

The Real Reporter

JULY 29, 2016

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Second Cities
Retail Revival
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Eight in One Blow
Groundbreaking News



THE REAL REPORT

Lasting Impression



353 Newbury St., Boston MA





Whitney Gallivan

BOSTON terms of CRE sales, the last block of Newbury Street is not the least block on the famed retail stretch running Arlington from Street to Massachusetts Avenue, and now yet another closely held building at the end cap of that strip is being offered up for sale amid expectations from market experts that pricing

could crest \$1,000 per sf. The exclusive listing for Boston Realty Advicontinued on page 10

Sale of 733 Concord Ave. Among \$120M in JLL Cambridge Listings

BY JOE CLEMENTS AMBRIDGE—This city is becoming a popular venue for the JLL Capital Markets team, having in 2015 orchestrated the record \$291 million land sale of NorthPoint to DivcoWest and this spring selling Hanover Cos.' new apartment community in the emerging Alewife District for another chart-topping trade of \$215 continued on page 40



Blackstone Science Square, Cambridge MA

Newmark Completes \$42.1M Hub Trade



70 Franklin St., Boston MA

BY JOE CLEMENTS

OSTON — German investors have long had a penchant for investing in downtown Boston real estate, and that trend continues in a big way this year, the latest example coming from Deka Immobilien's \$42.1 million purchase of 70 Franklin St., an 85,975-sf mixed-use building whose seller GLL Real Estate Partners is also a Rhineland-originated continued on page 41

Horvath & Tremblay Yield \$28M+

BY JOE CLEMENTS

OSTON — The searing days of mid-summer have nothing on net-leased real estate sales, and one of New England's most prolific brokerage firms specializing in that arena is having its own heat wave of sorts. Horvath & Tremblay has completed a quintet of assignments eclipsing \$28 million total, most of that reaped in the \$13.5 million sale



continued on page 42 Walgreens, 465 Cambridge St., Allston MA

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Second Chance for Secondary Retail

BY MIKE HOBAN

OSTON — Even in an environment where interest rates are at an at alltime low, liquidity an all-time high



George Fryer

current market. That much was clear from a panel discussion held last week as part of the International of Shopping Centers' (ICSC) annual New England & Deal Making event

James Koury



Adam Winstanley

chaired by Paramount Partners principal Deborah Meyers and Ocean State Job Lot leasing manager David Steinberg.

HFF Senior Managing Director James Koury moderated the Capital Markets discussion, which was indicative of several panel events featuring top industry leaders at the conference. Arcadia Realty Trust Chief Invesment Officer Joel Braun gave his observations, as did George Fryer, director of real estate investment continued on page 44

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leader Steve Purpura says in making the announcement where he relays that "Tim displays a thorough understanding of this approach, and his skill set will be a valuable asset to both the firm and our clients."

Lahey previously was a Vice President at Colliers International working on the Boston brokerage team with such esteemed clients as The Community Buildcontinued on page 48

Transwestern RBJ Snags Urban Broker Tim Lahey

developers,





Steve Purpura

OSTON — Veteran urban real estate broker Tim Lahev has joined Transwestern RBJ, officials for the real estate services firm revealed this week in a press release explaining he will focus on office leasing and sales in Boston and Cambridge in the position of Vice President.

Council

Conference

landlords

at the John B. Hynes Convention Center. The three day conference featuring exhibits by

and retailers plus a keynote address by New England retail icon Ste-

phen R. Karp was co-

"A core aspect of our firm's value to our clients is our consultative approach to solving their

needs, which is unmatched in the industrv." Transwestern RBJ Northeast market

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CBRE Debt/Equity Team Secures \$45M



Howard Grossman



Kyle Juszczyszyn



Christopher Coutts

BY JOE CLEMENTS HREWSBURY — One of Route 9's iconic retail landmarks was demolished this spring, and now Grossman Development Group's ambitious 375,000-sf mixeduse replacement of the Spags discount emporium is moving forward thanks to a \$45 million infusion of equity and construction funding for 100,000 sf of fully leased retail space anchored by Whole Foods. CBRE/NE arranged the package which featured AEW Capital Management on the equity piece and Northwestern Mutual Life Co. providing \$29.4 million in debt to construct Lakeway Commons.



Lakeway Commons, Route 9, Shrewsbury MA (RENDERING)

"This joint venture is an ideal partnership combining local retail development expertise with exceptional institutional partners," CBRE/NE principal Kyle Juszczyszyn relays in a statement announcing the pact. Juszczyszyn says solid sponsorship and leveraging an "extensive" CBRE platform provided Southborough-based GDG and founder Howard Grossman "a targeted list of both institutional joint venture partners and lenders"

from which the AEW and Northwestern delivered the best proposal.

"We are happy to have had the ability to work with GDG and are honored to have played a role helping achieve their vision on Lakeway Commons," offers Juszczyszyn, the CBRE/NE team on the case including Christopher Coutts and Lenny Pierce. AEW Capital Management funded the venture on behalf of a separate accounts client.

