLION DOLLAR MORTGAGES/SALES JANUARY 17 - FEBRUARY 3, 2017

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MTG: \$3,040,000 from BayCoast Bank

ADD: 10-14 Main St., Plymouth

**BWR:** Becks Realty LLC, managed by William Hallisey, Jr.

MTG: \$2,100,000 from The Cooperative Bank

ADD: 1317-1331 Blue Hill Ave., Dorchester

**BWR:** Corofin Blue Hill Ave LLC, managed by Brian Higgins

MTG: \$1,600,000 from Norwood Cooperative Bank

ADD: 33 Randolph St., Abington

**BWR:** Laurel Lake LLC, managed by James J. Donovan

**BUYER:** The 33 Needham Street LLC, managed by

Michael A. Corfman

**SELLER:** UBC Equity Partners LLC, c/o Everest Part-

ners, managed by Kambiz Shahbazi

**PRICE/ADD:** \$1,300,000; 33 Needham St., U-3, Newton **NOTES:** Unit in low-rise office condominium; unit size is 4,375 sf; portion of property seller acquired for \$938,800 in Nov. 2006

**BUYER:** Delta-Centre LLC, mgd. by Dimitrios Meletlidis **SELLER:** 1819 Centre Street LLC, mgd. by John Corey **PRICE/ADD:** \$1,200,000; 1819-1829 Centre St., West Roxbury

MTG: \$650,000 from Cooperative Bank

**NOTES:** Retail property, constructed 1930, renovated 1999; building size is 3,200 sf, lot size 3,325 sf; last sold for \$550,000 in April 2013

MTG: \$1,100,000 from Northmark Bank ADD: 47 Pleasant Valley Rd., Amesbury BWR: Abel Realty LLC, managed by Stephen J. Baker

**BUYER:** One Zero Four Meridian LLC, c/o MG2 Properties, managed by John McGrail and Joseph Donovan **SELLER:** Fred Noviello and Paul Noviello

PRICE/ADD: \$1,000,000; 104 Meridian St., East Boston MTG: \$1,000,000 from Commonwealth Coop Bank

**NOTES:** Office property, constructed 1900; building size is 2,675 sf, lot size is 2,825 sf; last sold for \$545.000 in Sept. 2014

#### **JAN 19TH**

MTG: \$6,647,500 from Easthampton Savings Bank ADD: 359-373 Dale St. Chicopee; and 97-119 Ashley Ave. and 17-25 Highland Ave., West Springfield BWR: Chateau Harmonie Apartments LLC, Hillcrest Apartments LLC and Olympia Manor Apartments LLC, managed by Dr. Youssef B. Chehade

**BUYER:** Oxford Entities Inc., managed by Jaspreet Arora, president; Navdeep Arora, treasurer **SELLER:** Bedford North Road LLC, managed by Robert MacNamara, Jr.

**PRICE/ADD:** \$5,500,000; 41-55 North Rd., Bedford **MTG:** \$4,013,000 from **Milford National B&T Co. NOTES:** Medical office property, constructed 1975; building size is 40,400 sf, lot size is 2.1 acres; last sold for \$2,850,000 in Aug. 2013



MTG: \$5,497,000 from Easthampton Savings Bank ADD: 238 Maple St., Agawam; and 131-155 River St., West Springfield

**BWR:** Elizabeth Manor Apartments LLC and Imperial Apartments LLC, managed by Dr. Youssef B. Chehade

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

ADD: 3,5-7 and 9-11 Essex St., Newburyport

BWR: John A. Guertin

MTG: \$2,500,000 from MountainOne Bank

**ADD:** 151, 175 and 247 Boston St., 117 Buttonwood Ter., 3 Harvest Ter., 39 Mayhew St., Boston

**BWR:** Alvan-Bailey LLC, managed by Douglas George

**BUYER:** Quincy Development Group LLC, managed by Hugh McLaughlin

SELLER: Almquist Flowerland Inc., managed by Robert H. Almquist, president; Rhealynne Almquist, treasurer PRICE/ADD: \$725,000; 12R and 29 Hoover Ave., Quincy MTG: \$2.378.000 from South Shore Bank

**NOTES:** Industrial props.; 12R-34 Hoover Ave. const. 1970; bldg. size is 1,800 sf, lot size is 39,850 sf; ; 29-33 Hoover Ave. const. 1945; bldg. size is 2,600 sf, lot size is 10,625 sf;

sellers' family ownership in properties dates to Sept. 1950 MTG: \$1,425,000 from Enterprise Bank & Trust Co. ADD: 10 Kato Summit, Sudbury

**BWR:** Eligius Homes Company Inc., managed by Peter T. Karassik, president and treasurer

MTG: \$1,300,000 from Easthampton Savings Bank

**ADD:** 422 Worcester St., Wellesley

BWR: Hills Medical LLC, mgd. by Randy Goldberg, pres.

MTG: \$1,000,000 and \$1,282,000 from Readycap Commercial LLC

**ADD:** 347, 349, 353 and 355 Main St., Douglas; and 258-260 Church St., 87-89 East St., Northbridge **BWR:** Arborview Holdings LLC, mgd. by Dan Botwinik

#### JAN 18th

**BUYER:** Sun Life Assurance Company of Canada, c/o Bentall Kennedy

**SELLER:** 1100 Massachusetts Avenue LLC, managed by Thomas H. Dupree, president and treasurer

**PRICE/ADD:** \$35,250,000; 890 and 1100 Massachusetts Ave., Cambridge

**NOTES:** Mixed-use property, const. 1979; bldg. size is 50,000 sf, lot size is 12,075 sf; office and ground-floor retail; seller's ownership in property dates to Nov. 1978

**BUYER:** Reliant Medical Group Inc. **SELLER:** Mayflower Greendale Riley LP

**PRICE/ADD:** \$10,250,000; Neponset Street, Worcester **NOTES:** Land parcel; lot size is 32,675 sf; portion of property seller acquired in Aug. 1999

MTG: \$8,947,000 from Rockland Trust Co.

ADD: 30 Polk St., Boston

BWR: Polk Street Development LLC, mgd. by Oleg Uritsky

**BUYER:** Edward Flynn and Paul Gallagher, trustees of River View Realty TR

**SELLER:** LHII LLC and 246 Boston Turnpike LLC, managed by Mark J. Aaronson and Sarah N. Hovsepian, trustees of LeMar Crossing Nominee TR

**PRICE/ADD:** \$1,530,000; 246 Boston Tpk., Shrewsbury **NOTES:** Retail property, constructed 1916; building size is 9,750 sf, lot size is 1.3 acres; sellers acquired property for \$550,000 in July 1988

MTG: \$1,500,000 from Watertown Savings Bank

**ADD:** 12 Garfield Cir., Burlington

**BWR:** Sylex Holdings LLC, managed by Jon Wardwell

**BUYER:** Fourth Street Investors LLC, mgd. by Anthony Ackil, Jeffrey Glew, David MacKay and Michael Shreve **SELLER:** Terri's Little Pumpkins II LLC, mgd. by Terrill Bettano

MILLION DOLLAR MORTGAGES/SALES AUGUST 15 - AUGUST 19, 2016

#### **AUG 19TH**

BUYER: Peter J. Cura, trustee of the Akron Realty TR **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$2,350,000; 1 Franklin St., U-3008, Boston **NOTES:** New unit in high-rise condominium; unit size is 1,575 sf; two bedrooms and two baths

**BUYER:** Sang Mihn Chu and Mi Kyoung Lee **SELLER:** John Burstein and Molly Silver PRICE/ADD: \$2.275.000: 99 Seaver St., Brookline MTG: \$1,500,000 from Salem Five Mortgage Co. NOTES: Single-family property, constructed 1900; house size is 4,350 sf, lot size is 17,425 sf; six bedrooms, two baths and two half-baths; last sold for \$1,355,000 in Nov. 1999: Declaration of Homestead

BUYER: Elizabeth A. Dipple

**SELLER:** James Zafarana, trustee of the Strada Nominee TR PRICE/ADD: \$2,040,000; 234 Causeway St.,

U-1008, Boston

**NOTES:** Unit in high-rise condominium; unit size is 1,775 sf; two bedrooms and 2.5 baths; unit last sold for \$1,450,000 in Feb. 2009

**BUYER:** LREM LLC, managed by Brian O. Lavelle

**SELLER:** Polly A. Veino

**PRICE/ADD:** \$1,950,000; 21-23 and 25-27 Beech

St., Cambridge

MTG: \$1,100,000 from Hubbard Street Ventures LLC and \$1,280,000 from **Dedham Institution for Savings NOTES:** 21-23 Beech St. is a two-family property, constructed 1896; building size is 2,375 sf, lot size is 2,950 sf; 25-27 Beech St. is a two-family property, constructed 1806; building size is 2,375 sf, lot size is 2,175 sf; seller's ownership in property dates to April 1998

MTG: \$1,875,000 from First Ipswich Bank

**ADD:** 67 Bowditch Rd., Sudbury **BWR:** Christopher W. Baird

BUYER: Shilpa A. Rao and Guruprasad Shivaram

**SELLER:** Brian J. Zilla and Trina B. Zilla

PRICE/ADD: \$1,835,000; 48 Halsey Ave., Wellesley

MTG: \$1,440,000 from Citizens Bank

**NOTES:** Single-family Colonial, constructed 2011; house size is 3,625 sf, lot size is 13,925 sf; four bedrooms and 4.5 baths; last sold for \$1,570,000 in April 2011; Declaration of Homestead

BUYER: Gwen Z. Moody and Mark D. Moody **SELLER:** Aviva A. Brooks and Douglas M. Brooks PRICE/ADD: \$1,652,000; 62 Elm St., Concord NOTES: Single-family Victorian, constructed 1856; house size is 3,575 sf, lot size is 16,550 sf; five bedrooms and four baths; last sold for \$1,439,250 in Sept. 2007; Declaration of Homestead

**BUYER:** Bryan Meckley and Cheri Meckley **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners



A Citibank loan of \$2,000,000 provided the financial heft for Alyssa Creedon and John Creedon to buy 43 Hillcrest Rd. in Belmont for \$2,265,000 from Anne Elise Farnsworth and George Fox Steedman Hinckley. Set on a 17,000 sf parcel where it was constructed in 1925, the single-family residence contains five bedrooms and four baths in a 3,900-sf layout. Its prior sale came in July 2015 at the price tag of \$2,225,000.

**PRICE/ADD:** \$1,530,000; 1 Franklin St., U-1607, Boston MTG: \$1,224,000 from Bank of America

NOTES: New unit in high-rise condominium; unit size is 1,375 sf; two bedrooms and 2.5 baths; Declaration of Homestead

**BUYER:** Cambridge CT Associates II LLC, managed by Michael Massimino

SELLER: Carol J. Lawlor

PRICE/ADD: \$1,515,000; 156 Thorndike St., Cambridge MTG: \$2,000,000 from First Boston Associates NOTES: Two-family property, constructed 1873; building size is 3,000 sf, lot size is 5,225 sf; building

last sold for \$60,000 in Sept. 1980

**BUYER:** Jayesh Gosai

**SELLER:** LexLand Inc., managed by Laura Taylor,

president and treasurer

PRICE/ADD: \$1,435,000; 149A Bishop Richard Allen

Dr., Cambridge

MTG: \$1,004,500 from Citizens Bank

**NOTES:** Unit in low-rise condominium; unit size is 2,350 sf; four bedrooms and three baths; unit last sold for \$975,000 in June 2015

**BUYER:** David L. Walsh

**SELLER:** Ruth Anne Hackett, Barbara Walsh, David

Walsh, and James Walsh

PRICE/ADD: \$1,400,000; 35 Orchard St., Cambridge

MTG: \$1,050,000 from Goldman Sachs Bank **NOTES:** Single-family Colonial, constructed 1920; house size is 1,625 sf, lot size is 9,400 sf; three bed-

rooms and 1.5 baths

**BUYER:** Kevin J. Angle and Mary C. Whitman **SELLER:** Jeffrey Michael Cohen & Karen Beth Cohen **PRICE/ADD:** \$1,375,000; 111 Gayland Rd., Needham

MTG: \$1,100,000 from Wells Fargo Bank **NOTES:** Single-family Garrison, constructed 1981; house size is 3,275 sf, lot size is 11,100 sf; five bedrooms and 3.5 baths; last sold for \$683,750 in June 2002; Declaration of Homestead

**BUYER:** Karen A. Radinsky and Robert Radinsky **SELLER:** Carol M. Whitelock and Charles T. Whitelock **PRICE/ADD:** \$1,310,000; 357 Beacon St., U-3, Boston

MTG: \$750,000 from Wells Fargo Bank **NOTES:** Unit in low-rise condominium; unit size is 1,000 sf; one bedroom and 1.5 baths; unit last sold for \$820,000 in Dec. 2011; Declaration of Homestead

**BUYER:** Anne LaCourse

**SELLER:** Yvon Cormier, trustee of CA Investment TR PRICE/ADD: \$1,300,000; 1 Muirfield Cir., Andover **NOTES:** New unit in low-rise condo; unit size is 3,300 sf; three bdrms. an 3.5 baths; Declaration of Homestead

**BUYER:** 230 High Street LLC, mgd. by Helen Novack **SELLER:** High Street H and B LLC, managed by

Margaret T. Sullivan

**PRICE/ADD:** \$1,234,375; 230 High St., Westwood **NOTES:** Pair of single-family properties, first house a Colonial, const. 1810; house size is 3,225 sf, lot size is 1.8 acres; four bedrooms and 4.5 baths; second house constructed 1800; house size is 800 sf; two bedrooms and one bath; last sold for \$500,000 in May 2015

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

ADD: 199 Downer Ave., Hingham

BWR: Gregory H. Weibley and Laura D. Weibley

**BUYER:** Anthony E. Cinelli and Jennifer A. Cinelli

**SELLER:** Thomas Cohen

**PRICE/ADD:** \$1,200,000; 6 Sylvan Way, Hopkinton **MTG:** \$300,000 and \$400,000 from **Leader Bank NOTES:** Single-family Colonial, constructed 2003; house size is 5,700 sf, lot size is 1.2 acres; five bedrooms and four baths; last sold for \$1,550,000 in March 2005; Declaration of Homestead

**BUYER:** Karen Solberg and Martin Solberg **SELLER:** Leanne Chase and Laurence E. Sax **PRICE/ADD:** \$1,195,000; 215 Commonwealth Ave., U-1, Boston

MTG: \$750,000 from JPMorgan Chase Bank NOTES: Unit in low-rise condominium; unit size is 1,400 sf; two bedrooms and 2.5 baths; unit last sold for \$665,000 in Aug. 2003; Declaration of Homestead

**BUYER:** Melodie Lynn Jackson Lovely and William A. Lovely III

**SELLER:** Larry R. Madge and Jill K. Nyren

PRICE/ADD: \$1,180,000; 4 Plymouth Rd., Lexington

MTG: \$912,000 from Citizens Bank

**NOTES:** Single-family Colonial, constructed 1933; house size is 1,850 sf, lot size is 8,725 sf; five bedrooms and 2.5 baths; last sold for \$865,000 in June 2010; Declaration of Homestead

BUYER: Michael E. Sciaba

**SELLER:** 36 Clarendon Street Condo LLC, managed

by Kevin D. Costello

**PRICE/ADD:** \$1,135,000; 36 Clarendon St., U-3, Boston

MTG: \$888,000 from Guaranteed Rate

**NOTES:** Unit in low-rise condominium; unit size is 1,025 sf; two bedrooms and 1.5 baths; unit last sold for \$625,000 in Feb. 2008; Declaration of Homestead

**BUYER:** Christopher M. Sears and Kerrin A. Sears

**SELLER:** Jean W. Dawson

**PRICE/ADD:** \$1,100,000; 341 Grand Ave., Falmouth

MTG: \$880,000 from Wells Fargo Bank

**NOTES:** Single-family Contemporary, const. 2003; house size is 2,225 sf, lot size is 3,625 sf; three bedrooms and one baths; last sold for \$200,000 in Oct. 1993

**BUYER:** Christopher Marsh and Natalie Marsh **SELLER:** David D. Dolan and Sara Q. Dolan **PRICE/ADD:** \$1,100,000; 54 Pleasant View Rd., Arlington **NOTES:** Single-family property, constructed 1946; house size is 2,200 sf, lot size is 10,725 sf; three bedrooms and 2.5 baths; last sold for \$800,000 in

Aug. 2015

MTG: \$1,102,500 from Morgan Stanley Private Bank

**ADD:** 43 Clubhouse Dr., Hingham

BWR: Karen Fish-Will



Six Nichols Rd. in Cohasset has brought seven figures in its sale by Craig M. Gibson and Jennifer Y. Gibson to Eric W. Roberts, who funded his \$1,055,000 purchase via a United Wholesale Mortgage loan of \$844,000. Constructed in 1957 on a verdant 36,900-sf parcel, 6 Nichols Rd. has 3,225 sf of space containing five bedrooms and two baths. The Gibsons had spent \$990,000 for the residence in July 2011.

BUYER: Gwendolyn E. Fisher and Lester G. Trent III SELLER: 33 Baystate Realty LLC, mgd. by Mike Meskin PRICE/ADD: \$1,097,500; 33 Bay State Ave., U-2, Somerville

MTG: \$878,000 from Wells Fargo Bank

**NOTES:** Unit in low-rise condo; unit size is 2,110 sf; three bedrooms and 2.5 baths; building last sold for \$1,090,000 in Sept. 2015; Declaration of Homestead

BUYER: Eddine M. Maiza and Magali Maiza

**SELLER:** Gerard Karpowicz

**PRICE/ADD:** \$1,085,000; 82 Dana St., Cambridge **MTG:** \$868,000 from **Cambridge Savings Bank NOTES:** Single-family property, constructed 1894; house size is 2,025 sf, lot size is 2,525 sf; three bedrooms and 2.5 baths; seller's ownership in property dates to Nov. 1990

**BUYER:** Gary Crompton and Alison Shaffer **SELLER:** Winter Hill Ventures LLC, managed by Wojciech Jerzy Szczerba

**PRICE/ADD:** \$1,075,000; 7-11 Fairview Ter., U-11, Somerville

MTG: \$860,000 in Aug. 2016 from Fairway Independent Mortgage Corp.