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Eastern Loans Malden Project \$18M

ALDEN — Fantini & Gorga has announced arrangement of an \$18 million construction loan from Eastern Bank for redevelopment of a Malden

might, given the very same parties came to-

Center building into 71 apartments and amenitv retail. The developer is well-known builder Corcoran Jennison Sound familiar? It

gether in summer 2013 when Eastern provided \$17.5 million for con-Derek Coulombe

struction of Corcoran Jennison's companion project around the corner at 39 Florence St. Fantini & Gorga joined the two groups together in that instance which produced The Residences at Malden Station, a newly constructed asset which has 80 apartments in a five-story building completed in 2014.

"They are great lit-Despina Hatzipetrou tle projects," Fantini &

Gorga Managing Director Derek L. Coulombe tells Real Reporter this week in describing them as Phase One and Phase Two. Coulombe was joined by President John R. Gorga and Senior Analyst Despina Hatzipetrou in securing the latest loan for their client. The prospect for Phase Two "attracted a wide range of lenders," Coulombe recounts, with chief contibutors to that response being the transit-oriented nature of what will be known as the Res-

continued on page 45



COLLABORATIVE CULTURE + RELATIONSHIP FOCUSED + DEFINED EXPERTISE

C&W Services Names Bedborough New CEO



Paul Bedborough



OSTON—Cushman & Wakefield this week announced the promotion of Paul Bedborough as its CEO of C&W Services, one of the largest facilities services businesses of its kind. Bedborough, who is based in the Boston office and will focus on the Northeast markets where the activity is concentrated, joined C&W two years ago and served heretofore as C&W Services president.

"Paul has made significant contributions to our business, and the title of chief

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executive reflects the strategic importance and prominence C&W services has in our overall organization," C&W Global President Tod Lickerman says in a press release detailing the change. Lickerman further explains that, "under his leadership, C&W Services gives Cushman & Wakefield the ability to improve the operations and occupant experience of our continued on page 48 **THE REAL REPORTER**July 29, 2016

Colliers Listing 41 Cambridge Apartments



Christopher Sower

Jen Price

Jonathan Bryant

AMBRIDGE — Colliers International's multifamily team might want to stock up on the shoe leather for a new assignment involving eight - count 'em — eight apartment buildings scattered from Cambridgeport to Alewife and two other neighborhoods. The 41-unit assemblage of 57,250 sf is being offered up by a family active for over a half-century in the city's CRE circles with a focus

BY JOE CLEMENTS

"It is a great portfolio and the owners have done an excellent job knowing the market and buying these properties, fixing whatever is need-

on multifamily product.



"We are bidding it both ways and we will see how it turns out," relays Sower, the multifamily contingent assisting prospects including Jen Price, Jonathan Bryant and Maggie Collins. The holdings which

are 100 percent occupied are not coming to the sales block with pricing guidance, reflective of confidence there will be sufficient buyers to set the bar, and already that expectation is paying off, Sower reports.



80 Garfield St., Cambridge MA

"The initial interest is very strong," he says of buildings held by the Chiccarelli clan that has been part of the local land-scape across three generations. Joseph continued on page 43

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Nordblom MetroWest Assets Purchased by JV for \$11.5M



450 Donald J. Lynch Blvd., Marlborough MA

ARLBOROUGH — An interesting union of two local investment groups has taken on a pair of flex office buildings catering to technology tenants in the heart of the improving MetroWest market. Atlantic Management Corp. and Fulcrum Real Estate Partners spent \$11.5 million on 450 and 500 Donald J.



Lynch Blvd., buildings totaling 121,000 sf that have just 9,525 sf available following a spirited leasing campaign by Nordblom Co., another savvy local firm which bought the buildings in a \$34 million portfolio purchase two years ago this coming December.

Atlantic-Fulcrum Realty LLC secured \$8.6 million in financing from HarborOne Bank to fund their purchase of two properties dating to 1986 located on 13.3 acres. "We are pleased to be conveying these assets to this exceptional buyer," Nordblom Executive VP Og Hunnewell said regarding the trade. Hunnewell, whose firm bought six buildings in the Solomon Pond Business Park, cites a combination of Nordblom's "major capital improvements campaign" and a stronger regional economy for helping turn things around.



"The success of these building is indicative of the vibrancy of this Marlborough submarket," he says, with Nordlbom bringing 500 Donald J. Lynch to 100 percent occupancy with a 30,000-sf lease by New England Cryogenics Center while SENKO Advanced Components and WaterSep BioSeparations Corp. filled almost 35,000 sf between them to put 450 Donald J. Lynch Blvd. at 84 percent filled. A location in the 50-acre Solomon Pond Park is an-

other draw, according to the sellers who call the amenities there "unmatched" with miles of landscaped walking trails, modern fitness center and collaborative outdoor space part of the campus.