NOTES: Unit in low-rise condo; unit size is 2,475 sf; three bedrooms and 3.5 bath's building last sold for \$525,000 in Nov. 2014: Declaration of Homestead

**BUYER:** Neil A. Tenenholtz and Monica J. Wood **SELLER:** Ian Blumenstein

**PRICE/ADD:** \$1,055,000; 332 Broadway, U-2, Cambridge

MTG: \$844,000 from Bank of America

**NOTES:** Unit in low-rise condominium; unit size is 1,850 sf; two bedrooms and 2.5 baths; unit last sold for \$975,000 in April 2013; Declaration of Homestead

BUYER: John A. Manoni and Elizabeth M. Ortega

**SELLER:** Ann Marie Dumais

**PRICE/ADD:** \$1,050,000; 43 Oriole Rd., Medfield

MTG: \$580,000 from Guaranteed Rate

**NOTES:** Single-family Colonial, constructed 2004; house size is 3,950 sf, lot size is 40,950 sf; four bedrooms and four baths; last sold for \$1,020,000 in July 2004; Declaration of Homestead

**BUYER:** Teresa Hickok

**SELLER:** Brad Locke Development LLC

**PRICE/ADD:** \$1,050,000; 664R Commercial St., U-2,

Provincetown

MTG: \$250,000 from TD Bank

**NOTES:** Unit in low-rise condominium; unit size is 1,550 sf; two bedrooms and 2.5 baths

**BUYER:** Donna Kent and Stephen Kent

**SELLER:** Carol Brown, Christopher Brown, Claire Brown, Daniel C. Brown and Maria G. Brown

**PRICE/ADD:** \$1,050,000; 470 Wings Neck Rd., Bourne **NOTES:** Land parcel, lot size is 1.4 acres; sellers' family ownership in property dates to Feb. 1953

**BUYER:** Chitra Prashad-Walmsley and Peter Walmsley **SELLER:** Kevin Croce and Kathryn Gorski-Croce **PRICE/ADD:** \$1,049,000; 127 Bellevue St., Boston

MTG: \$839,200 from Quicken Loans

**NOTES:** Single-family Colonial, constructed 1910; house size is 3,400 sf, lot size is 11,725 sf; four bedrooms and 2.5 baths; last sold for \$830,000 in June 2008; Declaration of Homestead

**BUYER:** Brian McGoldrick and Sarah Allen McGoldrick **SELLER:** Anders Michael Hall and Katrin Johansson continued on page 20

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PRICE/ADD: \$1,025,000; 4 John Bickford Way,

North Reading

MTG: \$768,750 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 2011; house size is 4,375 sf, lot size is 1.1 acres; four bedrooms and five baths; last sold for \$970,000 in Feb.

2012; Declaration of Homestead

MTG: \$1,000,000 from Bank of America ADD: 144 W Concord St., U-3, Boston BWR: Douglas A. Haber and Michelle Leung

#### **AUG 18TH**

**BUYER:** Judith M. Marth and William S. Marth **SELLER:** Barbara Amone and Ronald Amone **PRICE/ADD:** \$3,300,000; 236 Grove St., Wellesley **MTG:** \$2,300,000 from **Bank of America NOTES:** Single-family Colonial, const. 2007; house size is 7,525 sf, lot size is 20,875 sf; six bedrooms and 6.5 baths; last sold for \$2,800,000 in Feb. 2011

**BUYER:** Laura Addezio and Garrett Harker **SELLER:** Eugene Shablygin and Inna Shablygin **PRICE/ADD:** \$2,275,000; 400 Stuart St., U-30B, Boston **MTG:** \$1,820,000 from **Winchester Cooperative Bank NOTES:** Unit in high-rise condo; unit size is 1,375 sf; two bedrooms and two baths; unit last sold for \$1,750,000 in Nov. 2010; Declaration of Homestead

**BUYER:** Christine A. Cicon and Samuel P. Stern

**SELLER:** Gregoire Maes

PRICE/ADD: \$2,015,000; 10-12 Malcolm Rd., Cambridge

MTG: \$1,550,000 from Wells Fargo Bank NOTES: Single-family property, constructed 1914; house size is 2,525 sf, lot size is 4,000 sf; four bedrooms and 4.5 baths; last sold for \$1,050,000 in Dec.

2014; Declaration of Homestead

**BUYER:** Amar Kumar and Saurabh Saraf **SELLER:** Caren L. Kilgore and Thomas G. Kilgore **PRICE/ADD:** \$1,980,000; 47 Warren Ave., U-2, Boston

MTG: \$1,584,000 from Leader Bank

**NOTES:** Unit in low rise condo; unit size is 1,950 sf; three bedrooms and 3.5 baths; unit last sold for \$1,376,500 in Dec. 2008; Declaration of Homestead

**BUYER:** Shaohua Deng and Lin Shen

**SELLER:** U.S. Bank National Association, trustee for

Structured Asset Investment Loan TR

PRICE/ADD: \$1,829,000; 321 Commonwealth Ave.,

Newton

MTG: \$1,280,000 from Santander Bank NOTES: Single-family Colonial, constructed 1922; house size is 5,475 sf, lot size is 27,175 sf; four bedrooms, four baths and two half-baths; last sold for \$2,055,000 in Jan. 2016; Declaration of Homestead

**BUYER:** Gregoire C. Maes **SELLER:** Mary Cullinane



Judith M. Marth and William S. Marth have purchased 236 Grove St. in Wellesley for \$3,300,000 from Barbara Arnone and Ronald Arnone with \$2,300,000 from Bank of America helping to fund the acquisition of a single-family Colonial totaling 7,525 sf with six bedrooms and 6.5 baths. Set on a 20,875 sf parcel near Ridge Hill Reservation, 236 Grove St. had previously traded for \$2,800,000 in February 2011.

**PRICE/ADD:** \$1,800,000; 76 Chandler St., U-1-2, Boston MTG: \$1,300,000 from Washington Trust Mortgage Co. NOTES: Unit in low-rise condominium; unit size is 1,800 sf; three bedrooms and two baths; unit last sold for \$922,000 in June 2012; Declaration of Homestead

BUYER: Rajan Chahal

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,680,000; 1 Franklin St., U-1608, Boston **MTG:** \$1,344,000 from **Wells Fargo Bank** 

**NOTES:** New unit in high-rise condo; unit size is 1,575 sf; two bedrooms and two baths; Declaration of Homestead

**BUYER:** Bradley Huggins and Casey Johnson **SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,675,000; 1 Franklin St., U-2905, Boston

MTG: \$1,340,000 from Wells Fargo Bank NOTES: New unit in high-rise condominium; unit size is 1,150 sf; two bedrooms and two baths; Declaration

of Homestead

**BUYER:** Sofian Halim

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,655,000; 1 Franklin St., U-1403, Boston **NOTES:** New unit in high-rise condominium; unit size is 1.400 sf: two bedrooms and two baths

BUYER: Ellen Routh and James Routh

**SELLER:** James E. Mahoney and Patrice W. L. Young **PRICE/ADD:** \$1,642,500; 193 Bristol Rd., Wellesley

MTG: \$400,000 from Wellesley Bank

**NOTES:** Single-family Colonial, constructed 1966; house size is 3,575 sf, lot size is 20,000 sf; four bedrooms and 3.5 baths; last sold for \$1,242,000 in June 2003; Declaration of Homestead

**BUYER:** Joseph Marchionna and Lee Ann Marchionna **SELLER:** Teton Real Estate Partners LLC, managed by Peter Marden

PRICE/ADD: \$1,515,000; 20 Notre Dame Rd., Bedford MTG: \$820,000 from Wells Fargo Bank

**NOTES:** Single-family Colonial, const.d 2015; house size is 4,300 sf, lot size is 41,825 sf; five bedrooms and 4.5 baths; last sold for \$425,000 in July 2015

BUYER: Bruce E. Mann and Lauren R. Mann

**SELLER:** Judith A. Galvin

PRICE/ADD: \$1,495,000; 71 Route 149, Cotuit Rd., Marstons Mill

**NOTES:** Single-family Colonial, const. 1780; house size is 4,600 sf, lot size is 3.2 acres; five bedrooms and six baths; last sold for \$1,000,000 in June 2001

BUYER: Josko Silobrcic and Petra Simic SELLER: Ichiko Saotome and Yasushi Saotome PRICE/ADD: \$1,460,000; 42 Buckminster Rd., Brookline MTG: \$1,168,000 from Washington Trust Mortgage Co. NOTES: Single-family property, constructed 1940; house size is 1,875 sf, lot size is 11,650 sf; four bedrooms and three baths; last sold for \$600,000 in Dec. 1999: Declaration of Homestead

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MTG: \$1,450,000 from Digital Federal Credit Union ADD: 254 Beaver St., and 308 West Central St., Franklin BWR: 308 West Central LLC, managed by Frederick L. Kaplan and William Wright

BUYER: David S. Tips and Jennifer Tips
SELLER: Amanda Thibert and Joseph M. Thibert
PRICE/ADD: \$1,385,000; 49 Norman St., Marblehead
MTG: \$198,000 and \$910,000 from First Republic Bank
NOTES: Single-family Colonial, constructed 1925;
house size is 4,100 sf, lot size is 14,800 sf; four bedrooms and three baths; last sold for \$380,000 in Dec.
1996; Declaration of Homestead

MTG: \$1,344,000 from Martha's Vineyard SB

**ADD:** 1 Bayberry Ln., Aquinnah **BWR:** Dorothy May Sullivan

MTG: \$1,305,000 from Navy Federal Credit Union

ADD: 141 Montvale Rd., Weston

BWR: Michael D. Lappi

**BUYER:** Edward Cairis-Jones **SELLER:** Miranda S. Gaudet

**PRICE/ADD:** \$1,300,000; 17 Saville St., U-17, Cambridge **NOTES:** Unit in low-rise condominium; unit size is 1,275 sf; three bedrooms and 2.5 baths; unit last sold for \$879,000 in June 2012; Declaration of Homestead

BUYER: Paul G. Richardson

**SELLER:** Joyce L. Albertine and Wesley F. Bowker **PRICE/ADD:** \$1,290,000; 55 Cooke St., Edgartown **MTG:** \$1,032,000 from **Martha's Vineyard SB NOTES:** Pair of single-family Bungalows, first house constructed 1935; house size is 925 sf, lot size is 6,100 sf; three bedrooms and two baths, second house constructed 1999; house size is 475 sf; one bedroom and one bath; last sold for \$65,000 in Sept. 1986

**BUYER:** Seaver Properties LLC, managed by Scott Seaver **SELLER:** Ellen B. Perkins and Paul Perkins **PRICE/ADD:** \$710,000; 118 Burlington St., Lexington **MTG:** \$1,287,500 from **Cambridge Savings Bank NOTES:** Single-family Ranch, constructed 1945; house size is 1,125 sf, lot size is 30,500 sf; two bedrooms and one bath; last sold for \$54,000 in Sept. 1977

BUYER: J. Keith Phifer and Molly K. Phifer SELLER: Kara B. Norton and Ronald J. Norton PRICE/ADD: \$1,238,000; 59 Ox Pasture Ln., Cohasset MTG: \$990,400 from William Raveis Mortgage NOTES: Single-family Colonial, constructed 2005; house size is 5,225 sf, lot size is 1.4 acres; four bedrooms and 3.5 baths; last sold for \$1,087,500 in May 2008; Declaration of Homestead

MTG: \$1,200,000 from Cambridge Savings Bank

ADD: 353 Somerville Ave., Somerville

**BWR:** 353 Somerville Avenue LLC, managed by

Philip J. Privitera



For the first time since its construction in 2000, 8 Porter Ln. in Lexington is under new ownership via the personages of Yanbin Xing and Aihui Zhu following their \$2,335,000 purchase on the single-family residence from Lori Bliss Tambone. The imposing structure has 6,400 sf with six bedrooms, seven baths and two half-baths. The property located on a 38,000-sf parcel last fetched \$2,059,938 in Sept. 2000.

**BUYER:** Margaret A. Eckenroad **SELLER:** Mary R. Baker

PRICE/ADD: \$1,150,000; 15 Muskoday Ln., Edgartown

MTG: \$625,000 from Wells Fargo Bank NOTES: Two-family property, constructed 1976; building size is 2,275 sf, lot size is 37,450 sf; building last sold for \$150,000 in April 1987

BUYER: Iris Yan and Jo-Ellen Yan

**SELLER:** 102405 LRD LLC, managed by Adam DeSanctis **PRICE/ADD:** \$1,140,000; 341 Forest St., Arlington

MTG: \$400,000 from Santander Bank

**NOTES:** Single-family Colonial, const. 2016; house size is 3,350 sf, lot size is 7,900 sf; four bedrooms and 3.5 baths; last sold for \$440,000 in May 2015

**BUYER:** Craig D. Mills **SELLER:** James M. Clary, III

**PRICE/ADD:** \$1,100,000; 10 Phillips Pond Rd., U-10, Natick **NOTES:** Unit in low-rise condominium; unit size is 2,800 sf; three bedrooms and three baths; last sold for \$887,500 in June 2011; Declaration of Homestead

**BUYER:** Frank D. Csongor and Lauren B. Csongor **SELLER:** Gary A. Bowden and Mark S. Ziomek **PRICE/ADD:** \$1,065,000; 169 Tonset Rd., Orleans **NOTES:** Single-family Colonial, constructed 2005; house size is 3,225 sf, lot size is one acre; four bedrooms and 3.5 baths; last sold for \$957,500 in June 2010; Declaration of Homestead

**BUYER:** Jitender Arora and Anima Khindari **SELLER:** Christopher Finneral and Megan Mahoney

**PRICE/ADD:** \$1,065,000; 9 Aldrich Ln., Westford **NOTES:** Single-family Colonial, const. 2012; house size is 3,350 sf, lot size is 25,275 sf; four bedrooms and three baths; last sold for \$672,000 in Aug. 2013

**BUYER:** Eric W. Roberts

**SELLER:** Craig M. Gibson and Jennifer Y. Gibson **PRICE/ADD:** \$1,055,000; 6 Nichols Rd., Cohasset **MTG:** \$844,000 from **United Wholesale Mortgage NOTES:** Single-family Colonial, constructed 1957; house size is 3,225 sf, lot size is 36,900 sf; five bedrooms and two baths; last sold for \$990,000 in July 2011

BUYER: Daniel Cavanaugh and Jennifer Cavanaugh SELLER: Suzanne Garland, trustee of SMG Revocable TR PRICE/ADD: \$1,035,000; 7 Captain Thomson Ln., Hingham MTG: \$828,000 from Mortgage Network NOTES: Single-family Colonial, constructed 1985; house size is 2.400 sf. lot size is 1.4 acres; four bed-

rooms and 2.5 baths; last sold for \$857,000 in Jan. 2011; Declaration of Homestead

**BUYER:** Bo Cui and Fengru Huang

**SELLER:** Ibtihaj Massabni Massouh & Souhel Massabni **PRICE/ADD:** \$1,026,000; 32 Woodpark Cir., Lexington

MTG: \$719,000 from Santander Bank NOTES: Single-family Colonial, constructed 1976; house size is 2,425 sf, lot size is 30,500 sf; four bedrooms and 2.5 baths; last sold for \$350,000 in

lune 1992

MILLION DOLLAR MORTGAGES/SALES AUGUST 15 - AUGUST 19, 2016

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**BUYER:** Dong Chool Lee and Kea Ja Kim

**SELLER:** John A. Guarnieri and Sharyn T. Guarnieri **PRICE/ADD:** \$1,012,000; 19-21 Lewis Rd., Belmont **MTG:** \$642,000 from **Guaranteed Rate NOTES:** Two-family property, constructed 1920; building size is 3,025 sf, lot size is 5,100 sf; building last sold for \$45,000 in Aug. 1971

MTG: \$1,000,000 from Optima Bank & Trust

**ADD:** 39 Lighthouse Rd., Aquinnah **BWR:** Richard A. Gross and Roberta Gross

BUYER: Angela Bertani and Michael Bertani SELLER: Lowell J. Rosman and Jane E. Rosman PRICE/ADD: \$1,000,000; 51 School St., Andover MTG: \$800,000 from Digital Federal Credit Union NOTES: Single-family Colonial, constructed 1940; house size is 4,100 sf, lot size is 19,600 sf; four bedrooms and 3.5 baths; last sold for \$200,000 in July 1979; Declaration of Homestead

#### **AUG 17TH**

**BUYER:** RC Concord LLC, mgd. by Ricardo Albarran **SELLER:** Zeis Concord Two LLC, managed by Erik Jarnryd and Zoltan Juhasz

**PRICE/ADD:** \$3,385,972; 70 Squaw Sachem Trail, Concord **NOTES:** Single-family property, const. 2016; house size is 7,475 sf, lot size is 42,250 sf; five bedrooms and 7.5 baths; last sold for \$1,000,000 in May 2014

**BUYER:** Liwei Yu

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$3,300,000; 1 Franklin St., U-4310, Boston **NOTES:** New unit in high-rise condominium; unit size

is 1,600 sf; two bedrooms and 2.5 baths

BUYER: Heidi V. Pickett

**SELLER:** 65 Marlborough LLC, managed by Steven Cucinatti

**PRICE/ADD:** \$2,933,363; 65 Marlborough St., U-1-6, Boston **MTG:** \$1,183,000 from **Morgan Stanley Private Bank NOTES:** Unit in low-rise condominium; unit size is 2,400 sf; three bedrooms and 3.5 baths; unit last sold for \$2.150.000 in June 2015

**BUYER:** Howard A. Berman and Steven Littlehale **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$2,625,000; 1 Franklin St., U-3510, Boston **MTG:** \$1,700,000 from First Republic Bank

**NOTES:** New unit in high-rise condominium; unit size is 1,750 sf; two bedrooms and 2.5 baths; Declaration of Homestead

BUYER: Brian D. Lenhardt

**SELLER:** Rogers & Company Inc., mgd. by Ernest Rogers **PRICE/ADD:** \$2,290,000; 88 Merriam St., Weston **MTG:** \$1,832,000 from **Wells Fargo Bank** 



Wellesley Bank has provided \$400,000 to facilitate a residential purchase in the lender's home town as Ellen Routh and James Routh buy 193 Bristol Rd. for \$1,642,500 from James E. Mahoney and Patrice W.L. Young. The 50-year-old single-family Colonial encompasses 3,575 sf with four bedrooms and 3.5 baths and is located on a 20,000-sf lot. The sellers had held 193 Bristol Rd. since paying \$1,242,000 in June 2003.

**NOTES:** Single-family Colonial, constructed 2014; house size is 6,425 sf, lot size is 1.3 acres; five bedrooms and five baths; last sold for \$730,000 in Feb. 2014: Declaration of Homestead

**BUYER:** Daniel B. Prawdzik

**SELLER:** Rebecca Cooper and Ronald L. Cooper **PRICE/ADD:** \$2,250,000; 68 Commonwealth Ave.,

J-3, Bostor

**NOTES:** Unit in low-rise condominium; unit size is 1,525 sf; two bedrooms and two baths; unit last sold for \$1,375,000 in Oct. 2003

**BUYER:** Chaohui Su **SELLER:** Michael Trupiano

**PRICE/ADD:** \$2,200,000; 589 Franklin St., Cambridge **NOTES:** Three-family property, constructed 1903; building size is 4,200 sf, lot size is 1,925 sf; building last sold for \$1,065,000 in Jan. 2007

**BUYER:** 1242 South Street LLC

**SELLER:** Lynn H. Raisman and Richard S. Raisman **PRICE/ADD:** \$2,117,750; 1242 South St., Needham **MTG:** \$2,528,187 from Somerset Ventures **NOTES:** Single-family prop., const. 1919; house size is 9,975 sf, lot size is 2.9 acres; five bedrooms, four baths and three half-baths; last sold or \$2,550,000 in Dec. 2003

MTG: \$262,000 and \$2,094,000 from Citibank

**ADD:** 50 Loring Rd., Weston **BWR:** Cariann G. Harsh

MTG: \$326,000 & \$1,980,000 from First Niagara Bank

**ADD:** 16 Gableview Ln., Southwick **BWR:** James E. Sullivan and Kelly A. Sullivan

**BUYER:** Xia Li and Ziyu Meng

**SELLER:** 333 Country Club Road LLC, managed by

John Topalis

**PRICE/ADD:** \$1,980,000; 333 Country Club Rd., Newton **NOTES:** Single-family Colonial, constructed 2015; house size is 3,650 sf, lot size is 10,300 sf; four bedrooms and 4.5 baths; last sold for \$720,000 in Aug. 2015

MTG: \$1,600,000 from Boston Private B&T Co.

**ADD:** 39 Cottage St., Wellesley **BWR:** Carl D. Bell and Sue Bell

MTG: \$1,580,000 from Cape Cod Five Cents SB

**ADD:** 4 Magnolia Ave., Nantucket **BWR:** Kim Glaser and Todd Glaser

**BUYER:** Warren L. Shaw, Jr. **SELLER:** Russell J. Shaw

**PRICE/ADD:** \$289,000; 192 New Boston Rd., Dracut **MTG:** \$1,500,000 from **Farm Credit East NOTES:** Single-family Ranch, constructed 1962; house

size is 1,275 sf, lot size is 18,400 sf; three bedrooms and 2.5 baths; seller's ownership in property dates to April 1991

MTG: \$1,451,466 from First Republic Bank

ADD: 11 Tanglewood Rd., Wellesley

**BWR:** Lauren Cofino

**BUYER:** Sanson H. Fung and Sheila Wong

SELLER: James C. Barr, trustee of West View Realty TR PRICE/ADD: \$1,400,000; 143 Maple St., Lexington MTG: \$800,000 from Mortgage Network continued on page 23

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**NOTES:** Single-family Colonial, constructed 2015; house size is 3,300 sf, lot size is 12,625 sf; four bedrooms and 3.5 baths; last sold for \$485,000 in June 2015; Declaration of Homestead

**BUYER:** Yugi Sugimoto

**SELLER:** Alton Mainsail LLC, mg.d by James Keliher **PRICE/ADD:** \$1,395,000; 25 Alton Ct., U-2, Brookline **NOTES:** Unit in low-rise condominium; unit size is 1,775 sf; three bedrooms and two baths; building last sold for \$2,000,000 in Dec. 2014

**BUYER:** KTA Construction LLC, mgd. by Frank Amato

**SELLER:** Richard A. Sabin

**PRICE/ADD:** \$1,375,000; 456-458 Huron Ave., Cambridge **MTG:** \$1,281,250 from **Everett Co-Operative Bank NOTES:** Two-family property, constructed 1916; house size is 2,750 sf, lot size is 3,500 sf; six bedrooms and 2.5 baths; last sold for \$37,000 in Jul 1970

**BUYER:** Thomas Hiram Andrews **SELLER:** Vivienne Smith

**PRICE/ADD:** \$1,350,000; 184 Centre St., Dover MTG: \$1,000,000 from William Raveis Mortgage NOTES: Single-family Contemporary, constructed 1988; house size is 4,900 sf, lot size is three acres; five bedrooms and six baths; last sold for \$637,500 in Nov. 1998; Declaration of Homestead

**BUYER:** Jacob N. Polatin and Lynette S. Platin **SELLER:** Jack D. Dreyfus and Rosalyn J. Dreyfus **PRICE/ADD:** \$1,300,000; 232 Allandale Rd., U-232-1C. Roston

MTG: \$800,000 from Mortgage Network NOTES: Unit in low-rise condominium; unit size is 2,575 sf; two bedrooms and 2.5 baths; sellers family ownership dates to Oct. 1989

**BUYER:** Joseph W. Kelly and Kathryn A. Kelly **SELLER:** Black Birch Development Partners LLC, managed by Joseph C. McBride

**PRICE/ADD:** \$1,284,822; 38 Black Birch Ln., U-38, Concord **MTG:** \$800,000 from **Middlesex Savings Bank NOTES:** New unit in low-rise condo; unit size is 2,450 sf; three bdrms. and 4.5 baths; Declaration of Homestead

**BUYER:** Terese A. Hammerle and Edward Kelly **SELLER:** Anthony DiBona, Idilo Sacchetti & Robert Sacchetti **PRICE/ADD:** \$1,264,000; 513 Washington St., Brighton

MTG: \$787,500 from Santander Bank NOTES: Three-family property, constructed 1915; building size is 4,250 sf, lot size is 4,825 sf; building last sold for \$40,000 in Aug. 1973

MTG: \$1,250,000 from Bank of America

ADD: 1362 Canton Ave., Milton

BWR: Fernando J. Paiz and Katherine E. Paiz

**BUYER:** Yuriy Tsybrovskyy **SELLER:** Gregory T. Hickox

PRICE/ADD: \$1,192,000; 10 Spruce Hill Rd., Burlington



Wells Fargo Bank has provided jumbo financing of \$1,400,000 to David B. Shaw and Marlene M. Shaw applied to their \$1,800,000 acquisition of 31 North Gateway in Winchester from Michael Monti. Totaling 4,275 sf with four bedrooms, two baths and two half-baths, the single-family home is located on an 11,275-sf lot purchased in June 2009 for \$607,000, one year prior to the home's completion.

MTG: \$928,000 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 2016; house size is 4,000 sf, lot size is 20,025 sf; four bedrooms and 3.5 baths; last sold for \$405,000 in Oct. 2015; Declaration of Homestead

MTG: \$1,165,000 from First Republic Bank

ADD: 38 Everett Ave., Winchester

BWR: Douglas Gensler & Michael Kinzie Moore-Gensler

BUYER: Joel Ferat and Rebecca Schlesinger

**SELLER:** Richard C. Lyford

**PRICE/ADD:** \$1,115,000; 5 Moccasin Path, Natick **NOTES:** Single-family Colonial, constructed 2001; house size is 4,350 sf, lot size is 1.2 acres; five bedrooms and five baths; last sold for \$981,000 in Oct. 2012; Declaration of Homestead

MTG: \$1,094,790 from Bank of America

**ADD:** 53 Rawson Rd., Brookline

BWR: Cheryl B. Homer and Ronald A. Homer

BUYER: Jian Cheng Zuo and Xiu Liu

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,095,000; 1 Franklin St., U-3209, Boston **MTG:** \$657,000 from **Washington Trust Mortgage Co. NOTES:** New unit in high-rise condominium; unit size is 875 sf; one bedroom and one bath

**BUYER:** Amy Deutsch and Daniel Deutsch **SELLER:** Yue Pan and Bingcheng Yan

PRICE/ADD: \$1,090,000; 64 University Rd., U-2, Brookline

MTG: \$785,000 from Santander Bank

**NOTES:** Unit in low-rise condominium; unit size is 1,850 sf; three bedrooms and 2.5 baths; unit last sold for \$750,000 in Aug. 2009; Declaration of Homestead

MTG: \$1,045,000 from First Republic Bank

**ADD:** 22 Sacramento St., Cambridge

BWR: Lucian Bebchuk

**BUYER:** George T. O'Brien and Kara C. O'Brien **SELLER:** Raquel Jensen and Tomas Stefan Jensen **PRICE/ADD:** \$1,040,000; 1 Brookfield Cir., Wellesley

MTG: \$832,000 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 1938; house size is 2,125 sf, lot size is 10,025 sf; four bedrooms and 2.5 baths; last sold for \$907,500 in Dec. 2013; Declaration of Homestead

**BUYER:** Katherine Bohan and Christopher Finnerty **SELLER:** Thomas Kindler and Lizanne Nielson-Kindler **PRICE/ADD:** \$1,265,000; 699 Main St., Hingham **MTG:** \$1,000,000 from **Poli Mortgage Group NOTES:** Single-family Colonial, constructed 1838; house size is 3,425 sf, lot size is 2.1 acres; four bedrooms and 2.5 baths; last sold for \$1,342,000 in May 2008; Declaration of Homestead

**BUYER:** Liwei Yu

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,025,000; 1 Franklin St., U-1906, Boston **NOTES:** New unit in high-rise condominium; unit size

is 875 sf; one bedroom and 1.5 baths continued on page 24

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MTG: \$1,022,000 from TD Bank ADD: 45 Province St., U-903, Boston BWR: Holly H. Swan and William E. Swan

MTG: \$1,000,000 from LoanDepot **ADD:** 11 Locke Ln., Lexington **BWR:** Mark W. Chase and Tracy Chase

**BUYER:** Kaza Construction LLC, managed by Andris Kaza **SELLER:** Wilkins Hill Realty LLC, managed by Robert West PRICE/ADD: \$405,000; 63 Hanover Rd., Carlisle MTG: \$1,000,000 from Raymond C. Green **NOTES:** Land parcel; lot size is 2.7 acres

#### **AUG 16TH**

**BUYER:** Michael A. Bass, trustee of JAJ Nominee TR **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$4,500,000; 1 Franklin St., U-4706, Boston

MTG: \$1,000,000 and \$2,000,000 from

First Republic Bank

**NOTES:** New unit in high-rise cond; unit size is 2,675 sf; three bdrms. and 3.5 baths; Declaration of Homestead

**BUYER:** Henry Louis Gates Jr.

**SELLER:** Ayaan Hirsi Ali and Niall C. Ferguson fka Niall C. Douglas Ferguson

**PRICE/ADD:** \$3,212,500: 17 Trail St., Cambridge MTG: \$1,000,000 from President and Fellows of Harvard College and \$1,891,000 from Wells

Fargo Bank

**NOTES:** Single-family Colonial, constructed 1916; house size is 4,525 sf, lot size is 6,775 sf; five bedrooms and five baths; last sold for \$2,250,000 in Aug. 2011; Declaration of Homestead

**BUYER:** Hong Hu and Lantian Xiang

**SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$2,950,000; 1 Franklin St., U-4102, Boston **NOTES:** New unit in high-rise condo; unit size is 1,475 sf; two bdrms. and two baths; Declaration of Homestead

BUYER: Debra M. Davis

**SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$2,800,000; 1 Franklin St., U-3701, Boston

MTG: \$2,400,000 from Debra M. Davis

**NOTES:** New unit in high-rise condominium: unit size is 1,600 sf; two bedrooms and 2.5 baths

**BUYER:** Nir Drory and Sivan Drory

**SELLER:** Nathan Milikowsky and Rebecca Milkowsky PRICE/ADD: \$2,500,000; 117 Lyman Rd., Brookline MTG: \$1,500,000 from Rockland Trust Co.

**NOTES:** Single-family property, constructed 1965; house size is 5,050 sf, lot size is 1.1 acres; five bedrooms and 4.5 baths; sellers' family ownership dates

to June 1981; Declaration of Homestead



Margaret K. Carlson and Robert W. Carlson, longtime owners of 70 Blossomcrest Rd. in Lexington, have sold the single-family Colonial for \$1,305,000 to Chandra Ramanathan and Varsha Ramanathan. TD Bank financed the Ramanathans' purchase with \$650,000 backed by the residence built in 1997 on a 37,900-sf parcel. The Carlsons paid \$550,000 in April 1998 for 70 Blossomcrest Rd. which has 3,475 sf with four bedrooms and 2.5 baths.

**BUYER:** Denise Saltojanes and Stephen Spiegelberg **SELLER:** Commonwealth Realty Foundation LLC. managed by William S. Cummings

PRICE/ADD: \$2,375,000; 4 Fernway Ter., Winchester MTG: \$1,781,250 from Morgan Stanley Private Bank **NOTES:** Single-family Contemporary, const. 1980; house size is 9,000 sf, lot size is 35,725 sf; last sold for \$2,600,000 in Nov. 2007; Declaration of Homestead

**BUYER:** Matthew C. Dallett, trustee of the Camp Happy Realty TR

**SELLER:** Gumbel Seligman LLC, mgd. by Naomi Seligman PRICE/ADD: \$2,310,000; 38 Concord Sq., U-1, Boston MTG: \$1,617,000 from First Republic Bank

**NOTES:** Unit in low-rise condominium; unit size is 2,275 sf; three bedrooms and 2.5 baths; unit last sold for \$1,465,000 in June 2015

**BUYER:** Alyssa Creedon and John Creedon **SELLER:** Anne Elise Farnsworth and George Fox Steedman Hinckley

PRICE/ADD: \$2,265,000; 43 Hillcrest Rd., Belmont

MTG: \$2.000.000 from Citibank

**NOTES:** Single-family property, constructed 1925; house size is 3,900 sf, lot size is 17,000 sf; five bedrooms and four baths; last sold for \$2,225,000 in July 2015; Declaration of Homestead

MTG: \$2,025,000 from Blue Hills Bank

ADD: 13 New Ln., Nantucket

**BWR:** John Dougherty and Michelle Dougherty

**BUYER:** Yongchen Liu

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

PRICE/ADD: \$2,000,000; 1 Franklin St., U-2808, Boston **NOTES:** New unit in high-rise condominium; unit size is 1,575 sf; two bedrooms and two baths; Declaration of Homestead

**BUYER:** Iraklis N. Papachristos

**SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$1,875,000; 1 Franklin St., U-2308, Boston MTG: \$1,406,250 from Morgan Stanley Private Bank **NOTES:** New unit in high-rise condominium; unit size is 1,575 sf; two bedrooms and two baths; Declaration of Homestead

MTG: \$1,850,000 from Hingham Institution for Savings

**ADD:** 45 Rutland Sq., Boston

**BWR:** Anne S. Bruntrager and Edward C. Bruntrager Jr.

**BUYER:** Jeffrey Kaplan and Lindsay Reardon

**SELLER:** Heidi V. Pickett

**PRICE/ADD:** \$1,850,000; 357 Beacon St., U-7, Boston MTG: \$185,000 from Quorum Federal Credit Union and \$1,480,000 from Radius Financial Group

**NOTES:** Unit in low-rise condominium; unit size is 1,650 sf; two bedrooms and 2.5 baths; unit last sold for \$1,200,000 in July 2008; Declaration of

Homestead

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MTG: \$1,684,000 from First Republic Bank

**ADD:** 20 Greenwich Pk., U-1, Boston

BWR: Cheryl Lu and Joe Lu

**BUYER:** Houssam Alkhoury

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,675,000; 1 Franklin St., U-1104, Boston

MTG: \$1.340,000 from Avidia Bank

NOTES: New unit in high-rise condominium; unit size

is 1,500 sf; two bedrooms and two baths

**BUYER:** Ryan J. Gallo

**SELLER:** Matthew A. Clark and Jonathan L. Worth **PRICE/ADD:** \$1,650,000; 178 West Brookline St.,

U-3, Boston

MTG: \$1,237,500 from First Republic Bank
NOTES: Unit in low-rise condominium; unit size is

1,400 sf; three bedrooms and two baths; unit last sold for \$270,000 in June 1995; Declaration of Homestead

**BUYER:** Joseph Abbondanza

**SELLER:** Janice M. DiPrizio, Louis G. DiPrizio, and

Michael A. DiPrizio

PRICE/ADD: \$1,625,000; 170 Endicott St., Boston MTG: \$1,200,000 from Everett Cooperative Bank

**NOTES:** Three-family property, constructed 1910; building size is 3,400 sf, lot size is 975 sf; sellers' family ownership in property dates to Jan. 1982

BUYER: Joseph M. Consalvo and Mary T. Consalvo

**SELLER:** Six Forty Seven Boylston LLC

**PRICE/ADD:** \$1,600,000; 647 Boylston St., U-3B, Boston

MTG: \$1,000,000 from North Shore Bank NOTES: Unit in low-rise condo; unit size is 1,700 sf; two bedrooms and two baths; unit last sold for \$3,000,000 in Sept. 2014; Declaration of Homestead

**BUYER:** Bristol Millenium 1707 LLC

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,545,000; 1 Franklin St., U-1707, Boston **NOTES:** New unit in high-rise condominium; unit size

is 1,375 sf; two bedrooms and 2.5 baths

BUYER: Bristol Millennium 1507 LLC

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

**PRICE/ADD:** \$1,480,000; 1 Franklin St., U-1507, Boston **NOTES:** New unit in high-rise condominium; unit size

is 1,375 sf; two bedrooms and 2.5 baths

MTG: \$1,450,000 from Bank of America ADD: 6 Pinewood Rd., Manchester-by-the-Sea BWR: Kevin M. McQuaid and Linda E. McQuaid

**BUYER:** Erica M. Berman and Jonathan C. Berman **SELLER:** Dale R. Karasek, Martha G. Karasek, Allan B.

Sutfin and Harriet D. Sutfin

**PRICE/ADD:** \$1,400,000; 200 Tappan St., Brookline

MTG: \$1,120,000 from Berkshire Bank



Leader Bank has loaned Joanne C. Chan and Johan A. Kers \$945,000 for their \$1,260,000 purchase of 9 Avon Rd. in Wellesley from Lorne J. Jones and Susan D. Jones. The single-family home that dates to 1920 sits on an 8,325-sf lot with five bedrooms, two baths and two half-baths contained in its 3,575-sf constitution. It had been owned by the Jones since July 1993 when it could be had for just \$220,000.



Nineteen Meadowbrook Rd. in Weston yielded \$3,400,000 in its sale by Kenneth D. Chicos to Todd Roitfarb in an all-cash exchange of the single-family Cape featuring five bedrooms and 6.5 baths in its expansive 6,250-sf frame. The residence and 1.5 acres where it was completed in 2002 had brought \$3,300,000 when last swapped in June 2015.