In a release issued this week, Atlantic/Fulcrum principals say they were drawn to an average lease term exceeing six years for the tenant roster and the opportunity to acquire the buildings in an off-market transaction was even more advantageous, delivering "a preferred investment scenario" for both investors. Atlantic, as the release notes, is able to add to its Marlborough holdings continued on page 47

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Connolly Brothers Begins 80,000-SF BTS



Rob Cronin



Greg Klemmer

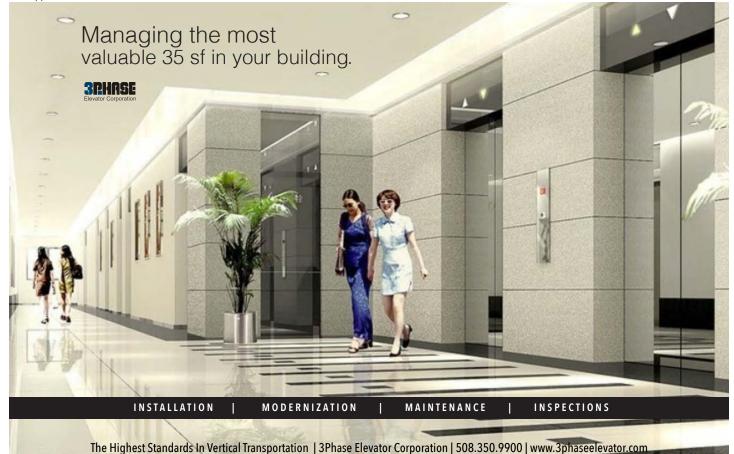
Ken Oppenheim

BY JOE CLEMENTS EVERLY — A venerable North Shore contractor whose extend across three centuries joined a fast-growing life sciences firm not yet in its teens for a groundbreaking this past week of 102 Cherry Hill Dr., the sleek 80,000-sf build-to-suit facility being erected on behalf of HighRes Biosolutions, which is doubling in size from its current home in Woburn.

Connolly Brothers has worked with HighRes over the past six months to budget, design and program the building to meet the tenant's needs, with Lincoln Property Co. advising HighRes continued on page 47



Participants at the groundbreaking of 102 Cherry Hill Dr. (L-R): Connolly Brothers VP Jay Connolly, HighRes Biosolutions President Lou Guarracina, Beverly Mayor Michael P. Cahill and Connolly Brothers President Stephen J. Connolly IV.



Berkadia Metro Boston Team Originates \$170M Financing



ARBLEHEAD — The recent \$170 million credit facility provided by Berkshire Commercial Mortgage is secured by manufactured housing communities across Florida, Illinois and Michigan owned by a Chicago-based operator, but there is still a New England connection for the financing on behalf of Zeman Homes being originated by Berkshire's Boston Ryan Nelson office which is based here on the North Shore. The team led by Managing Director Ryan Nelson was a specialist in the manufactured realm long before Berkadia came knocking two years ago and offered to acquire Keystone Commercial Capital, a three-office lending operation based in Arizona. Nelson and colleague Anthony Golebiewski oversee the regional operation.





Nelson said in a 2014 Real Reporter article regarding the union he felt it would open up greater opportunities for his group to service clients seeking Keystone's range of products such as bridge and mezzanine loans and joint venture equity. The Zeman assignment exemplifies that symbiotic relationship, he relayed in the release.

"Berkadia's strong relationship with Fannie Mae and our extensive experience with manufactured housing communities allowed us to fund a highly flexible loan at very competitive terms," Nelson said in announcing the financing while adding that "We are big fans of Zeman Homes and are thrilled to expand our relationship with this financing."

Considered among the largest and most respected manufactured home operators in the land, Zeman got the agency funding delivered by Berkadia on 15 properties in the three-state swath. Overall, Zeman has 40 properties that are also in Arizona, California and Indiana, typically close to major cities.

CONTINUED ON PAGE 48



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353 Newbury St., Boston MA

The Real Report

CONTINUED FROM PAGE 1

sors involves 353 Newbury St., a three-level Brownstone whose 9,500 sf of office and retail space is 57 percent let by two firms on shortterm contracts, one of them owner/occupant **Johnson Paint Co.**, whose namesake family Nicholas Herz has held the property since 1939.



"There has been a ton of activity on that block, more than any other on Newbury Street, and this is a unique opportunity with a lot of strengths we think will be recognized by many capital (sources)," Boston Realty Advisors retail practice group leader Michael d'Hemecourt tells **Real Report** in acknowledging the assignment. BRA has a good pulse on the de- Christopher Donato mand, with the same team that also has founding principal Jason S. Weissman providing guidance already in the process of trading nearby 286-288 Newbury St. and separately has a similarly constructed listing around the corner at 903 Boylston St., also a multi-level structure in the path of progress across from the **Prudential Center** which has sparked considerable interest as it nears a final conclu- Jaime Russell sion.





While d'Hemecourt declined to discuss details regarding 353 Newbury St.—and also passed on questions regarding the other two lsitings—he says the Johnson Paint Co. building has elements that make it a candidate to expand the first floor retail into a multi-level shopping experience by repurposing the office portion. Other properties on the block have gone that route, he notes, with **TJ Maxx** in May 2016 opening a 45,000 sf store on three floors at **360 Newbury St.** Forever 21 is also in a three-level footprint at **343 Newbury St.**, that a 19,000-sf unit.

Pointing to a horizontally patterned sandstone facade, BRA in marketing materials praises its "quintessential and elegant architecture well demonstrated throughout the building," yet also is hightlighting functional benefits, including efficient floor plates and an at-grade entrance "which allows for more ease of

CONTINUED ON PAGE 11

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accesibility from a retail placement perspective and excellent visibility from a consumer perspective."

"This is a really nice building in an incredible location," says d'Hemecourt, whose retail group on the case includes principal **Whitney Gallivan, Christopher Donato** and **Jaime Russell** plus debt expert **Nicholas Herz** providing debt and structured finance options to bidders.



73 Mount Vernon St., Boston MA

Another Thing

BOSTON — **Boston Realty Advisors** has plenty left in its pipe-



Jason S. Weissman

by on no m ha bu

Kevin Renzinger

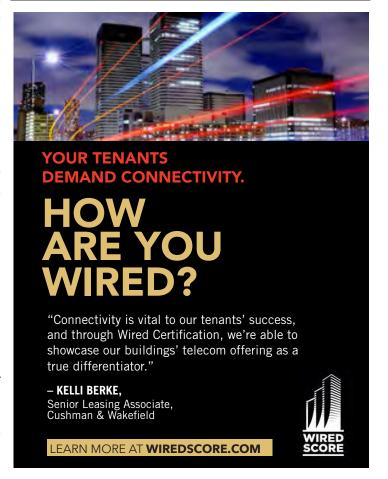
line for the rest of this summer, but the team did just finalize another Beantown listing, with **73 Mount Vernon St.** selling for \$6.7 million to an entity managed by **David Wayne Daniel** from **Kenley Realty Co.** and its general partner, **Peter Swartz**, with **Rockland Trust Co.** funding **73 Mount Vernon Street LLC's** purchase via \$8.7 million in mortgage financing.

Weissman was joined on that assignment by **Kevin Benzinger** with **Nicholas Herz** on the debt prospects. While Weissman could not discuss the matter or plans the new owner might have for 73 Mount Vernon St., his firm had touted the 8,525-sf, nine-unit apartment building as an asset primed for condominium conversions thanks to a Beacon Hill location and heavy demand for upscale units.

As in the case of the fresh Newbury Street exclusive, 73 Mount Vernon St. had been owned for an extensive period by the same group, with its prior trade dating way back in July 1974 when the property constructed in 1899 could be had for \$145,000. The building that sits on a 3,275-sf parcel was upgraded in 2012. As detailed in a Real Reporter article unveiling its availability, 73 Mount Vernon St. was also touted for brick construction, law space and generous window lines plus vistas of the downtown and Charles River from its rooftop.

BRA had launched the property on an un-priced basis, but did predict a robust reaction that seemingly proved true in yielding the client a lofty \$785 per sf compared to the \$17 per sf spent in summer 1974.





MILLION DOLLAR MORTGAGES/SALES JUNE 13 - JULY 1, 2016

JULY 1ST

MTG: \$84,000,000 from Enterprise B&T Co. ADD: 2, 3, 6 and 7 Village Ln., Tyngsborough **BWR:** Nesmith Apartments LLC, managed by Brain C. Bush and Thomas E. Watson

MTG: \$75,000,000 from Bank of Nova Scotia ADD: 31-35 South St., Brighton; and 320 D St. and

339 D St., South Boston

BWR: 5514 3 Street 320 Boston LLC, 5515 D Street 339 Boston LLC and 5516 South St 31-35 Boston LLC. managed by Akelius US

BUYER: CH Realty VII/MF Boston Coppermill LLC. managed by Crow Family Holdings, Dallas **SELLER:** Fairfield Indian Woods LLC, managed by Fairfield Residential

PRICE/ADD: \$30,950,000; 3101 Stagecoach Rd., aka 30 Stagecoach Rd., Stoughton

NOTES: Multifamily property, const. 2010: building size totals 154,200 sf in four buildings, lot size is 8.7 acres; 154 units; last sold for \$27,500,000 in Dec. 2012

MTG: \$28,800,000 from Citizens Bank ADD: 35 CambridgePark Dr., Cambridge

BWR: DIV 35 CPD LLC, managed by David Cos., Jonathan G. Davis, CEO; Richard McCready, president

MTG: \$6,000,000 and \$27,200,000 from Oxford Finance LLC

ADD: 485 Franklin St., Framingham; and 305 Walpole St., Norwood

BWR: Bravo MA I LLC and Encore MA I LLC, managed by Brookdale Senior Living

BUYER: DNC Parks & Resorts at Falmouth LLC, mgd. by James Houser, pres.; Thomas Barney Jr., treas., Buffalo **SELLER:** Sea Scout Partners LLC, c/o Scout Real Estate Capital, managed by Alan J. Worden

PRICE/ADD: \$26,250,000; 350 Quaker Ave., Falmouth **NOTES:** Hotel property, const. 1930; building size is 195,050 sf, lot size is 21.6 acres; 265 units; Sea Crest Beach Hotel; last sold for \$17,695,300 in Feb. 2010