**NOTES:** Single-family property, const. 1947; house size is 2,350 sf, lot size is 23,750 sf; four bedrooms and 2.5 baths; sellers' family ownership in property dates to May 1996; Declaration of Homestead

**BUYER:** Chandra Ramanathan & Varsha Ramanathan **SELLER:** Margaret K. Carlson and Robert W. Carlson **PRICE/ADD:** \$1,305,000; 70 Blossomcrest Rd., Lexington

MTG: \$650,000 from TD Bank

**NOTES:** Single-family Colonial, constructed 1997; house size is 3,475 sf, lot size is 37,900 sf; four bedrooms and 2.5 baths; last sold for \$550,000 in April 1998; Declaration of Homestead

MTG: \$1,320,000 from Hingham Institution for Savings

ADD: 503 Shawmut Ave., Boston

**BWR:** Brian R. Gokey and Nelson L. Thaemert

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**BUYER:** Katherine J. Grenzeback, Gail A. Wolfsdorf, Joseph I. Wolfsdorf and Ronan Wolfsdorf

**SELLER:** Patrice L. Ambrosia and Rosemary A. Macero **PRICE/ADD:** \$1,300,000; 152 Curtis St., Somerville

MTG: \$975,000 from Belmont Savings Bank NOTES: Three-family property, constructed 1917; building size is 3,550 sf, lot size is 4,800 sf; sellers' family ownership in property dates to Sept. 1959

BUYER: William K. Mueller

**SELLER:** Dennis Costello and Kathryn Costello **PRICE/ADD:** \$1,300,000; 141 Dorchester Ave., U-902, Boston

MTG: \$975,000 from First Republic Bank NOTES: Unit in high-rise condominium; unit size is 1,650 sf; two bedrooms and two baths; unit last sold for \$860,000 in Nov. 2012; Declaration of Homestead

**BUYER:** Allison Hallagan and Bowman A. Hallagan **SELLER:** Barbara Murphy and Richard Murphy **PRICE/ADD:** \$1,285,000; 90 Constitution Rd., U-E-90. Charlestown

MTG: \$860,000 from First Republic Bank NOTES: Unit in low-rise condominium; unit size is 2,000 sf; three bedrooms and 2.5 baths; unit last sold for \$837,500 in Oct. 2003; Declaration of Homestead

**BUYER:** Danya Handelsman and Jed Shugerman **SELLER:** Thomas E. Mahony and Laura J. Vennard **PRICE/ADD:** \$1,249,000; 31 Puritan Rd., Newton **MTG:** \$250,000 and \$750,000 from **Eastern Bank NOTES:** Single-family Cape, const. 1939; house size is 2,400 sf, lot size is 10,375 sf; three bdrms. and two baths; last sold for \$364,000 in Sept. 1995; Declaration of Homestead

MTG: \$1,234,750 from Guaranteed Rate

ADD: 11 Radcliffe Rd., Wellesley

BWR: Pam Gao

MTG: \$1,200,000 from East Cambridge Savings Bank

ADD: 1 Dexter Ln., Manchester

BWR: Cynthia Comenos and T. Phillips Comenos

BUYER: Aleksandr Ryabin and Nicole Ryabin SELLER: Jacqueline Biello and Jacob L. Dowden PRICE/ADD: \$1,100,000; 44 Salisbury Rd., U-44, Newton MTG: \$880,000 from USBank National Association NOTES: Unit in low-rise condo; unit size is 2,575 sf; four bdrms. & 3.5 baths; unit last sold for \$850,000 in June 2010

**BUYER:** Zhixia Li, Wenbo Wang and Yupeng Wang **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$1,085,000; 1 Franklin St., U-3109, Boston **MTG:** \$434,000 from **Washington Trust Mortgage Co. NOTES:** New unit in high-rise condominium; unit size is 875 sf; one bedroom and one bath

**BUYER:** Washington Millennium LLC, mgd. by Xiaoxia Yan **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$1,055,000; 1 Franklin St., U-3014, Boston



An enduring single-family Colonial at 699 Main St. in Hingham has been acquired for \$1,265,000 by Katherine A. Bohan and Christopher S. Finnerty from Thomas Kindler and Lizanne Nielson-Kindler. Poli Mortgage Group financed the purchase with \$1,000,000 in financing to the buyers of a property constructed in 1838 on a 2.1-acre parcel. It features 3,425 sf of space with four bedrooms and 2.5 baths. The residence last sold in May 2008 at a consideration of \$1,342,000.



Backed by \$1,050,000 from Guaranteed Rate, Lori Wozniak and Tomasz M. Wozniak have bought 37 Laconia St. in Lexington for \$1,335,000 from Mary C. Miller and Randall D. Miller. Built in 2004 on a 16,975-sf parcel, 37 Laconia St. is a 3,525-sf single-family Colonial with five bedrooms and 3.5 baths which the Millers had owned since paying \$1,170,000 in December 2004.

**NOTES:** New unit in high-rise condominium; unit size is 800 sf; one bedroom and one bath

BUYER: Washington Millennium LLC, mgd. by Xiaoxia Yan SELLER: MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$1,045,000; 1 Franklin St., U-2914, Boston

**NOTES:** New unit in high-rise condominium; unit size is 800 sf; one bedroom and one bath

**BUYER:** Boston Millennium LLC, mgd. by Xiaoxia Yan **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

MILLION DOLLAR MORTGAGES/SALES AUGUST 15 - AUGUST 19, 2016

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**PRICE/ADD:** \$1,035,000; 1 Franklin St., U-2814, Boston **NOTES:** New unit in high-rise condominium; unit size is 800 sf; one bedroom and one bath

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

ADD: 54 Rosalie Rd., Needham **BWR:** Maile Moore and Austin Wang

#### **AUG 15TH**

BUYER: Elizabeth Mandato and Joseph Mandato **SELLER:** MP Franklin Tower Co LLC, managed by Millennium Partners

**PRICE/ADD:** \$4,425,000; 1 Franklin St., U-3503, Boston NOTES: New unit in high-rise condominium; unit size is 2,225 sf; three bedrooms and 3.5 baths

BUYER: Daniel P. Carbonneau

**SELLER:** Stefco Holdings LLC, managed by Stefanos

Efstratoudakis

**PRICE/ADD:** \$3,950,000; 34 Winthrop St., Newton MTG: \$1,100,000 from First Republic Bank **NOTES:** Single-family Victorian, constructed 1880; house size is 5,275 sf, lot size is 33,375 sf; four bedrooms and 4.5 baths; last sold for \$1,717,500 in Aug. 2014

**BUYER:** Todd Roitfarb **SELLER:** Kenneth D. Chicos

PRICE/ADD: \$3,400,000; 19 Meadowbrook Rd., Weston **NOTES:** Single-family Cape, constructed 2002; house size is 6,250 sf, lot size is 1.5 acres; five bedrooms and 6.5 baths; last sold for \$3,300,000 in June 2015; Declaration of Homestead

**BUYER:** Beth Lebovitz Backer

SELLER: Arthur G. Epker III and Medha Sinha PRICE/ADD: \$2,985,000; 31 Candleberry Ln., Weston **NOTES:** Single-family Colonial, constructed 1995; house size is 5,175 sf, lot size is 1.2 acres; five bedrooms and 5.5 baths: last sold for \$420,000 in June 1995: Declaration of Homestead

**BUYER:** Daniel W. Senecal **SELLER:** Kathy R. Filtranti

**PRICE/ADD:** \$2,750,000; 25 Hayward St., U-1, Ipswich **NOTES:** Unit in low-rise condominium; unit size is 1,725 sf; three bedrooms and 1.5 baths; unit last sold for \$255,000 in Oct. 2008

**BUYER:** Lixiang Fang and Shujun Wang SELLER: Daniel F. Farrar and Juliann B. Farrar **PRICE/ADD:** \$2,350,000; 190 Claybrook Rd., Dover **NOTES:** Single-family Colonial, constructed 2003; house size is 7,725 sf, lot size is 1.2 acres; five bedrooms and seven baths; last sold for \$2,850,000 in Nov. 2004

BUYER: Yanbin Xing and Aihui Zhu **SELLER:** Lori Bliss Tambone

PRICE/ADD: \$2,335,000; 8 Porter Ln., Lexington



A Victorian-era residence near downtown Concord continues to improve with age, or so it would seem in the trade of 62 Elm St. at \$1,652,000. That is almost double the \$855,000 it fetched in December 2005 and up from \$1,439,250 in a September 2007 sale of the single-family home now owned by Gwen Z. Brooks and Mark D. Moody. Constructed in 1856, 62 Elm St. has five bedrooms and four baths with 3,575 sf of space extensively modernized prior to the Moody's acquisition from Aviva A. Brooks and Douglas M. Brooks, stewards since the September 2007 exchange.

**NOTES:** Single-family property, constructed 2000; house size is 6,400 sf, lot size is 31,800 sf; six bedrooms, seven baths and two half-baths; last sold for \$2,059,938 in Sept. 2000

**BUYER:** Gautam Sharma and Shikha Talwar **SELLER:** Diptee Borkar and Yogesh Borkar PRICE/ADD: \$2,300,000; 22 Appian Dr., Wellesley MTG: \$1,700,000 from Norwood Cooperative Bank **NOTES:** Single-family Garrison, constructed 1978, renovated 2004; house size is 4.825 sf. lot size is 20,625 sf; six bedrooms and 5.5 baths; last sold for \$1,870,000 in May 2012; Declaration of Homestead

**BUYER:** Jeffrey T. Doyle and Mary Beth Doyle **SELLER:** Jennifer Herweck and Matthew Herweck **PRICE/ADD:** \$2,137,500; 295 Hanover Rd., Carlisle **NOTES:** Single-family Colonial, const. 2013; house size is 7,300 sf, lot size is; five bdrms. and six baths; last sold for \$640,000 in March 2012; Declaration of Homestead

**BUYER:** Brian S. Subsick

SELLER: Roland G. Fryer, Jr. and Franziska Michor PRICE/ADD: \$2,000,000; 79 Macone Farm Ln., Concord **NOTES:** Single-family property, constructed 1997; house size is 6,875 sf, lot size is 8.4 acres; five bedrooms and 7.5 baths; last sold for \$2,400,000 in June 2011; Declaration of Homestead

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

ADD: 85 Carter Dr., Framingham

BWR: Fawaz El Khoury and Jo Ellen El Khoury

**BUYER:** Nancy B. Samiljan

**SELLER:** Devdutt Yellurkar and Sujata Yellurkar PRICE/ADD: \$2,000,000; 25 Gardiner Ln., Osterville **NOTES:** Single-family Cape Cod, const. 2000; house size is 4,850 sf, lot size is one acres; four bedrooms and 3.5 baths; last sold for \$2,175,000 in Aug. 2005

**BUYER:** Zhiyong Pan

**SELLER:** MP Franklin Tower Co LLC, managed by

Millennium Partners

PRICE/ADD: \$1.955,000: 1 Franklin St., U-3907, Boston

MTG: \$1,173,000 from East West Bank

NOTES: New unit in high-rise condominium; unit size is 1,425 sf; two bedrooms and 2.5 baths

**BUYER:** Lucene Tong and Earl Yen

**SELLER:** John Mark Barnes and John Andrew Rainier Grimaldi Jr.

**PRICE/ADD:** \$1,950,000; 20 Chapel St., U-B811, Brookline MTG: \$1,000,000 from Century Bank & Trust Co. **NOTES:** Unit in high-rise condominium; unit size is 2,475 sf; three bedrooms and three baths; unit last

sold for \$995,000 in July 2009

**BUYER:** Brittany A. Greenfield, Donna Greenfield, and Garv G. Greenfield

**SELLER:** Hadley J. Leach

PRICE/ADD: \$1,895,000; 50 Montgomery St.,

U-3. Boston

MTG: \$1,326,500 from Morgan Stanley Private Bank

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**NOTES:** Unit in low-rise condo; unit size is 1,750 sf; three bedrooms and two baths; unit last sold for \$1,599,000 in Sept. 2013; Declaration of Homestead

**BUYER:** Dorothy J. Gilman and Steven C. Gilman **SELLER:** Jean F. Bellows and Robert Bellows **PRICE/ADD:** \$1,850,000; 527 Concord Ave., Belmont NOTES: Single-family Colonial, constructed 1890; house size is 4,500 sf, lot size is 33,875 sf; five bedrooms and four baths; last sold for \$1.150,000 in Aug. 2011; Declaration of Homestead

BUYER: David B. Shaw and Marlene M. Shaw

**SELLER:** Michael Monti

PRICE/ADD: \$1,800,000; 31 North Gateway, Winchester MTG: \$1,440,000 from Wells Fargo Bank **NOTES:** Single-family Colonial, constructed 2010; house size is 4,275 sf, lot size is 11,275 sf; four bedrooms, two baths and two half-baths; last sold for \$607,000 in June 2009; Declaration of Homestead

**BUYER:** Shellev Morse

**SELLER:** Patricia Trussler and Simon Trussler PRICE/ADD: \$1.629.500: 282 Simon Willard Rd., Concord **NOTES:** Single-family Contemporary, constructed 1981; house size is 4,325 sf, lot size is 2.3 acres; five bedrooms and three baths; last sold for \$915,000 in July 1998; Declaration of Homestead

**BUYER:** Geoffrey F. Ebeling and Anna L. Hitchner **SELLER:** David Ennis and Kathleen Macridis-Ennis **PRICE/ADD:** \$1,604,500; 121 Allerton Rd., Newton MTG: \$750,000 from Wells Fargo Bank **NOTES:** Single-family Victorian, constructed 1910; house size is 2.675 sf. lot size is 11.350 sf; six bedrooms and 3.5 baths; last sold for \$167,500 in June 1983; Declaration of Homestead

**BUYER:** Tanya Sekiya Chen and Sachiko Sekiya **SELLER:** John T. Bullitt and Jane Yudelman **PRICE/ADD:** \$1,601,000; 10 Locke St., Cambridge **NOTES:** Single-family Contemporary, constructed 1880; house size is 2,300 sf, lot size is 3,875 sf; three bedrooms and two baths; last sold for \$851,000 in June 2003; Declaration of Homestead

**BUYER:** Judy Ling Yam Cheng and Ming For Lee **SELLER:** Audrey Yett fka Audrey Kaplan and Yett Harris **PRICE/ADD:** \$1,600,000; 423 Concord Rd., Weston MTG: \$800,000 from Audrey Yett & Harris Yett **NOTES:** Single-family Contemporary, constructed 1995; house size is 6,350 sf, lot size is 1.8 acres; five bedrooms and five baths; sellers' family ownership dates to March 1981; Declaration of Homestead

**BUYER:** Andrew McDonald and Joy McDonald **SELLER:** Bruce S. Taymore and Sarah S. Taymore **PRICE/ADD:** \$1,600,000; 112-114 Fulton St., U-6A, Boston **NOTES:** Unit in high-rise condominium; unit size is 2,250 sf; three bedrooms and two baths; unit last sold for \$385,500 in Feb. 1995



Six Sylvan Way in Hopkinton has been purchased for \$1,200,000 by Anthony E. Cinelli and Jennifer A. Cinelli with \$700,000 from Leader Bank used for the acquisition from Thomas Cohen. The single-family Colonial on 1.2 acres was built in 2003 and has 5,700 sf with five bedrooms and four baths. It previously went for \$1,550,000 in March 2005.

**BUYER:** Kerry L. Hawkins and Robert M. Hawkins **SELLER:** Joshua D. Bresler and Katherine H. Ferguson PRICE/ADD: \$1,590,000; 19 Mt. Vernon St., Charlestown MTG: \$1,100,000 from Wells Fargo Bank NOTES: Single-family property, constructed 1870; house size is 2,200 sf, lot size is 1,250 sf; four bedrooms and 3.5 baths; unit last sold for \$914,120 in July 2009; Declaration of Homestead

MTG: \$1,563,250 from First Republic Bank ADD: 100 Beacon St., U-3B, Boston **BWR:** Brian P. Klock and Joyce E. Tallent

**BUYER:** James A. Davidson and Kristin L. Davidson **SELLER:** Mary Anne Ham and Ronald E. Ham PRICE/ADD: \$1,550,000: 1 Hickory Rd., Wellesley MTG: \$155,000 and \$1,240,000 from Citizens Bank **NOTES:** Single-family Colonial, constructed 2015; house size is 3,600 sf, lot size is 10,000 sf; four bedrooms and 4.5 baths; last sold for \$675,000 in Oct. 2014: Declaration of Homestead

BUYER: Christopher S. Nard and Karen D. Nard SELLER: Ladd W. McQuade

PRICE/ADD: \$1,420,000; 609 Jerusalem Rd., Cohasset MTG: \$800,000 from Quicken Loans

**NOTES:** Single-family Cape, constructed 1850; house size is 3,625 sf, lot size is 18,525 sf; five bedrooms and 2.5 baths; last sold for \$699,900 in Aug. 2007; Declaration of Homestead

BUYER: Sara N. Bleich

SELLER: 745 Newton St LLC, mgd. by Steven Aronson **PRICE/ADD:** \$1,345,000; 745 Newton St., Brookline MTG: \$476,000 from Mortgage Network and \$600,000 from **Harvard College** 

**NOTES:** Single-family Cape, constructed 1951, renovated 2016; house size is 3,175 sf, lot size is 27.000 sf; five bedrooms and three baths; last sold for \$950,000 in Nov. 2015; Declaration of Homestead

**BUYER:** Lori Wozniak and Tomasz M. Wozniak **SELLER:** Mary C. Miller and Randall D. Miller PRICE/ADD: \$1,335,000; 37 Laconia St., Lexington MTG: \$1,050,000 from Guaranteed Rate **NOTES:** Single-family Colonial, constructed 2004; house size is 3,525 sf, lot size is 16,975 sf; five bedrooms and 3.5 baths; last sold for \$1,170,000 in Dec. 2004: Declaration of Homestead

**BUYER:** Christopher P. Roemlein and Faye Y. Roemlein **SELLER:** Mary Hutchings and Sara Hutchings PRICE/ADD: \$1,315,000; 38 Pond Rd., Truro MTG: \$715.000 from Rockland Trust Co. **NOTES:** Single-family Cape, constructed 1940; house size is 2,075 sf, lot size is 30,500 sf; three bedrooms and two baths; last sold for \$200,000 in April 2003

MTG: \$1,312,500 from First Republic Bank

ADD: 54R Cedar St., Cambridge

**BWR:** LaCourt Family LLC, mgd. by Mouhab Rizkallah

BUYER: Cristina Malatesta and Davide Zaccagnini **SELLER:** Gail Fricano and James Fricano

**PRICE/ADD:** \$1,300,000; 40 Highland Ave., U-2,

Cambridge

MTG: \$520,000 from Jeanne D'Arc Credit Union **NOTES:** Unit in low-rise condominium; unit size is 2,525 sf; six bedrooms and two baths; unit last sold for \$900,000 in June 2007; Declaration of Homestead

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**BUYER:** Joanne C. Chan and Johan A. Kers **SELLER:** Lorne J. Jones and Susan D. Jones **PRICE/ADD:** \$1,260,000; 9 Avon Rd., Wellesley

MTG: \$945,000 from Leader Bank

**NOTES:** Single-family property, constructed 1920; house size is 3,575 sf, lot size is 8,325 sf; five bedrooms, two baths and two half-baths; last sold for \$220,000 in July 1993; Declaration of Homestead

**BUYER:** Robert J. O'Brien Jr.

**SELLER:** Donna M. Vello and William J. Vello **PRICE/ADD:** \$1,225,000; 355 VFW Parkway, Brookline

MTG: \$980,000 from Citizens Bank

**NOTES:** Two-family property, constructed 1930; building size is 3,125 sf, lot size is 8,700 sf; building last sold for \$835,000 in Jan. 2014

**BUYER:** Francine Nasser Loza

**SELLER:** Peter J. Michaels and Patricia A. Thorp **PRICE/ADD:** \$1,250,000; 238 Marlborough St., U-101, Boston

**NOTES:** Unit in low-rise condominium; unit size is 950 sf; two bedrooms and 1.5 baths unit last sold for \$245,000 in Jan. 1993; Declaration of Homestead

BUYER: Liu Xunzhong and Wang Yiling

**SELLER:** Michelle D. Vendetti, Richard J. White and

Ruth M. White

**PRICE/ADD:** \$1,250,000; 17 Utica St., Lexington **NOTES:** Single-family property, constructed 1961; house size is 2,350 sf, lot sizt is 40,500 sf; three bedrooms and 2.5 baths; sellers' family ownership in property dates to Oct. 1978; Declaration of Homestead

**BUYER:** Robert C. Gensure and Sawako N. Gensure **SELLER:** 13 Bedford Street LLC, managed by Matthew A. Thenen

**PRICE/ADD:** \$1,220,000; 13 Bedford St., Lexington MTG: \$870,000 from Mortgage Network Inc. NOTES: Single-family Colonial, constructed 1830, renovated 2016; house size is 2,500 sf, lot size is 4,800 sf; three bedrooms and 3.5 baths; last sold for \$406,000 in June 2015; Declaration of Homestead

BUYER: Virginia D. Osman

**SELLER:** Michael Goldstein and Victoria Goldstein **PRICE/ADD:** \$1,200,000; 10 Carlton Rd., Marblehead **NOTES:** Single-family property, constructed 1904; house size is 6,050 sf, lot size is 21,700 sf; five bedrooms and 6.5 baths; last sold for \$679,000 in July 2003

**BUYER:** Mary Ellen Clark

Homestead

**SELLER:** Deborah B. Simches and Gerald R. Simches **PRICE/ADD:** \$1,199,000; 53 Waban Ave., Newton **MTG:** \$839,300 from **First Republic Bank NOTES:** Single-family Cape Cod, constructed 1938; house size is 2,075 sf, lot size is 14,600 sf; three bedrooms and 2.5 baths; sellers' family ownership in property dates to Aug. 1969; Declaration of



The single-family Colonial at 49 Norman St. in Marblehead has delivered \$1,385,000 to Amanda Thibert and Joseph M. Tibert following its sale to David S. Tips and Jennifer Tips. First Republic Bank loaned \$1,108,000 to the couple to fuel their purchase of a home constructed in 1925 on a 14,800-sf parcel. It has 4,100 sf including a quartet of bedrooms and trio of baths. The Thiberts had paid \$380,000 in Dec. 1996 to buy 49 Norman St.