MTG: \$8,875,000 from Salem Five Cents SB

ADD: 1200 Brush Hill Rd., Milton

BWR: Bravo MA II LLC, mgd. by Brookdale Senior Living

BUYER: 38 Lyme Street LLC, mgd. by Andreas Tsitos **SELLER:** 38 Lyme Street Realty LLC, managed by James P. DeVellis and Paul DeVellis

PRICE/ADD: \$6,400,000; 38 Lyme St., Malden MTG: \$5,120,000 from Webster Five Cents SB **NOTES:** Multifamily property, constructed 1988; building size is 40,475 sf, lot size is 1.1 acres; 30 units; last sold for \$1,475,000 in June 1993

MTG: \$5,800,000 from East Boston Savings Bank

ADD: 112 and 116 Savin Hill Ave., Boston

BWR: Savin Hill Partners LLC, managed by Driscoll M.

DoCanto and Kenneth A. Osherow

continued on page 13

CBRE Closes \$30.9M MultiFam Deal



Coppermill Apartments, Stoughton MA

TOUGHTON — After a first half where more than \$675 million of volume was processed at their brokerage shop, the multifamily duo of Simon J. Butler and Biria St. John has closed on yet another deal, aiding Fairfield Residential in its \$30.9 million trade of the Coppermill Apartments here south of Boston. The 154-unit complex was bought by an affiliate of Texas-based Crow Holdings in an all-cash acquisition.

"We are pleased to have facilitated this transaction on behalf of the seller," Butler says in a press release announcing the result, Biria St. John further offering that "Coppermill

Park is a high-quality asset with good upside potential for the new ownership." Crow secured the trio of four-story buildings through its CH Realty VII/MF Boston Coppermill LLC from Fairfield Indian Woods LLC.

Fairfield seemingly bought into the regional market at the right time, having paid \$27,500,000 in Dec. 2012 for the 8.7acre Stoughton property which came on



Simon J. Butler



line in 2010 with a total footprint of 154,200 sf. The lingering economy had kept many institutional owners out of suburban and secondary locales, but the REIT opted to buck that trend and acquired the buildings then known as Indian Woods after another marketing campaign conducted by Butler and St. John.

As in the assignment four years ago, CBRE/NE handled both sides of the latest swap which yielded over \$200,000 sf even with 25 percent of the units considered affordable, a provision incorporated as part of the project's development under the

state's Chapter 40B law promoting the expansion of multifamily statewide.

Coppermill Park has 55 one-bedrooms apartments, 53 one-bedroom/den formats and 46 two-bedroom units. The apartments range from 710 to 1,042 sf and average 873 sf. CBRE/NE cites the location bordering Canton as another attraction, with the site offering "exceptional" access to Interstate 93 and Route 128/I-95.

MILLION DOLLAR MORTGAGES/SALES JUNE 13 - JULY 1, 2016

continued from page 12

BUYER: Stella Gogou and Alexandros Papadopoulos

SELLER: Michael J. Heffernan

PRICE/ADD: \$4,100,000; 45 Hancock St., Boston MTG: \$2,250,000 from Hingham Institution for Savings **NOTES:** Multifamily property, constructed 1900, renovated 1992; building size is 5,150 sf, lot size is 1,475 sf; five units; last sold for \$161,900 in May 1992

BUYER: New Mission Hill Realty LLC, mgd. by Jigar Patel **SELLER:** Miguel A. Fuentes and Rafael A. Fuentes **PRICE/ADD:** \$3,550,000; 676-680 Parker St., Roxbury

MTG: \$2,840,000 from Rockland Trust Co. **NOTES:** Retail property, constructed 1910, renovated 2003; building size is 6,025 sf, lot size is 6,900 sf; last sold for \$225,000 in Oct. 1997

MTG: \$3,000,000 from Raymond C. Green Inc.

ADD: 35 Blackmar St., Bellingham

BWR: Reem Property LLC, mgd. by Mohammad Abouchleih

MTG: \$2,695,000 from Hingham Institution for Savings **ADD:** 55 Agawam St., 76 Andrews Rd., 10 Griffin St. and 47-49 South Whipple St., Lowell; and 1 Fairgrounds Rd., Nantucket

BWR: Stella Gogou and Alexandros Papadopoulos

BUYER: Town of Andover

SELLER: Andover Realty TR, mgd. by the Gutierrez Co. PRICE/ADD: \$2,250,000; 5 Campanelli Dr., Andover NOTES: Land parcel; lot size is 15.1 acres; last sold for \$1,000,000 in July 2007

MTG: \$1,900,000 from First Ipswich Bank **ADD:** \$1,456,200; 8, 10 and 11 McLeod Ave.; and 8R

and 12R Old Point Rd., Newbury

BWR: The Cottages at Plum Island LLC, managed by Jeffrey M. Christensen and Vincent Godin

BUYER: Gerald Sprayregan LLC, managed by Gerald Sprayregan

SELLER: Pleasant Properties Inc., managed by Robert E. Marhefka, president and treasurer