**BUYER:** Jennifer Herweck and Matthew Herweck **SELLER:** Andrew Holder and Suzanne M. Holder **PRICE/ADD:** \$1,180,000; 157 Berry Corner Ln., Carlisle

**NOTES:** Single-family Colonial, constructed 2004; house size is 5,900 sf, lot size is five acres; six bedrooms and 5.5 baths; last sold for \$1,400,000 in June 2011

**BUYER:** Leslie Silberstein

**SELLER:** Alison Faye Siegel and Noah Siegel **PRICE/ADD:** \$1,062,500; 1 Franklin St., U-1201, Boston **NOTES:** Unit in high-rise condominium; unit size is 925 sf; one bedroom and one bath; unit last sold for \$945,000 in Aug. 2016

**BUYER:** Dalia O. Blass and David W. Blass **SELLER:** Carol Sattler and Theodore G. Sattler **PRICE/ADD:** \$1,025,000; 1 Smith Ln., Chilmark **MTG:** \$820,000 from **Wells Fargo Bank NOTES:** Single-family property, constructed 1985; house size is 3,125 sf, lot size is 1.2 acres; four bedrooms and 4.5 baths; last sold for \$770,000 in Jan. 2000

**BUYER:** Andrew J. Yakoobian and Michelle S. Friedman-Yakoobian

**SELLER:** Guy Kevin Whitfield

**PRICE/ADD:** \$1,000,000; 238 Putnam Ave., Cambridge

MTG: \$700,000 from People's United Bank

**NOTES:** Single-family Victorian, constructed 1886; house size is 1,425 sf, lot size is 2,525 sf; four bedrooms and two baths; last sold for \$233,000 in Sept. 1989; Declaration of Homestead

**BUYER:** Laura Q. Bologna and Vincenzo Bologna **SELLER:** Matthew J. Bresette, Personal Representative of The Estate of Elizabeth T. Blair

**PRICE/ADD:** \$1,000,000; 52 Salten Point Rd., Barnstable

MTG: \$800,000 from Cape Cod Five Cents SB NOTES: Single-family Cape Cod, const. 1962; house size is 2,375 sf, lot size is 19,600 sf; four bedrooms and two baths; last sold for \$945,000 in Feb. 2013

MTG: \$1,000,000 from Cape Cod Five Cents SB

ADD: 325 Goss Ln., Wellfleet

**BWR:** Janis M. Hogue and Kenneth Allen Hogue

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# Massachusetts Corporations ORGANIZED JANUARY 17 - FEBRUARY 3, 2017

Corporation	Directors/Registered Agents	Address	Nature of Business
777 Memorial Owner LP	Alexander Halpern and Richard Russo, managers	C/o Highgate Hotels at 545 E John Carpenter Freeway, Suite 1400, Irving TX 75062	Hotel operations
Richmond Meadows One Ack LLC	Phillip Pastan and Andrew Burek, signatories	C/o The Richmond Co. at 23 Concord St., Wilmington MA 01887	Invest in and hold real estate
Synergy CP Holdings LLC	David Greaney, manager	100 Franklin St., Ste. 200, Boston MA 02110	Interests in real property in Boston MA
ES JWay LLC	Thomas Bloch, Michael Samuels and Joel Sklar, signatories	136 Brookline Ave., Boston MA 02215	Develop, finance, lease, operate, own & sell RE
NEC Indy Gateway 4 LLC	Richard P. Leeret and Joseph A. Versaggi, signatories	C/o Great Point Investors at 2 Center Plaza, Ste. 410, Boston MA 02108	3 Interests in real property
Erula LLC	Paula Turnbull, manager	15 Elmer St., Cambridge MA 02136	Own real estate
40 Beacon LLC	Michael Durand and James E. Keliher, manager	C/o Mainsail Management at 251 Newbury St. Boston MA 02116	Deal with real estate
The HYM Investment Group Holdings LLC	Thomas N. O'Brien, manager	One Congress St., Boston MA 02114	Dealing with interests in real estate
THC Andover Member LLC	Shirley Banks Robinston, Kathy Binford, Jeb Bowden, Judi Hopper and John Nash, signatories	5847 San Felipe, Ste. 3800, Houston TX 77057	Construction
FRHI Hotels & Resorts (US) LLC	Kevin Frid, Isin Morton and Jeffrey Wong, managers	137 National Plaza, Suite 300, Unit 306, National Harbor MD 20745	Hotel services
MIT 7 Landsdowne Street Fee Owner LLC	Seth D. Alexander, signatory	C/o MIT Cambridge Real Estate at 238 Main St., Ste. 200, Cambridge MA	Deal in real property
ARCO/Murray National Dallas Inc.	Bradley Dannegger, president; Stephen F. Holste, treasurer	4849 Greenville Ave., Ste. 1460, Dallas TX 75206	Gen. contractor for comm. construction co.
GPG Manley LLC	Jon Goldberg, manager	C/o Turtle Bay Partners at 655 Madison Ave., Ste. 300, NYC 10065	Operate and own commercial real estate
343 Winter Bldg LLC	Kevin Casey, Thomas Dusel and Kevin Gammons, managers	225 Wyman St., Waltham MA 02451	Interests in real estate
79 Parkton LLP	Alex Peselman, manager	39 Brighton Ave., Allston MA 02134	Deal with real estate
44-46 TPR LLC	Serge Safar, manager	38 Fairfield St., Boston MA 02116	Develop, lease, operate, purchase & sell RE
5 Tisbury Manor LLC	James Beck, Machelle Click and Hugh Pollard, signatories; Patricia Flowers, resident agent	Principal office at 10 S. LaSalle St. Ste. 3100, Chicago IL 60603; Patricia Flowers at 265 Franklin St., Boston MA 02110	Hold title to real estate
Taylor, Bean & Whitaker REO LLC	Neil Luria, manager	4901 Vineland Rd., Ste. 120, Orlando FL 32811	Manage real property in MA, incl. leasing, purchasing and dispossessory actions when needed, including RE sales
Longwood Apartments LLC	Michael A. Cope and Mark S. Schuster, signatories	C/o Bluestone Capital Partners at 100 Wells Ave., Newton MA 02459	Interests in real estate
38 Stanton LLC	Taylor Bearden, Andrew Consigli and Albert Lavelley, sigs; Devon A. Kinnard Esq., resident agent	Principal office148 Main St., Worcester MA 01608; Devon Kinnard Esq. c/o Davis Malm & D'Agostine, One Boston Pl., Boston MA 02109	Acquire, operate and sell real property
One Corporate Andover LLC	Barry Finegold, manager	34 Essex St., Andover MA 01810	Operate and own real estate
Revere TDC LLC	Mark Robinson and Mark White, managers	84 State St., Boston MA 02109	Real estate
53 Hillside MA LLC	Ron Ifrah, manager	141 Pond St., Westwood MA 02090	Lease and purchase real estate
Core Architect Design Inc.	Dale Stewart, pres.; David Cheney, treas.; Allison Cooke, sec.	1010 Washington Ave NW, Ste. 405, Washington DC 20007	Architecture
74 Surfside Road LLC	Vaios Theodorakos, president, treasurer and secretary	C/o VTT Management at 100 Concord St., Framingham MA 01702	Real estate activities
2 Larrabee Lane LLC	Vaios Theodorakos, president, treasurer and secretary	C/o VTT Management at 100 Concord St., Framingham MA 01702	Real estate activities
MPR Property Management LLC	Russell L. Brooks, manager	120 Milton St., Dorchester MA 02125	Lease, purchase and sell real estate
Vaucluse Management LLC	Peter J. Rothschild, manager	561 Virginia Rd., Ste. 222, Concord MA 01742	Interests in real property
Hingham Launch Holdings LLC	Thomas Bloch, Roger Daprato and Steven Samuels, sigs.	801 Grand Ave., Des Moines IA 50392	Investments, including real property interests
Eastham MA Hotels LLC	Jignesh Patel, manager	Fifteen Hastings Rd., Weston MA 02493	Real estate activities
HRI Matheson Apartments LLC	Peter Daly, Louise Elving and Mark Teden, signatories	C/O Homeowner's Rehab Inc. at 280 Franklin St., Cambridge MA	Deal w/certain real property in Worcester, MA
North Attleborough Community Gardens Inc.	Patricia Howe Direnzo, president; Bradford Dean, treasurer; Susan M. O'Donnell, clerk	144 Anawan Rd., North Attleborough MA 02760	Non-profit seeking to create an organization dedicated to community gardens
SRP 65 L Street LLC	George E. Katis, manager	C/o Stone River Properties at 720 Massachusetts Ave., Cambridge MA	Deal with real estate
Vitality Senior Living LLC	Chris Guay, Marc Harper and Matt Maser, managers	277 Mallory Station Rd., Ste. 126-B, Franklin TN 37067	Interests in real property
Princeton TEI Investments LLC	Andrew M. Chaban and Howard S. Reef, signatories	1115 Westford St., Lowell MA 01851	Real estate activities
FRP Quincy Development LLC	Chris Reale and Jason Ward, managers	1245 Hancock St., Ste. 33, Quincy MA 02169	Market and service real estate
F22 LP Acquisition LLC	Eggert Dagbjartsson and Victor J. Paci, managers	C/o Equity Resource Investments at 1280 Massachusetts Ave., Cambridge	ge MA 02138 Invest in real estate
Forbes Real Estate Opportunity Fund LLC	Joseph Allen, Patrick J. Costello and Seamus Moore, signatories	36 Central Ave., U-36, Milton MA 02186	Deal in real property
Scannell Properties #296 LLC	Mark Bullock, manager	215 South State St., Ste. 380, Salt Lake City UT 54111	Acq., develop, lease, operate & sell real prop.
712 E 6th St LLC	Richard Clayton, Anthony D. Marken, Matthew O'Hara and Laurence Wenglin, managers	755 East Broadway, South Boston MA 02127	Business of real estate
Waterstone Westbrook LLC		C/o Waterstone Development Inc. at 322 Reservior St., Needham MA 02	2494 Deal in real property
Akelius Facility Management LLC	Brian Collins, Noam Kleinman and Ralf Spann, signatories	Three PO Square, Boston MA 02109	Manage real estate
FP Summer House LLC	Alexander Leventhal, manager	Principal office at 561 Fifth Ave., Ste. 2520, NYC 10176; MA office at 20 Ashburton St., Boston MA 02108	Invest in and operate real estate
BJC Real Estate Investments LLC	Bernard J. Chouinard III, manager	482 Southbridge St., Auburn MA 01501	Invest in real estate
1110 Chestnut St LLC	Wissam Khoory and Charles Zammuto, managers; Jacob Walters, resident agent	Principal office at 1110 Chestnut St., Newton MA 02464; Jacob Walters at 27 Harvard St., Brookline MA 02445	Develop, lease, purchase and sell real estate
Thompson Square Management Inc.	James Devellis, president & treasurer; Paul Devellis, secretary		Property management

# Massachusetts Corporations ORGANIZED JANUARY 17 - FEBRUARY 3, 2017

Corporation	Directors/Registered Agents	Address	Nature of Business
15 Park Street Realty LLC	Clifford W. Setterlund, manager	Five Essex St., Norfolk MA 02056	Real estate activities
Sharpe Sixty Tree Gove LLC	David A. Lank, manager	1055 Truman Parkway, Boston MA 02136	Acquire, develop, lease, mortgage & sell RE
12 Sackville Street LLC	Shawn M. Thornton, manager	Twelve Sackville St., Charlestown MA 02129	Deal with real estate
A&R Realty LLC	Orlando John Rodrigues, manager	Three Sorelle Pl., Burlington MA 01803	Purchase and sell real estate
Vitelli Holdings LLC	Theodore Vitelli, manager	65 Sea Street Ext., Hyannis MA 02920	Manage and own real estate
542 East Sixth LLC	John Manning Hall, manager	Eight Parker St., Charlestown MA 02129	Develop real estate
Polaris Properties LLC	Dheeraj Pamidimukkala, manager	27 Jackson St., Lowell MA 01852	Lease real estate
16-18 Grand View Avenue LLC	Wai Wong, manager	16-18 Grand View Ave., Quincy MA 02169	Manage and own real estate
259 Rock Street LLC	Johanna Meade, manager	Fourteen Bradford Dr., Norwood MA 02062	Real estate activities
Crossroad Acres Inc.	Jeanne G. Whelan, president; Jenna M. Whelan and Thomas M. Whelan, secretary	55 Buckboard Dr., Westford MA 01886	Buy, lease and sell real estate
Ansin RE Holdings LLC	Kenneth Ansin, manager	Seventeen Bryant Rd., Lexington MA 02420	Invest in and own real estate
Salisbury Main Street LLC	Brian F. Davis, manager; George Baptista, Paul Hamel and Alan O'Connor, signatories	143 Main St., Salisbury MA 01952	Acquire and develop real estate
Tolosko Realty LLC	Jacqueline Tolosko and Terry Tolosko, managers	Eleven Woodland Dr., Cohasset MA 02025	Real estate activities
Trevor Laubenstein, Architect LLC	Trevor William Laubenstein, manager	375 Clapboardstree St., Westwood MA 02090	Architecture
Icon Property Development LLC	Francisco Javier Montalvo and Daniel Tassinari, managers	49 Northbridge Rd., Mendon MA 01756	Buy, improve and sell real estate
R&D Realty Investments LLC	Roupen Baker, manager	108 Freeboard Ln., Yarmouthport MA 02675	Buy, lease and sell real estate
Northco Realty LLC	Paul N. Larkin, manager	42 Neptune St., Beverly MA 01915	Real estate
Hilliard Cambridge Investment LLC	Daniel Adelson and Paul G. Roberts, signatories	300 First Ave., Ste. 300, Needham MA 02494	Manage and own real estate
18 Skating Pond Road LLC	Kenneth Stevens, manager; Jonathan White, resident agent	Principal office at 156 Diablo Rd., Danville CA 94526; Jonathan A. White at 30 Colpitts Rd., Weston MA 02493	Real estate
Scoreboard Realty Corp.	Jonathan Charles Weiss, president and treasurer; Robert Alan Weiss, secretary	340 Maynard Rd., Sudbury MA 01776	Broker real estate and related services
Hawthorne Park Partners Management LLC	Peter Bradley Guidi and Alfred Terry Sanford, signatories	C/o Blue Flag Development at 105 Newbury St., Boston MA 02116	Develop and manage real estate
115 Washington Street Extension Management LLC	Peter Bradley Guidi and Alfred Terry Sanford, signatories	C/o Blue Flag Development at 105 Newbury St., Boston MA 02116	Develop and manage real estate
Pearl Street Newton Realty LLC	Robert S. DeStefano and Anthony L. Mazzola, managers	38 Colonial Ave., Newton MA 02460	Develop, lease, purchase & sell real property
127 Newbury Street LLC	Hung Pham, manager	631 South Main St., Randolph MA 02368	Deal with certain real property at 127 Newbury St., Brockton MA
Fayette Street Properties LLC	Shing Tung Yau, manager	Seventy Francis Ave., Cambridge MA 02138	Real esate
T&F Realty LLC	Tian Ying Wang, manager	Ten Dexter Dr., Sherborn MA 01770	Real estate activities
Leon Family Trust LLC	William Mandell, manager	20C Delcarmine St., Wakefield MA 01880	Dealing with interests in real estate
4 Sumner LLC	Adam Sarbaugh, manager	1451 Tremont St., Boston MA 02120	Real estate
156 Everett LLC	Vladimir Khaynovsky, manager	66 Cragmore Rd., Newton MA 02464	Invest in real estate
263 Everett LLC	Vladimir Khaynovsky, manager	66 Cragmore Rd., Newton MA 02464	Invest in real estate
Aegean Drive Property LLC	Steven Cote and William Foster, signatories	20 Aegean Dr., U-15, Methuen MA 01844	Deal in real property
Washdev LLC	Christopher Koskores and Peter Koskores, managers	22 McGrath Hwy., Ste 206, Somerville MA 02143	Invest in real estate
Liz Realty LLC	Peter J. Mlaguzi, manager	467 Ferry St., Malden MA 02148	Hold real estate
The Kelleher Chase Street LLC	Sheila Jones, manager	283 High St., Newburyport MA 01950	Manage real estate
238 Maverick LLC	Vladimir Khaynovsky, manager	66 Cragmore Rd., Newton MA 02464	Invest in real estate
280 Maverick LLC	Vladimir Khaynovsky, manager	66 Cragmore Rd., Newton MA 02464	Invest in real estate
87 Bridge Street LLC	Christopher J. McCarthy, manager	Three Bunting Way, Danvers MA 01923	Dealing with interests in real estate
38 Irving Street LLC	Jason D. Liberti and Kevin T. Smith, managers	235 Maple St., Bellingham MA 02019	Lease, purchase and sell real property
210 K Street LLC	Michael J. Boyce, manager	11-17 Newbury St., Quincy MA 02171	Operate and own real estate
SJA Realty Partners LLC	Anthony C. Camerano and Jason M. Camerano	141 Greenland Rd., Ste. 1, Sterling MA 01564	Real estate
Wheelers Point LLC	Joseph Caruso, manager	Thirty Zachary Ln., Reading MA 01867	Develop, invest in, lease and sell real estate
193 Royalston Road LLC	Emma Ellsworth, manager	185 Royalston Rd., Orange MA 01364	Real estate activities
11 Eastbourne LLC	Ivan Biesty, manager	24 Hummingbird Ln., Walpole MA 02081	Develop real estate
81 Chatham LLC	James S. Mamary Sr., manager	42 Winter St., #1, Pembroke MA 02359	Acquire, operate, own & sell nursing homes
161 Falmouth LLC	James S. Mamary Sr., manager	42 Winter St., #1, Pembroke MA 02359	Acquire, operate, own & sell nursing homes
134 North LLC	James S. Mamary Sr., manager	42 Winter St., #1, Pembroke MA 02359	Acquire, operate, own & sell nursing homes
375 East Washington Street LLC	Zeshan Qureshi, signatory	375 East Washington St., North Attleborough MA 02760	Lease, purchase and own real estate
442 Water Street LLC	Elizabeth A. Kent, James B. Tarpey, Mark W. Tarpey, Michael P. Tarpey and Stephen E. Tarpey, signatories	442 Water St., Wakefield MA 01880	Hold, lease, manage, mortgage and sell RE
192 Walnut St LLC	Willie J. Mandrell III, manager	572 Freeport St., Ste. B, Boston MA 02122	Real estate