PRICE/ADD: \$1,868,881; 3 Chestnut St. and 72 Pleasant St., Worcester

NOTES: Mixed-use properties; 3 Chestnut St. an industrial property, constructed 1900; building size is 38,650 sf, lot size is 12,825 sf; 72 Pleasant St. a parking lot; lot size is 22,375 sf; seller acquired property for \$680,000 in Dec. 1986

MTG: \$1,600,000 from Peoplesbank **ADD:** 80 and 82 Turnpike Rd., Ipswich

BWR: Field of Diamonds LLC, managed by Matthew J. Halprin

MTG: \$1,100,000 from Century Bank & Trust Co. ADD: 36 Bellvista Rd., U-25; 11 Commonwealth Ct., U-7; 290 Corey Rd., U-43; 239 Kelton St., Units 32 and 41; and 245 Kelton St., U-23, U-41, Allston **BWR:** ISB Realty LLC, managed by Beth Erlichman and Israel Erlichman



The Bulfinch Cos. has divested 50 Speen St. in Framingham for \$3,900,000, a 31,500-sf office building in the tight MetroWest/Massachusetts Turnpike submarket. Dating to 1977, 50 Speen St. had been owned by the Bulfinch Cos. since paying \$3,700,000 in Sept. 2006. The buyer, 1-2 Washington Street Realty LLC, borrowed \$3,000,000 from Wellesley Bank to acquire the structure and 1.4 acres.

BUYER: F10 Development LLC, managed by Alexander O. Faigel and Charishma Faigel

SELLER: Frank J. Sanchez

PRICE/ADD: \$1,075,000; 51-57 Meridian St., East Boston

MTG: \$720,000 from Santander Bank

NOTES: Medical office property, constructed 1920: building size is 2,975 sf, lot size is 2,975 sf; seller acquired property for \$90,000 in Dec. 1976

BUYER: 30 Bay State Road LLC

SELLER: Bardavell LP, managed by David M. Goldman, president and treasurer

PRICE/ADD: \$1,000,000; 28-30 Bay State Rd., Quincy

MTG: \$800,000 from South Shore Bank

NOTES: Multifamily property, const. 1950; building size is 5,075 sf, lot size is 9,825 sf; eight units; seller's family ownership in property dates to Oct. 1962

JUNE 30TH

MTG: \$84,500,000 from Bank of America **ADD:** 112 Burlington Mall Rd., Burlington **BWR:** Wendy's of New England LLC, managed by Michael K. Hamra, president and CEO

MTG: \$67,900,000 from Manufacturers and **Traders Trust**

ADD: 122 Arsenal St., Watertown

BWR: Gugy Union Market Watertown Property Own-

ing LLC, managed by Greystar

MTG: \$21,500,000 from TD Bank ADD: 270 Third St., Cambridge

BWR: AIMCO 270 Third Street LLC, mgd. by AIMCO

MTG: \$19,500,000 from Eastern Bank

ADD: 126-150 Pleasant St., Malden BWR: 126-150 Pleasant Street Associates LLC, man-

aged by Gregory Jennison

MTG: \$10.000.000 from Rockland Trust Co.

ADD: 4232-4236 Washington St., Boston

BWR: Rozzie Partners LLC, managed by Colin P. Kane

MTG: \$9.412.000 from Salem Five Cent SB **ADD:** 75-79 Clapp St., Boston 465 Route 134, Den-

nis; 15 Main St., Orleans; and 30 and 45 Commercial St., Wellfleet

BWR: Nickerson Real Estate Holding Co. LLC and WGI Holdings LLC, managed by Jeffrey O'Plank

BUYER: 73 Mt. Vernon Street LLC, managed by David Wayne Daniel

SELLER: Kenley Realty Co., managed by Peter Swartz, general partner

PRICE/ADD: \$6,700,000; 73 Mount Vernon St., Boston MTG: \$8,700,000 from Rockland Trust Co.

NOTES: Multifamily property, constructed 1899, renovated 2012; building size is 8,525 sf, lot size is 3,275 sf; nine units; last sold for \$145,000 in July 1974

BUYER: M&M Gloss Realty Company LLC, managed by Carl W. Eberth and Franz Eberth

SELLER: 16 Newhall Street LLC, managed by Gregg S. Clickstein, president; David M. Rosenberg, treasurer **PRICE/ADD:** \$6,100,000; 16 Newhall St., Lynn MTG: \$4,880,000 from Digital Federal Credit Union **NOTES:** Multifamily property, constructed 1873;

building size is 44,775 sf, lot size is 17,425 sf; last sold for \$3,337,500 in Dec. 2013

MTG: \$6,000,000 from People's United Bank

ADD: 75-87 Harvard St., Brookline

BWR: 75-87 Harvard Street LLC, mgd. by Christopher Bilotti

BUYER: Everett Broadway LLC, mgd. by Jacqui Krum **SELLER:** 16 Mystic Street LLC, managed by Michael