# Massachusetts Corporations ORGANIZED JANUARY 17 - FEBRUARY 3, 2017

Corporation	Directors/Registered Agents	Address	Nature of Business
PJE Realty LLC	Eros Angjeli, Jona Marashi and Pjerin Marashi, managers	44 Chester Rd., Belmont MA 02478	Real estate activities
Cue Realty LLC	Jeffrey C. Tellier, signatory	C/o Urban Edge Housing Corp. at 1542 Columbus Ave., Boston MA	Lease, purchase and sell real property
14 Race Point Drive LLC	Douglas McHale and Ellen McHale, managers	Eight Angela Ct., Hopewell Junction NY 12533	Hold real property
105-107 Washington 5 LLC	David Weinstock, manager	385 Mystic Ave., Arlington MA 02474	Invest in real estate
60 Belfort Street LLC	Joshua Rosenfield and Philip Rosenfield, managers	Eighteen Terry Ave., Burlington MA 01803	Operate real estate
77 Essex Street LLC	Eric Mane, manager	77 Essex St., Lawrence MA 01840	Own real property
139 Mechanic Street Realty LLC	Kevin J. Lombard, manager	139 Mechanic St. Bellingham MA 02019	Dealing with interests in real estate
LKJ Realty LLC	Keith Jameson, manager	25 Way St., Gardner MA 01440	Real estate
1030 State Road LLC	Sean Rosser and Ryan D. Shanahan, manager	1030 State Rd., Westport MA 02790	Lease, manage, purchase and sell RE
39 Whig Street LLC	Carol Goodnow Gray, signatory	Carol Goodwin Gray, signatory	Hold real estate
KD Collins Realty LLC	Kenneth Collins, manager	279 Dickinson St., Springfield MA 01108	Buy, lease, manage and sell real estate
Mint Leaf Development LLC	Casey Corbett and Dustin Corbett, managers; William Heney, resident agent	Principal office at 308 Asbury St., Hamilton MA 01982; William Heney at 86 Dodge St., Beverly MA 01915	Develop real estate
Pilgrim Properties LLC	Arthur Andolpho and Christopher Hoopis, managers; James Thomas Kinder Esq., resident agent	Principal office at 109 Airport Rd., Warwick RI 02889; James Thomas Kinder Esq. at 9 Whiting Rd., PO Box 47, Dover MA	Manage and own real estate
HDA Real Estate LLC	Ariela Harris and Todd Harris, managers; William Mandell, resident agent	Principal office at 6 Osprey Rd., Sharon MA 02067; William Mandell at 11 Beacon St., U-800, Boston MA 02108	Invest in and operate real estate
Correa Properties LLC	Bethania Camilo and Wally Correa, managers	Four Procter St., Lawrence MA 01843	Real estate activities
46 True Road LLC	David T. Daly, manager	229 Stedman St., Lowell MA 01851	Lease, maintain, purchase and sell RE
48 True Road LLC	David T. Daly, manager	229 Stedman St., Lowell MA 01851	Lease, maintain, purchase and sell RE
9 West Adams Street LLC	David T. Daly, manager	229 Stedman St., Lowell MA 01851	Lease, maintain, purchase and sell RE
K&H Property LLC	Kam Fung Fong, manager	Twelve Vane St., Quincy MA 02171	Real property interests
Norwell Street Group LLC	Arthur Demello and Wayne M. Demello, managers	22 Brookside Rd., Westford MA 01886	Lease and own real estate
103 Bynner Street LLC	Beale Dafeldecker and Ursula Dafeldecker, managers; Edwin J. Smith, resident agent	Principal office at 44 Avondale Rd., West Hartford CT 06117; Edwin Smith at 403 Highland Ave., Ste. 209, Somerville MA 02144	Real estate
Sycamore Estate LLC	Alexander Babushkin and Natasha Bubushkin, managers; Richard P. Branson, resident agent	Principal office at 179 Kenrick St., Brighton MA 02135; Richard P. Branson at 18 Tremont St., Ste. 900, Boston MA 02108	Real property interests
Bochicchio Realty and Holding LLC	Brianna M. Bochicchio, signatory	187 Lafayette St., Salem MA 01970	Real estate
9 Allerton St LLC	Leland Scott Dunlap and Airamie Ann McMahon, managers	PO Box 882, Marshfield MA 02050	Real estate activities
Lakeland Hills LLC	Edward B. O'Harte, manager	84 Cleveland St., Norfolk MA 02056	Real estate activities
GSPP HoldCo LLC	Jason Kuflik, manager	1360 Garrison Ave., Bronx NY 10474	Real property interests
So Lin Realty	So Mui Wong and Lin Hua Zhang, managers	100 West Myrtle St., Orange MA 01364	Invest in and manage real estate
BBC of Main Street LLC	Sebastian Fricia, manager; Charles J. Sillari Jr., signatory	Three Sullivan St., Woburn MA 01801	Invest in and operate a bar and restaurant and interests in real property
F&K Properties LLC	Francesco Piazza and Katherine Piazza, managers	Seventeen Mechanic St., #2, Beverly MA 01915	Develop, purchase and sell real estate
3 Dellwood LLC	Thomas A. Higgins Jr., manager	580 Main St., Ste. 204, Reading MA 01867	Deal with certain real prop. in Worcester, MA
29 Hydrangea Lane LLC	Douglas McHale and Ellen McHale, signatories; Gregg Baker Esq., resident agent	Principal office at 8 Angela Ct., Hopewell NY 12533; Gregg Baker Esq. at 140 Grand St., 8th floor, White Plains NY 10801	Hold real estate
2 Farley Street LLC	Michael Fernbacher and Tracy Thornton, managers	21 Benton Ave., Great Barrington MA 01230	Interests in real estate
MMGM Properties LLC	Michael Gawronski and Michele Gawronski, signatories; Jeffrey M. Lovely Esq., resident agent	Principal office at 117 Pleasant St., Attleboro MA 02703; Jeffrey M. Lovely at 6 Railroad Ave., Foxborough MA 02035	Real estate activities
Essex Reach Road LLC	Stephen Reinart, manager; Robert Goldman, resident agent	Principal office at 203 Bissett Ct., Austin TX 78738; Robert P. Goldman at 81 Washington St., Ste. 308, Salem MA 01970	Own real estate
110 East Central St LLC	Richard J. Beaulieu and Jared D. Liberti, managers	235 Maple St., Bellingham MA 02019	Develop, lease, purchase and sell real estate
King Hamilton Limited Liability Compa	any Celestino Ciccone and Kelly Ciccone, signatories	300 Hamilton St., Leominster MA 01453	Real estate
East Cottage LLC	Jennifer Sandlin, manager	1451 Tremont St., Boston MA 02120	Real estate
Sand Shot LLC	Kevin Donohue, manager	68 Kent St., PO Box 611, Scituate MA 02066	Mnage real estate
Nala Investment LLC	Katelyn Merrill and Noel Velez, managers	108 Shrewsbury St., Ste. 205, Worcester MA 01604	Dealing with interests in real estate
Kamogawa LLC	Daniel Krupp, manager	155 Baldpate Hill Rd., Newton MA 02459	Deal in real property
New Bridge Property Group LLC	Will Hanson, manager	45 Conant Rd., Quincy MA 02171	Acquisition, brokerage, leasing & mgmt. of commercial and residential RE
519 Tremont LLC	Roman Fayngersh and Marina Feldman, managers	519 Tremont St., Boston MA 02116	Retail and related real estate
45 L Street LLC	Michael Leoutsakos and Peter M. Leoutsakos, managers	1716 Columbia Rd., South Boston MA 02127	Lease and own real estate
336 Bedford LLC	Minh-Phoung Bui, manager	23 Ox Bow Ln., Randolph MA 02368	Acquire, manage and sell real estate
Dependable Real Estate Inc.	Caleb Page, president, treasurer and secretary	179 Boylston St., Boston MA 02130	Buy, lease, mortgage and sell real estate
50 Symphony Street LLC	Charles Aggouras, manager	1167 Broadway, Somerville MA 02144	Develop real estate
181 Worcester Street LLC	Richard J. Testa Jr., manager	181 Worcester St., Natick MA 01760	Finance, lease, manage, purchase & sell RE
Wuth Properties LLC	Seth Ridinger, manager	106 Shrewsbury St., Boylston MA 01505	Buy, lease, manage, own, sell comm. & res. RE

## **Oaktree Listing**

**CONTINUED FROM PAGE 1** 

lent of Parrish and McHale is being championed for the offering's sheer size totaling 700,000 sf at 495 and 515 Woburn St.

The 495 Woburn St. portion is a vacant 574,000-sf flex/manufacturing behemoth and its partner at 515 Woburn St. totals

126,000 sf, 72 per-



Frank Petz

Jessica Hughes



Scott Carpenter



George Gregory

cent of that occupied by Interstate Electric. "That's a real big boy, all right," concurs JLL Boston Capital Markets Co-Leader Frank Petz regarding 495 Woburn St. which is being harvested for a powerhouse ownerhip trio of Oaktree and Hackman Capital joined by Hudson-based Calare Properties. The structures are among a massive national portfolio that changed hands a decade ago on which Oaktree later came aboard via a note purchase of that blockbuster \$515 million package. As Real Reporter first unveiled earlier this month, an even bigger slice of the portfolio was bought by Winstanley Enterprises of Concord for \$125 million involving 10 buildings and nearly three million sf, a deal negotiated by CBRE's Capital Markets contingent headed up by partners David J. Pergola

and Brian R. Doherty. JLL has now taken on the north suburban assets in that package.

In acknowledging the listing, Petz relays that initial reaction has been encouraging from a mix of local investors and national capital sources, a growing stripe of those coming to embrace industrial real estate with a particular yen for metropolitan Boston thanks to limited inventory and improving metrics on both vacancy and rents. "It has been a popular asset class for a while, and that isn't going to



515 Woburn St., Tewksbury MA

change, especially if you can find critical mass," says Petz, predicting of the Tewksbury offerings, "A lot of people are going to be looking at these."

Aiding in the process are JLL Capital Markets Managing Director Jessica

Hughes and Associates Scott Carpenter and George Gregory, with debt financing assistance from Heather Brown and Jonathan Schneider. Brian Tisbert is providing the real-time leasing picture on I-495 North. The assets are being pitched sans asking price, and Petz would not provide any target guidance, but market watchers aware of the buildings portend bidding could run towards the \$20 million mark.

One contributing factor in pushing the pricing could be a land piece available for development purposes, and not only industrial given greater acceptance of mixed-use endeavors. JLL itself was broker on an office asset where a piece of the park was broken off for multifamily, a use Petz suggests might be an option for the Tewksbury site, along with retail, although the tight industrial arena could entice new warehouse construction by a savvy investor.

On the size aspect, JLL says there are only three opportunities to accommodate 100,000 sf contiguous of industrial product in the Interstate 495 North submarket besides 495 Woburn St. Interstate Electric's occupany at 515 Woburn St. leaves approximately 40,000 sf to fill in that building. The average suburban Boston requirement for flex/industrial crests 83,000 sf, according to JLL research. As a result, "495 Woburn Street is uniquely qualified



Heather Brown



Jonathan Schneider



Brian Tisbert

to accommodate a tenant base of various sizes and shapes," JLL declares in its informational brochure that does show two firms leasing 46,000 sf, including one of 42,000 sf with an option to renew next year, but there are termination rights for the landlord on both agreements. Even between the two occupants, over 525,000 sf is up for grabs.

Other attributes touted regarding 495 Woburn St. include \$8 million spent over the prior 24 months on new equipment, lobby renovations and exterior work. An exposed steel roof, floor-to-ceiling glass and river rock details plus a bright seating area are highlights of the new entrance and lobby. The landlords created an "ultra-modern facade" with cantilevered backlit glass curtain wall, a canopy and frosted glass, then built a courtyard and installed a parking lot next to the main entrance. 'They made some very

good changes," Petz says.

Location is promoted as another strong suit of the properties sitting on 130 acres just a quarter-mile from Interstate 495 and offering immediate access to Interstates continued on page 35

## **Brookwood Deals**

**CONTINUED FROM PAGE 1** 

ern RBJ. Coupled with 602,000 sf at Cherry Hill Park—that a Colliers International exclusive-and Brookwood now has over one millon sf of its regional footprint up for grabs. Bidding on the stabilized Billerica opportunity is expected to approach a lofty

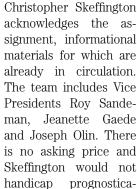


Christopher Skeffington

\$100 per sf, according to market watchers familiar with the asset BFP bought in December 2010 for \$15.0 million. Transwestern

ital Markets principal

Cap-





Jeannette Gaede



sonable" Brookwood Business Center could flirt with \$100 per sf, says one suburban veteran familiar with the asset's fortunes under its namesake landlord's tenure, recalling how BFP had listed the park a few years back before pulling it back when expectations were not achieved.

tions. "I think it is rea-

"They were forced to sell at the time, and when they saw what was happening in the

market they decided they could improve the value even more, and were able to do that substantially." Some \$2.7 million was infused into landscaping, base-building upgrades and incorporation of a new cafeteria at a park already touted for its relative youth in a sector where modern options are scant.

According to Transwestern RBJ, the Greater Boston flex market has posted gains in 18 of the past 20 quarters accounting for 2.7 million sf of positive net absorption, 653,000 sf of which occurred during



72 Cherry Hill Dr., Beverly MA



35 Cherry Hill Dr., Danvers MA

the prior 12 months to push the vacancy rate down to 11.3 percent. The average asking rent of \$10.34 per sf is the second highest recorded by survey.

Transwestern RBJ has served as leasing agent during BFP's stewardship. Its current crew consisting of Jamey Lipscomb, Brian



Tim Brodigan



Greg Klemmer

McKenzie, Kirk Weller and John Wilson is available to help bidders for Brookwood Business Center on market guidance. All but one of the buildings is fully leased, the outlier an 80,300-sf flex/office building at 68.3 percent occupancy. Brookwood Business Center was built between 1996 and 2001, its structures ranging from 58,000 sf to 101,050 sf. Among companies brought via Transwestern are DGI

Invisuals, Magellan Diagnostics and Potpourri Group, those three accounting for over 130,000 sf. During its tenure, BFP has brought vacancy up from 30 percent to 94 percent, marvels Skeffington.

"They have done a phenomenal job under challenging circumstances, and today it is about as nice as you will find anywhere for flex product . . . the chance to buy almost a half million square feet of it we think is going to appeal to a lot of people," he says. Many institutional funds remain a bit timid about venturing to Interstate 495, he says, but Skeffington anticipates the "sticky cash flow" where 70 percent of the space is filled beyond 2021 will entice many to take the plunge. "It is an incredibly stable (opportunity)," he says, adding the initial response has been encouraging. "Very strong," he says with tours already being lined up for a busy March prior to initial bids.

As to Cherry Hill Park, Colliers International principal Douglas Jacoby also could not provide an asking price and declined continued on page 35

#### **Brookwood Deals**

**CONTINUED FROM PAGE 34** 

to speculate on why his firm's client opted to harvest Cherry Hill Park after such a lengthy ownership dating to 2006. The broker leading the Capital Markets effort with



Scott Dragos

principal Scott Dragos does report an encouraging response to the assemblage that is 78 percent flex space mixed with a trio of office buildings totaling 134,000 sf. Overall occupancy is about 85 percent.

"We have gotten a lot of activity on it," says Jacoby who main-

tains there is good rea-

son for the reaction in

a park that has histor-



Douglas Jacoby





Timothy Mulhall



Daniel Hines

ically leased in the 95 percent sphere coupled with macro trends enhancing tenant demand and investor interest, some of that spinning off from buyers frustrated in search of warehouse assets which are in short supply and subsequently facing tighter yields. "People are really liking flex product these days," says Jacoby. The North Shore has become an alternative for companies being squeezed out of the inner suburbs, he explains, and indications



tles off an impressive lineup of Cherry Hill Park tenants from Abiomed, Amphenol and Beckman Coulter to Medtronic, Osram Sylvania and Shawmut Communications.

Jacoby, who further rat-

"There have been some good things happening in that market," says Jacoby



Brookwood Business Center, Billerica MA

whose colleagues Timothy Brodigan, SIOR, and Gregory Klemmer, SIOR, had separate-



Jamey Lipscomb



Brian McKenzie



Kirk Weller



ly been hired by BFP in 2016 as leasing agents at Cherry Hill Park. Both brokers have extensive experience leasing north of Boston, and Jacoby says the tandem is lining up several promising prospects. "I wouldn't be surprised if they are back into the mid 90's (in oucpancy percentage) by the end of the year," he relays, explaining the only reason for a drop came when Osram Sylvania consolidated

several operations to

a new headquarters in

Wilmington. "It's good space," Jacoby savs of 68,000 sf left behind by a tenant who still occupies about 100,000 sf in the portfolio. That R&D group has been there for decades, says Jacoby, and in such a specialized facility he adds retaining that firm could prove successful. The tenant base is centered around "a specialized research and development cluster" considered attractive enough to other firms to pay a rent premium versus the rest of the North Shore market, Colliers outlines.

The Danvers assets are 5, 24-42, 33, 35, 37 and 54 Cherry Hill Dr. and Beverly's entries are 66, 71 and 72 Cherry Hill Dr.