J. Southwick

MILLION DOLLAR MORTGAGES/SALES JUNE 13 - JULY 1, 2016

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PRICE/ADD: \$5,650,000; 16 Mystic St., aka 24 Mystic St., Everett

NOTES: Industrial property, constructed 1940; building size is 5,600 sf, lot size is 30,500 sf; last sold for \$700,000 in Nov. 2011

BUYER: East Broadway LLC, managed by Jacqui Krum **SELLER:** 35 Bow Street LLC, mgd. by Michael Southwick **PRICE/ADD:** \$5,650,000; 35 Bow St., Everett **NOTES:** Industrial property, constructed 1900; building size is 25,600 sf, lot size is 33,850 sf; last sold for \$350,000 in Oct. 1997

MTG: \$5,500,000 from Eastern Bank ADD: 370 Commonwealth Ave., Boston BWR: Eliot Hotel Associates Limited Partnership, managed by Arthur D. Villian, president

BUYER: Vanderbilt Realty Ventures LLC, managed by Paul R. Lestan

SELLER: Distribution Services of America Inc., managed by Paul R. Lestan, president and treasurer **PRICE/ADD:** \$4,400,000; 290 Vanderbilt Ave. Norwood **NOTES:** Flex/industrial property, constructed 1980; building size is 66,000 sf, lot size is 3.4 acres; last sold for \$4,830,000 in Nov. 2004

BUYER: Trifecta Holdings LLC, mgd. by Jan Deighton **SELLER:** 4 Fountain Place LLC, mgd. by Michael Olson **PRICE/ADD:** \$3,850,000; 396-398 and 400-404 Hanover St., Boston

MTG: \$2,625,000 from Hingham Institution for Savings NOTES: Mixed-use properties; 396-398 Hanover St. const. 1900, renovated 1996; building size is 2,950 sf, lot size is 575 sf; 400-404 Hanover St. const. 1900, renovated 2010; bldg. size is 2,825 sf, lot size is 575 sf; properties last sold for \$2,713,902 in June 2014

BUYER: Krismk LLC, managed by Rajender Malhotra **SELLER:** NSD Real Estate LLC, managed by David N Hynes and Shawn S. Hynes

PRICE/ADD: \$2,955,000; 7 Progress Ave., Chemlsford **MTG:** \$2,568,000 from **Digital Federal Credit Union NOTES:** Industrial property, constructed 1970; building size is 33,375 sf, lot size is 2.9 acres; last sold for \$933,236 in April 2008

MTG: \$2,900,000 from East Boston Savings Bank ADD: 28 Torrice Dr., Woburn

BWR: Bo-Peep Realty LLC, managed by Corey Peyser and Jeffrey Siegal

MTG: \$2,888,888 from Amag Inc. ADD: 195 Pleasant St., Norwall BWR: Robert S. Torino

BUYER: First Fitchburg Associates LLC, managed by Raja Khanna

SELLER: Arista Fitchburg LLC, mgd. by Gregory Botsivales **PRICE/ADD:** \$2,765,000; 525 John Fitch Hwy., Fitchburg **MTG:** \$1,465,000 from Farmington Bank



A year after going on an introductory spree buying multifamily assets in Boston, Swedish investor Akelius US has borrowed \$75,000,000 from the Bank of Nova Scotia. The properties financed are at 31-35 South St. in Brighton and two newly constructed buildings in the booming Seaport District, those being 320 D Street and 339 D Street. Akelius also bought a rooming house at 461 Massachusetts Avenue last autumn with a total launch of \$188 million, including \$152.5 million for the West Square Apartments at 320 D St. (pictured), Lincoln Property Co.'s stunning residential transformation of an aging industrial site into luxury residential.

NOTES: Industrial property, constructed 1963; building size is 6,100 sf, lot size is 24,925 sf; last sold for \$640,000 in July 2015

BUYER: Fiore Market Realty LLC, mgd. by Frank Capone **SELLER:** Area Two Realty LLC, managed by Angelo R. Arena and Eyk A. de Mol Van Otterloo

PRICE/ADD: \$2,075,000; 112 Market St., 116-124 Market St., 126-134 Market St. and 201-205 Oxford St., Lynn

MTG: \$1,575,000 from Eastern Bank

NOTES: Mixed-use properties; 112-134 Market St. an office property, constructed 1957; building size is 26,150 sf, lot size is 29,175 sf; 201-205 Oxford St. a retail property, constructed 1957, lot size is 29,1975 sf; last \$1,800,000 in June 2001

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

ADD: 1105 Massachusetts Ave., Units 1-15, Cambridge **BWR:** 1105B LLC, managed by Daniel H. Wolf

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

ADD: 63 Hyde Park St. and 305-307 Milton St., Dedham; 377 South Huntington Ave, Jamaica Plain; 19 Gay Ave., Walpole; and 14-16 Kenneth St., West Roxbury **BWR:** Janice Cunningham and Kenneth Cunningham