## **Oaktree Listing**

**CONTINUED FROM PAGE 33** 

93 and 95 leading into New Hampshire, whose populated southern tier gives a second level of employees to draw from, JLL notes, not to mention a consumer base which could foment the e-commerce trend of leasing industrial for same-day delivery services.

There is 5.5 years of term remaining for Interstate Electric, but all 36,600 sf on the second level could be rented out, possibly as straight office space, JLL explains in that assessment. Should the firm commit to a renewal in 2022 of a building that is its primary distribution and assembly facility, the extension will kick in 3 percent annual rent increases, ensuring steady cash flow for the property or, in a "worst-case" scenario of the firm departing, having space open up in the improving market where 18.6 percent vacancy is lowest this millennium and rents are bumping up near \$10 per sf.

Besides clear heights to 30 feet, 515 Woburn St. is considered a superior R&D property thanks to abundant power, water and loading areas. Highway access makes it easier for life sciences firms and others squeezed out by higher rents to consider Tewksbury, JLL adds.

## Campanelli-TriGate

**CONTINUED FROM PAGE 1** 

moments of 2016, the value-add tandem aims to use a low basis going in, their proven redevelopment formula and multipronged marketing effort to bring tenants over the transom, with Campanelli principal Stephen Murphy announcing to Real Reporter this past week that Newmark has been named exclusive leasing agent for the property, an assignment on which Michael Frisoli and Tyler McGrail will work closely with Campanelli's Director of Leasing Peter Brown. NAI/Hunneman principal David Ross negotiated the sale between



Stephen Murphy

100 TCD Stoughton LLC, with the deal done on an all-cash basis. "Our goal is to create

a best-in-class space, offering businesses a complex of exceptional amenities that can't be found elsewhere in this market," says acquisitions chief Murphy, pointing to 100 Technology Dr. as an enabler in that endeavor. "The property is unique in that it offers an opportunity to lease

CWCapital and the buyers, Campanelli-Trigate



David Ross

upwards of 186,000 contiguous square feet in a corporate headquarters setting in the Route 128 South market," Murphy observes, describing the sort of building one might find in Waltham or Wellesley. An extensive window line, high-grade materials and efficient floor plates between 32,000and 36,000 sf are among the strong suits cited for embracing the opportunity coming as the submarket enjoys a mid-decade rebound after starting the 2010s reeling from the 2008 recession.

The strategy, explains Murphy, is to pitch the building that turns 30 next year as an alternative to rising rents elsewhere and still allow firms to be within 17 miles of downtown Boston—that the definition of "elsewhere" along with other hotspots in the Hub, Cambridge and Waltham.

According to Newmark research, Route 128 South first class space was averaging \$23.89 per sf at year-end 2016 versus \$57.93 in Boston's Financial District, \$70.50 per sf in the Back Bay and an as-



100 Technology Center Dr., Stoughton MA



Heritage Landing, Quincy MA

tounding \$72.63 per sf in Kendall Square. The average is \$37.93 per sf in the Route 128 Central submarket where a stream of requirements have been expanding space searches due to escalating rents, one factor seen in the southern tier posting over 211,000 sf of positive net absorption during 2016 to push the vacancy rate down to 12.6 percent, according to data from Newmark Research Manager Jonathan Sullivan and analyst Dan Carucci.

Campanelli/TriGate's Stoughton team is in many facets the same contingent coming off a wildly successful repositioning of Heritage Landing in North Quincy where a pair of vacant office buildings

were purchased in summer 2014 for a mere \$16.3 million and repositioned using the formula now planned a dozen miles south. The campus later grew to three buildings and was quickly embraced by a bevy of companies responding to modernized facilities and sharply discounted rates to downtown, the Seaport and Cambridge despite being just a 15 minute subway south of the urban core.

At 100 Technology Center Dr., the partnership will infuse several million dollars to upgrade common areas and infrastructure, reconfigure the main entrance and incorporate fresh lobby finishes and a novel cafe

## **Campanelli-TriGate**

**CONTINUED FROM PAGE 36** 

concept. "We are thrilled to have purchased a property that fits perfectly into the company's portfolio," says Brown, who oversaw the leasing program at Heritage Landing along with Frisoli and McGrail and predicts that "tenants will love the amenity rich working environment and benefit greatly from Campanelli's hands-on approach and our cutting-edge renovation plans."

Having its own construction crew and the price-per-pound of just \$48 per sf to buy 100 Technology Center Dr. creates "the ultimate combination" of delivering Tier One amenities at reduced rents, relays Murphy. Ten years ago this coming September, 100 Technology Center Dr. fetched \$45.5 million, that equating to \$244 per sf.

Besides a state-of-the-art physical plant plus improvements to landscaping and signage, the rebranded Stoughton



100 Technology Center Dr., Stoughton MA

asset will feature a fully renovated fitness center including a spin studio with virtual ride instruction, plus locker rooms and showers. Conference/meeting space is being created next to the cafe so larger group sessions can be scheduled, and there are interior gaming areas for foosball and ping pong. Patio seating equipped with free Wi-Fi, a grilling station and multi-sport court will enhance the 10-acre campus.

## Transwestern Refi

**CONTINUED FROM PAGE 37** 

lenders seemed keenly mindful of along with other attractive attributes of the opportunity, Skeffington recounts.

"It checked off all of the boxes a lender is looking for—experienced sponsorship, the critical mass of urban industrial inside Route 128 and all the trends like e-commerce and the strong (fundamentals) in supply/demand and rents that are all moving in the right direction," he explains. EBSB emerging on top of the heap was no surprise, either, he says, because the institution has a solid background in that arena.

"Industrial is a product type EBSB is comfortable with, and that was clear" in their winning proposal, relays Skeffington. "We had a lot of strong offers, but in the end, they had the best terms and their (knowledge) made the execution go very smoothly... They proved to be a fantastic partner in this transaction."

Guidance came from the bank's senior loan officer, John Migliozzi, while Ed Rich oversaw the assignment. "Ed did a tremendous job running point on this," says Skeffington, adding, "he came through for us in every way." The borrower's background played a factor as well, he reports.

"First Highland's hands-on management style of the park makes Boston | Dedham Commerce Park an attractive destination



Boston | Dedham Commerce Park, Sprague Street, Boston MA

for both suburban and urban tenants, resulting in an asset with strong, durable cash flows," he says, pointing to the tenant roster of 30 companies filling 82 percent of the sprawling campus that encompasses five buildings at 63-,65, 67-, 75-101- and 91 Sprague St.. Denizens include Dancing Deer Baking Co., RR Donnelly and Sky Zone Roston

Transwestern RBJ research tracks 3 million sf of warehouse space in the submarket, supply which had a miniscule 2.0 percent vacancy at year-end 2016. Warehouse inventory in the district has plunged by 55 percent this millennium, Transwestern RBJ estimates, pushing vacancy rates down by

80 percent over the past decade alone.

Those metrics suggest First Highland's \$8.1 million purchase of the asset in September 2000 was a savvy play, that basis amounting to a mere \$12 per sf. The borrower had initially engaged Transwestern RBJ last year to offer the park up for sale, and market watchers claim there was a wildly robust response until First Highland changed course and went the refinance route, perhaps mindful of further upside in the park, observers speculate. Skeffington declined to discuss that aspect, focusing instead on the successful debt placement. "I think everybody is happy with the results," he says.

#### **BSA Awards**

**CONTINUED FROM PAGE 4** 

great," Josiah Stevenson, FAIA, 2017 BSA president and principal at Leers Weinzapfel Associates (LWA), told the crowd of over 400 during the presentation ceremony.

Municipal

housing

Mecanoo and Sasaki were honored for designing the Bruce C. Bolling

transforming the iconic Ferdinand Furniture building into a 215,000sf mixed-use structure

the

Public Schools headquarters. It includes a green roof, state-of-the-

art office space, civic and community meeting spaces and retail units. The structure also in-

corporates the historic Curtis and Waterman

Building,

Boston



Alex Kriegeı



Aaron C. Bruckerhoff



buildings, creating a triangle of historic facades connected by the new construction, and more importantly, anchoring the revitalized Dudley Square. Earl R. Flansburgh In addition to the Harleston Parker Medal and the People's Choice Award, the BSA recognized firms for excellence in Accessible Design, Education Facilities Design, Sustainable Design, and Unbuilt Architecture and Design. Honor Awards for Design Excellence (top winners listed below) were also presented where winners were chosen in each category using a hierarchical structure, with the highest being the Honor Awards, representing "the best of the best"; Awards, feting "admirable and innovative work that is successfully executed from concept through construction"; and Citations, commendations for projects that "caught

The BSA also presentedAaron C. Bruckerhoff AIA, principal at Anmahian Winton Architects, with the newly created Earl R. Flansburgh Young Architects Award, which recognizes design excellence by an architect under 40. And the

the jury's eye for design, technical, hu-

manitarian, or other reasons but were not

formally awarded."



Bruce C. Bolling Building, Boston MA



Attendees at the annual BSA Boston Design Gala, Boston MA

BSA Award of Honor, which recognizes "individuals whose lifetime contributions to the profession and to the BSA have been uncommonly profound," was given to Alex Krieger, the founding Principal of Chan Krieger Sieniewicz, for his dedication to "improving the quality of place and life in our major urban areas through his career of teaching and practice."

To launch the BSA's 150th anniversary celebrations and honor all the winners, BSA Space is showcasing the recipients of the 2016 BSA Design Awards through April 3rd, and the exhibition is free and open to the public. Honor Awards winners are listed below, with a complete list of winners available on the BSA website:

#### **ACCESSIBLE DESIGN**

Honor Awards: Public Architecture Cambridge Seven Associates for New England Aquarium Giant Ocean Tank Renovation, Boston, Massachusetts

Ellenzweig for Framingham State University Science Complex Addition and Renovations, Framingham, Massachusetts

Weston & Sampson | Spurr Design Studio for Mayor Thomas M. Menino Park, Boston, Massachusetts

William D. Smith Memorial Kieran Timberlake for Harvard University River Houses, Cambridge, Massachusetts

## **Eight Seafood Way**

CONTINUED FROM PAGE 2

on line in 2001. "People who are there need to be there, and we like that," Stein-



David J. Pergola

berg tells Real Reporter simultaneously expressing a predilection for airport-related real estate in taking on a lease that has 53 years of term remaining. Paradigm had acquired the interest in 2006.

Steinberg is

well-



Brian R. Doherty

Bruce Lusa



schooled on the arena as a former acquisitions professional for global industrial REIT AMB Corp., a role he held for many vears prior to joining his current home when the Springfield-based sought to expand its platform from multifamily to other genre, retail one pursuit but industrial another interest. Having acquired some \$800 million for AMB, CRP under Steinberg's watch has bought industrial buildings in Wilmington and Woburn, and he tells Real Reporter the company is "always looking" for viable prospects or is often prompted to consider assets when they come available as 8 Seafood Way did.

Among other aspects that enticed CRP to out-duel a reportedly substantial roster



Eight Seafood Way, Boston MA

of bidders for 8 Seafood Way is its overall location close to downtown Boston and major routes such as Interstates 93 and 95. Steinberg further notes the options for additional inventory are limited given the working port of Boston continues to shrink, these days clustered in the 19-acre Marine Industrial Park where so-called "higher-and-better" uses take a back seat to industrial functions, especially maritime related. As it is, the inventory is only 1.4 million sf.

On top of everything else playing into the latest investment, Steinberg praises the Hub asset for its relative youth (2001 completion) and thoughtful touches right down to those waterside dock doors. "It is a really well-designed facility for its purposes," he says of a building that features 44 tailboard-height loading docks, clear heights to 24 feet and is fully sprinklered. CRP bought the asset on an all-cash basis but plans are underway to secure financing, Steinberg says.

Members of CBRE/NE's Capital Markets team did not respond to inquiries regarding the 8 Seafood Way exclusive. Mar-

keting materials show a focus on its solid leasing track record and current lineup of seven tenants, with 91 percent of the space committed through 2021 or beyond. Two of the occupants fill over 68 percent of the space with rents running as high as \$24 per sf triple-net. "It's really strong" cash-flow, says one CRE professional familiar with the tenant roster.

Informational materials in circulation indicate the CBRE/NE team advising Paradigm included principals David J. Pergola and Brian R. Doherty, Vice President Bruce Lusa and Client Services Coordinator Sara Forino from Capital Markets with First VP David Corkery serving as leasing agent.

As with CRP, Paradigm Properties has a broad investment platform including industrial, a product type the firm has acquired regionally and into other markets such as the Midwest. Eight Seafood Way was bought via APCA Harbor Seafood LLC in October 2006 on behalf of its industrial-focused APCA Property Fund I that closed out in 2007. Boston-based Paradigm leadership includes CEO Kevin Mc-Call and President John Caldwell.

## **BSA Awards**

CONTINUED FROM PAGE 38

#### **EDUCATION FACILITIES DESIGN**

Honor Award: K-12 Facilities

Flansburgh Architects for Arts & Innovation Center, Indian Mountain School, Lakeville, Conneticut

Honor Awards: Higher Education

Bruner/Cott & Associates for Powerhouse, Amherst College, Amherst, Massachusetts

CBT Architects for Western Dining Commons, Miami University, Oxford, Ohio designLAB architects with BSHM Architects

for Arts Center, Seton Hill University, Greensburg, Pennsylvania

#### UNBUILT ARCHITECTURE AND DESIGN

Honor Awards

CannonDesign for Elms College Chapel, Chicopee, Massachusetts

ORG Permanent Modernity with P-REX for African Agribusiness Knowledge Center, Afram Plains, Ghana

#### SUSTAINABLE DESIGN

Honor Awards

Architerra for Division of Fisheries and Wildlife Field Headquarters, Westborough,

Massachusetts

Bruner/Cott & Associates for R.W. Kern Center, Hampshire College, Amherst, Massachusetts

#### HONOR AWARDS FOR DESIGN EXCELLENCE

Honor Awards

Machado and Silvetti Associates with Sweet Sparkman Architects for The Center for Asian Art in the Dr. Helga Wall-Apelt Gallery of Asian Art at the John and Mable Ringling Museum of Art, Sarasota, Florida

Paul Lukez Architecture for Provecto Clamor de Paz, Guaimaca, Honduras

## **KS Partners Lease**

**CONTINUED FROM PAGE 2** 

Adamian and Jeremy Freid, SIOR, a crew whose operation specializes in Route 128 Central communities and the western

suburbs.



Robert Holmes



Rachel Eng



Christopher Walsh

KS Partners is no stranger to the brokers or their realm, Shahbazi having also engaged BRA as leasing agents of Newton's Chapel Street Business Center separately bought in 2015 from Fairlane Properties and BRA was hired in 2009 to stock Paragon Towers on Needham Street in Newton, then having completed that endeavor, the firm this autumn was tabbed to sell that 67,000-sf office property KS purchased for \$11.5 million 10 years earlier. MarkForged's advisors are C&W Executive Managing Director Ted Lyon and Senior Associate Christopher Walsh, credited

by Meixner for helping their client craft a winning proposal. "It's a nice deal for both sides," he says, adding,. "Everyone wanted this to happen and worked hard to get it done."

In another time, identifying enough prospects to lease such an asset once



85 School St., Watertown MA

would be considered an accomplishment, especially after the 2008 recession, but Meixner says the robust activity chasing 85 School St. that had at least one other full-building proposal demonstrates those dire days are past. "We were really encouraged by the level of interest," he Douglas Adamian says. "KS helped in making the upgrades while the space (was being shown), and I think people overall like what is happening in that area." The buildings are close to the athenahealth headquarters at the former Watertown Arsenal, with that healthcare software giant serving as a





corporate anchor spurring further activity into the community, while an adjacent complex is being developed by Boylston Properties into a massive LWP complex out of the aging Arsenal Mall.

Calls to Shahbazi to discuss the School Street feat were not returned by press deadline. Along with the founding principal, KS Senior VP and Director of Leasing Robert Holmes and Vice President of Asset Management Rachel Eng aided in getting the MarkForged agreement inked. In confirming the lease to be a six-year pact, Meixner declined to discuss terms from a pricing perspective.

## **The Real Report**

CONTINUED FROM PAGE 9

6.3-acre site was choked by enough brush its clearance created 35 additional parking spaces. "There was a lot of neglect," Bradbury accedes in crediting Marwick for being able to see past the dire conditions.

According to Sisk, what Marwick liked were well-located inner-suburban properties with efficient layouts of the footprint framed by granite floors, mahogany appointments and ribbon windows in 270 Bridge St., whereas 280 Bridge St. was designed to be more functional in a mix of office and warehouse space comprising its two-story frame, a set-up altered by the new owners into modern office space replete with a new entrance and windows. "In a lot of ways, it was just old-school real estate—roll up your sleeves and get it done," Sisk observes of a repositioning that did require zoning changes to accommodate BAMSI's unique needs.

Colliers Vice President Caleb Hudak advised BAMSI on its deal, financial details of which were not provided, while Babson Real Estate Advisors oversees leasing for both buildings. A shout-out was advanced to Key Construction Solutions Inc. and its principal, George Mautner, for doing the space of both Riverside and BAM-SI. "Those guys are solid," says Bradbury. "They delivered on pricing and did a nice

job managing landlord and tenant expectations throughout."

BAMSI provides daytime rehabilitation services for patients with long-term injuries and relocated from West Roxbury at a site on bustling Centre Street which made client transfers a challenge. "This is a real upgrade from where they have been on (access) and in being really nice, new space," Sisk says. The mission to help impaired people also fits in with an overall, albeit accidential, theme among Bridge Street's new occupants, notes Bradbury."They are all groups (addressing) serious soclai services issues," he says. "It's a cool transformation of the buildings . . . it really gives the park a nice feel."

#### Suzanne Duca

**CONTINUED FROM PAGE 4** 

services and legal firms. The salvation has come in the emergence of TAMI, an amalgam of enterprises marginal or even non-existent in the old millennium which have embraced the urban experience, those being technology, advertising, media and information companies.

Newer arrivals to the Financial District ironically seem to covet older "character" space versus what many perceive as an antiseptic office tower, especially favoring the former versus tower floors from one to 19, with Class B rents almost 9 percent higher year-over-year versus "non-view" first-class inventory. "The price is still lower (for Class B), but the gap is narrowing," relays Duca, pointing to a sub-3 percent unemployment rate in Massachusetts for the first time this millennium as one catalyst, and noting that for technology and life sciences workers, the rate is "miniscule."

"Talent has become extremely important when making a decision on real estate," she observes. "It has become a part of the conversation and seems to be growing every day." Class B landlords are raising the stakes even further with perks once considered the difference maker for users to pay a first class premium. "The amenities are coming to Class B buildings," says Duca. "Tenants are demanding them, landlords are responding, and that can be a big difference in being able to compete" with Class A space.

Whatever the enablers, Class B inventory in the CBD posted 159,000 sf of positive net absorption last year while Class A was in the red by 291,000 sf. A taut 8.0 percent vacancy rate for 26.9 million sf of first-class product contributed to the negative outcome after healthy gains in prior years. Corporate space consolidations and increased sublease space also dampened results, keeping Class A rents flat. As a result of its robust pace, downtown's Class B inventory of 10.0 million sf now has only a 5.5 percent vacancy.

In the Back Bay, both sectors fared well, CBRE/NE reports, with Class A up 156,475 sf for 15.0 million sf of inventory compared to a 121,850 sf result in the submarket's Class B realm that has 4.8 million sf. After a flat 2015, Seaport Class B absorption was off by 152,625 sf last year, whereas Class A activity soared by more than 302,500 sf thanks to completion and occupancy of several new office towers. Class B space is



at only 7.8 percent vacancy for 6.81 million sf while Class A product is even tighter at 3.1 percent for 5.4 million sf.

For rental rates, all Class A space averaged \$57.97 per sf in the latest CBRE/NE survey compared to \$46.48 per sf for Class B, whereas the Back Bay delta is \$61.87 for Class A and \$50.23 per sf in Class B quarters. The Seaport difference is much wider, \$72.66 per versus \$49.79 per sf. At yearend 2015, Class A CBD rents were \$56.45 per sf versus \$43.44 per sf in Class B product; in the Back Bay the levels were \$64.02 and \$46.45 per sf; and Seaport Class A was \$64.20 and Class B averaged \$45.78 per sf.

A look in CBRE/NE's wayback machine underscores just how recent the advent of first class space is to the latter district, which today is comprised of 5.41 million sf Class A to 6.81 million sf in Class B space, the latter mostly converted factories in the Fort Point Channel area. At year-end 2010, there was only 2.0 million sf of Class A supply in the Seaport and 4.9 million sf of Class B, space which at the time could be leased for \$28.03 per sf (\$50.12 per sf for Class A).

"The transformation there has been amazing," Duca acknowledges of the Seaport's transformation into a Tier One office destination this decade no matter what the product pedigree. As to Back Bay, Class B was fetching \$36.23 per sf in Q4 2010 and first-class \$53.60 per sf. The Financial District gap was quite substantial at \$45.71 per sf in Class A buildings while Class B could barely achieve \$30 per sf at \$30.04 per sf average.

Citywide in 2016, the struggles of the CBD did keep Boston overall about 30 percent off its recent average running around

one million sf annual net absorption, but the Back Bay's solid activity and Seaport District positive net absorption in the Class A category still enabled the Hub to crest 700,000 sf in positive net absorption last year. Looking forward, Duca says the arrival of General Electric and encouraging lease agreements such as Digitas taking 218,000 sf from Related Beal in the Financial District offer hope the gains seen in recent years will return. "I do think we have worked through a lot of the issues, and the opening of 2017 looks to be getting stronger again," she says.

The advent of life sciences activity is one possible source of activity, according to Duca, with record laboratory rents in East Cambridge and a virtual lack of supply forcing companies to consider alternative clusters including Boston, Lexington and Waltham—and even further a field, as proven recently in Moderna taking space in Norwood at the Campanelli Co.s' Upland Woods complex. Duca declares growth in demand for space "the story of the suburbs last year" in which 1.3 million sf of positive net absorption was recorded, some of organic but while NorthPoint and other Cambridge projects offering solutions remain unfinished, "firms are scrambling to meet their space needs" in alternative venues, she says. Non-research positions could also be shuttled out of town, creating a need for life sciences-related office demand as well, according to CBRE/NE, which does shoe Kendall Square office rents also highest in New England at \$77.62 per sf average asking rates; a year earlier, it was \$68.56 per sf—a jump of more than \$9.00 per sf in 12 months, with vacancy falling from 4.5 percent to 2.3 percent for 8.2 million sf.

## **Colliers Debt Team**

**CONTINUED FROM PAGE 7** 

International's Capital Markets team negotiated the trade for seller Schernecker Property Services, while Senior VP Thomas Welch, Assistant VP Adam Coppola and Associate John Poole of the firm's debt and structured finance team secured the mix of acquisition and bridge monies for the borrower, a boutique CRE consulting and investment firm based in Boston.



Patrick Boyle



Adam Coppola



John Poole

"This Waltham acquisition presents a great opportunity to apply its hands-on, institutional-caliber and once again extract excellent risk-adjusted returns for its lenders," Welch offered regarding the borrower following his closing of the 58,000-sf package dominated by a 40,000-sf flex/office building abutting Route 128, whereas the other structure is flex product fully leased to animal advocate MSPCA. Colliers Capital Markets team member Timothy Mulhall states the exchange provided "a great value to the seller," whereas its new steward has an opportunity to reposition 179 Bear Hill Rd. into "creative office space,"

and by so doing "taking advantage of Greater Boston's most dynamic suburban submarket," says the Colliers Assistant VP.

The Colliers Capital Markets team on the case also includes principals Scott Dragos and Douglas Jacoby, Vice President Anthony Hayes and Associate Daniel Hines. One week prior to the Waltham conclusion, the same Colliers debt trio involved there was advising Calare Properties on a \$19.7 million first mortgage acquisition and construction loan assemblage from Boston Private Bank & Trust Co. and Rockland Trust Co. used to buy and expand the MACOM Technology Inc. headquarters. Of that, \$17.9 million came from Boston Private and Rockland Trust, while the remainder was delivered by the aforementioned Property & Casualty Initiative LLC.



Orchard Hill Park, Leominster MA



179 Bear Hill Rd., Waltham MA

Led by founder William L. Manley, Calare will incorporate the existing 150,000sf campus with 121 Hale St., an adjacent building the Hudson investor has owned since 2013. The deal is seen as a victory for all parties, Welch explains to Real Reporter, in that it enables a prized hometown company to remain in place, with Calare intending to construct a 58,000-sf addition to 100 and 144 Chelmsford St. where the firm occupies a mix of manufacturing and R&D space. "We are excited to have facilitated attractive financing that will enable Calare to provide a state-ofthe-art corporate headquarters expansion for such an exciting, growing company delivering breakthrough semiconductor technologies," Welch offers.

Lenders were drawn by the venerable technology firm's longevity, its roots as a pioneer in the microwave and radar sectors, as well as the borrower's track record of developing and managing flex- and industrial real estate. "Calare's reputation was a great facilitator in creating lender interest for a rather complex project," Welch says. "That made a big difference and we are happy to have assisted in getting the deal funded." The cooperative nature of the varied lenders was also beneficial, he says. "It went very well," he recounts in declining to offer financial terms of the instruments.

Those deals last month complemented a big end to 2016 for Colliers that featured a \$40.4 million refinancing of the new Clark's Shoes headquarters in Waltham and wrapped up with a \$33.5 million refinancing for Lisciotti development's sprawling Orchard Hill Park retail plaza in Leominster. JPMorgan Chase Bank was the lender

#### **Colliers Debt Team**

**CONTINUED FROM PAGE 42** 

in that instance, its proposal selected from a process led by Senior VP John Broderick and Associate Patrick Boyle. The 10-year loan is backed by a property constructed in 2006 totaling 190,000 sf with such tenants as Bed Bath & Beyond, Dick's Sporting Goods and Kohl's.

Broderick says in a press release announcing the outcome that multiple



Kevin C. Phelan

lending sectors were pursuing Orchard Hill Park's refinancing, including a strong charge among CMBS sources, making the selection effort "very competitive for this high-performing suburban real

estate asset with strong national tenants and excellent ownership." After the dust had settled, "JPMorgan provided the flexibility and structure with an on-time and efficient closing process," adds Broderick. The lender declined comment on its commitment when contacted by Real Reporter.

Just two miles west of downtown, Orchard Hill Park sits on a 19.3-acre parcel offering visibility along Route 2 and quick access to Interstate 190. "Orchard Hill Park is one of the dominant shopping centers in the region with an interchange location and mix of diverse big-box stores and



Clark's Shoes, 60 Tower Rd., Waltham MA

smaller retailers and restaurants," Boyle outlines in the release. At the time of its refinancing, the complex was 98 percent leased and is surrounded by such shadow anchors as a 122,000-sf Target with grocery store and 26,000-sf Best Buy.

Kicking off the busy stretch for Colliers which capped an eventful 2016 on the lending front was the Clarks Shoes HQ loan arranged for 60 Tower Rd. at the 1265 Main St. lifestyle center sitting along Route 128. Sixty Tower Rd. is a 120,000-sf LEED Gold office property housing the innovative footwear company. Colliers Co-Chairman Kevin C. Phelan and Senior VP Jeff Black cobbled together \$40.4 million for the well-known landlord of Clark's.

designer of the iconic Desert Boot, engaging Sun Life Assurance to deliver a 15-year, fixed-rate loan on the project.

"Placing the financing with Sun Life involved a highly competitive bidding process which demonstrated the market's response to the creative re-use of the building into a unique, high-performance workspace, as well as the highly desirable and visible location in the heart of Waltham's vibrant office community," Black said in a press release announcing that result. Completed last autumn, 60 Tower Rd. has a glass jewel box entry connecting all floors, 50,000-sf ground-level parking garage and 120,000 sf of loft-style office space.

## **Commercial Deals**

**CONTINUED FROM PAGE 17** 

**PRICE/ADD:** \$1,375,000; 95 Fourth St., Chelsea **MTG:** \$1,100,000 from **Marlborough Savings Bank NOTES:** Office prop., const. 1985; bldg. size is 13,675 sf, lot size is 17,625 sf; last sold for \$1,100,000 in Oct. 2011

#### **JAN 17TH**

and B, Cambridge

**BUYER:** Nstar Electric Company, managed by Craig A. Hallstrom, president; Philip J. Lembo, treasurer **SELLER:** MWPQ LLC, managed by Michael W. Parker **PRICE/ADD:** \$12,929,000; 135 Fulkerson St., Lots A

**NOTES:** Industrial property, const. 1940, and land parcel; building size is 37,325 sf, lot size is 38,725 sf; land parcel A is 6,050 sf; see related sale this date below; seller acquired properties same day, then transferred to buyer

**BUYER:** MWPQ, managed by Michael W. Parker **SELLER:** Ira C. Foss III, Lisa Foss, Peter Foss, and Kimberley F. Richards, trustees of Scarborough Realty TR

**PRICE/ADD:** \$6,635,000; 135 Fulkerson St., Cambridge **NOTES:** Industrial property, const. 1940, and land parcel; bldg. size is 37,325 sf, lot size is 38,725 sf; land parcel A is 6,050 sf; seller's family ownership in properties dates to Oct. 1977; see related sale this date above

**BUYER:** Industrial Park Realty LLC, managed by George F. Doherty, III

**SELLER:** RPI Medway Realty LLC, mgd. by Edward Bell **PRICE/ADD:** \$4,600,000; 7 Industrial Park Rd., Medway **MTG:** \$3,450,000 from **Dedham Institution for Savings NOTES:** Industrial property, constructed 1971; building size is 75,425 sf, lot size is five acres; last sold for \$4,200,000 in March 2007

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

**ADD:** 5 Oak Bluffs Ave., Oak Bluffs

**BWR:** MVS Corp., managed by Katherine Anderson Young, president; Jacob F. Young III treasurer

MTG: \$1,680,000 from Country Bank for Savings

**ADD:** 120 Goddard Memorial Dr., Worcester **BWR:** Angel Guard Realty LLC, managed by Frederick

P. Cormier and William McGuirk

**BUYER:** 225 Shrewsbury Street Realty LLC, managed by Barry R. Lundgren

**SELLER:** Eleni Voyiatzis and George Voyiatzis **PRICE/ADD:** \$5,500,000; 225 Shrewsbury St., Worcester **MTG:** \$4,400,000 from **Country Bank for Savings NOTES:** Mixed-use properties, const.1955; first building a restaurant; building size is 24,775 sf, lot size is 2.4 acres; second building an industrial property; building

MTG: \$1,500,000 from Commonwealth Cooperative Bank

size is 6,975 sf; last sold for \$550,000 in March 1993

ADD: 261 Lexington Street, East Boston

BWR: Kendrick LLC, managed by George J. Georges

**BUYER:** Thu Dao and Trivan Nguyen

**SELLER:** Twelve Main Street LLC, managed by David

E. Blumsack and Robert D. Costello

PRICE/ADD: \$1,040,000; 8-12 Main St., Somerville MTG: \$980,000 from Middlesex Savings Bank NOTES: Mixed-use property, constructed 1900; building size is 5,775 sf, lot size is 3,475 sf; last sold for \$620,000 in Dec. 2009

#### **CREW Boston**

**CONTINUED FROM PAGE 6** 

house condo fetched \$37.5 million.

Sansone was recently the guest for CREW Boston's luncheon program, "How Boston's First BID is Innovating Downtown," appropriately held at the Hyatt Regency Boston in Downtown Crossing, and she spoke of a remarkable transformation of the district and the role that BID has played in the revitalization of an area whose post-2008 recession had become a national story of blight.

She began with a brief history of the BID. Surprisingly, Boston was one of the last major cities in the country to form such an aneity, even lagging behind Bay State municipalities Hyannis, Northampton, Springfield, Taunton and Westfield. BID funding comes from a voluntary assessment on the district's property owner's tax bills, ranging from \$500 to \$200,000, payments which supplement baseline city services for the benefit of not only the district's property owners, but residents, students, tourists and tens of thousands of workers who descend weekdays on the area. The stated purpose of a BID is to "improve business conditions for the designated area, attract and retain businesses, generate jobs and improve the quality of life" - something Sansone says it has clearly helped to accomplish.

The current operating budget is \$6.7 million, of which nearly half is dedicated

## **Synergy Trade**

CONTINUED FROM PAGE 10

filled by Empire Beauty School. That operation also has a lease to 2029.

Founded in 2003, Synergy has vast experience in the downtown realm where the firm has partnered with several major capital sources typically chasing value-add opportunities such as 26 West St. In the prior Real Reporter article regarding Samuels winning the competition, market watchers had predicted the latest Synergy endeavor would yield in excess of \$400 per sf, an ambitious threshold several other properties have come close to in recent activity. Synergy had achieved \$383-, 387- and even \$397 per sf (211 Congress St.) in selling other downtown and Ladder District buildings over the past 18 months. On 26 West St., the result easily eclipsed the rate to crest \$411 per sf.



Rosemary Sansone flanked by CREW Boston members Cara Nelson (L) and Pam Messenger at the group's recent luncheon where progress on Boston's Business Improvement District was asseesed.

to cleaning and hospitality services rendered by the BIDs "Ambassadors" - recognizable by their orange shirts and green jackets. Ambassadors welcome and assist with wayfinding, perform cleaning and maintenance functions and are the eyes and the ears of the district. The BID also dedicates approximately 13 percent of its budget to promotions, such as the Taste of Downtown Crossing held last September. Cross-promoted with a classic car show and coinciding with the beginning of Fashion Week, the afternoon event featured local musicians, a wine and beer garden. culinary demonstrations and food tastings from over 20 local restaurants on the Avenue de Lafayette. An additional 13 percent of the budget is dedicated to improving the streetscape by installing ground planters, hanging baskets and during holiday times, festive decorations such as wreaths.

The BID comes up for renewal in 2018, so Sansone and the operation's management are exploring best practices from other groups across the country. "We're looking at where we are now, where have we come from and where do we want to be in the next 5-10 years," Sansone told a crowd of approximately 240 people, including organization membes and their guests. "We are also monitoring transportation and pedestrian trends, particularly following the opening of the Government Center MBTA stop, to deploy more ambassadors who can help with wayfinding."

The DTX BID has also conducted mul-

tiple discovery sessions and electronic surveys and spoken extensively with key stakeholders such as residents of the district, retail managers, business owners and nonprofits, those efforts made to determine the best way forward. One of the issues that came out of those sessions was the need for diversity in retail, as respondents want to see more local brands, as well as hardware and pet stores. It was also suggested that some of the vacant storefronts could be utilized by popup stores to increase vitality in the BID and allow new concepts to be tested by local. national and overseas brands. "That is one of our priorities moving forward," said Sansone.

The former Boston City Councilor has also committed herself to banding with other BID leaders throughout the country (particularly the northeast cities like New York, Philadelphia and D.C) "to see if we can have a collective voice, because for some reason I'm concerned that urban issues are not going to be as popular (with the current administration) as we move forward," she said, adding that she intends to work with some of her counterparts "to make sure that some of the things that we think are important – whether they're infrastructure issues, looking at federal dollars going into states for transportation issues, or whether it's really looking at how we're going to deal collectively as a society with homelessness, the opioid crisis and other issues that we all deal with."

## **Tenant Tips**

**CONTINUED FROM PAGE 8** 

(retail, restaurants, and lunch spots) or offer some within your building or park. If you are located downtown, you will likely be within walking distance of a number of amenity-rich areas. Some spots are closer to others, though.

#### 3. Your recruits should feel "at home" at work.

If your employees are going to be spending 40 to 60 hours per week in a space, they should always feel comfortable – "at home," if you will. The last few decades have brought changes in the ways companies are building out their spaces; we are seeing build-outs that include game rooms, nap rooms, more collaborative breakout rooms, and even beer taps to create a more welcoming environment. These kinds of in-office amenities will absolutely impact the types of workers you are able to recruit.

#### 4. Lease terms impact future recruitment.

Smart businesses plan not just for today, but for future growth. A company that signs a lease for longer than five years, for instance, should consider its projected growth—and required recruitment down



the road—when negotiating with the landlord. Maintaining contractual flexibility through your lease terms will allow you to remain nimble and adapt to unforeseen changes that may lie ahead.

It has been said before, we know, but it is true: how you plan for and conduct your real estate affairs touches every area of your business, including recruiting.

Andrew Orpik is an Advisor at Cre-

sa Boston. Cresa is the world's largest tenant-only commercial real estate firm. In representing tenants exclusively—no landlords, no developers—Cresa provides unbiased, conflict-free advice. Integrated services cover every aspect of a real estate transaction from site selection and financing to project management and relocation services. For more information, visit www. cresa.com.

### **HFF Loan**

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press release announcing last month's closing. "It was a pleasure working with Camco Management to meet the financing objectives for this one-of-a-kind project," adds Paulsrud.

Formerly home to the Hathaway Bakery, 15-33 Richdale Ave. was completely renovated and restored into luxury apartments with varied formats and condominium-quality appointments. There are 35 distinct floor plans in duplex, flat and loft configurations, units that incorporate the bakery's historic attributes such as exposed brick walls, ceiling heights to 17 feet, wood

beams and industrial-style windows. The community was fully leased prior to its opening this past June.

Besides the amenity filled project it-



as exposed brick walls, ceil- Hathaway Lofts Apartments, 15-33 Richdale Ave., Cambridge MA (RENDERING)

self, Hathaway Lofts is touted for its LWP environment along the MBTA Red Line with easy access to Harvard Square in Cambridge and Davis Square in Somer-

ville. Porter Square itself is teeming with boutique, cultural and dining options as well as a large grocery anchored shopping center.