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

ADD: 223-225 Charles St., Cambridge

BWR: 223225 Charles St LLC, mgd. by Claus DeBansa

MTG:~\$1,950,000~from~Eastern~Bank

ADD: 9 and 13-25 Main St., Franklin; and 1070

Osgood St., North Andover

BWR: Fourzol LLC, managed by Michael Mouhanna and Yvette Mouhanna

BUYER: 75 Haven Street LLC, mgd. by Michael Sullivan **SELLER:** Matteo Gallo, trustee of the Ocean View Nominee TR

PRICE/ADD: \$1,800,000; 73-85 Haven St., Reading **MTG:** \$1,350,000 from **Webster Bank NOTES:** Multifamily property, constructed 1930; building size is 7,200 sf, lot size is 30,500 sf; nine

units; last sold for \$385,000 in Oct. 1982

BUYER: OCD Realty LLC, managed by Joseph Murray and Mary Draper Murray

SELLER: NPK/Wallace LLC, managed by Theodore L. Katsiroubas, Tony K. Stamm and Robert V. Wallace **PRICE/ADD:** \$1,725,000; 44 Newmarket Sq., Boston **NOTES:** Industrial prop., const. 1950; bldg. size is 7,550 sf, lot size is 19,025 sf; last sold for \$950,000 in June 2015

MTG: \$1,700,000 from Hingham Institution for Savings ADD: 49 Charles St., Boston

BWR: Stella I. Gogou and Alexandros Papadopoulos

BUYER: Twin Realty J&T LLC, managed by James R. Gordon and Thomas E. Gordon

SELLER: Heritage Management LLC, managed by

Walter K. Eriksen, Jr. **PRICE/ADD:** \$1,600,000; 78-86 Billerica Ave., Units

1-4; and Units 6-11, Billerica

1-4; and Units 6-11, Billerica

MTG: \$1,200,000 from Lowell Five Cent SB NOTES: Units in low-rise commercial condo; units: U-1 size is 1,350 sf, U-2 size is 1,225 sf; U-3 size is 2,650 sf; U-4 size is 2,800 sf; U-6 size is 2,400 sf; U-7 size is 2,425 sf; U-8 size is 2,275 sf; U-9 size is 2,350 sf; U-10 size is 2,525 sf; units last sold for \$220,000 in March 1995

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BUYER: Neponset Community Services Inc., managed by Mary Lou O'Connor

SELLER: Harbor Health Services Inc., managed by Daniel J. Driscoll

PRICE/ADD: \$1,500,000; 479 Torrey St., Brockton MTG: \$12,017,000 from Capital Fund NMTC CDE #2 LLC NOTES: Tax-exempt property, constructed 1971; building size is 22,700 sf, lot size is 3.2 acres; last sold for \$1,500,000 in Oct. 2015

MTG: \$1,386,819 from Salem Five Cents SB ADD: 1005 Providence Hwy.., Walpole

BWR: JCVK Inc., managed by Jean Diarbakerly, president and treasurer

BUYER: 27 N Margin Street LLC, managed by Christopher J. Roches

SELLER: Gavin P. Lamontagne

PRICE/ADD: \$1,205,000; 27-29 North Margin St., Boston **MTG:** \$1,158,208 from **Reading Cooperative Bank NOTES:** Multifamily property, constructed 1899; building size is 1,850 sf, lot size is 625 sf; four- to sixunits; last sold for \$430,000 in Sept. 1998

MTG: \$1,200,000 from Lowell Five Cent SB ADD: 78 Billerica Ave, U-11; 86 Billerica Ave., U-1-4; and 6-10, North Billerica

BWR: Twin Realty J & T LLC, managed by James R. Gordon and Thomas E. Gordon

BUYER: NYE Real Estate Holdings LLC, managed by Jason L. Nye

SELLER: Carol M. Penfield

PRICE/ADD: \$1,162,500; 251 Crowell Rd., Chatham

MTG: \$880,000 from Bank of Cape Cod NOTES: Retail property, constructed 1983; building size is 9,150 sf, lot size is 1.2 acres; last sold for \$960,000 in Feb. 2008

MTG: \$1,158,208 from Cooperative Bank

ADD: 27 N Margin St., Boston

BWR: 27 N Margin Street LLC, managed by Christopher J. Rouches

MTG: \$1,150,000 from Metro Credit Union ADD: 1508 Hyde Pk. and 2-14 Nonquit St., Boston BWR: Whiting Avenue LLC, managed by David Raftery

MTG: \$1,100,000 from Enterprise B&T Co.

ADD: 117 Water St., Lawrence

BWR: Multigrains Realty LLC, mgd. by Joseph A. Faro

BUYER: Oranmore Enterprises LLC, managed by Michael Moore

SELLER: Robert Desimone, Personal Representative and Administrator DBN of The Estate of Nancy DeSimone **PRICE/ADD:** \$1,030,000; 79 W. Second St., South Boston

MTG: \$1,884,000 from First Commons Bank NOTES: Retail property, constructed 1930; building size is 2,650 sf, lot size is 4,275 sf; restaurant; seller's family ownership in property dates to Oct. 1952



Digital Federal Credit Union has provided \$2,150,000 used by the borrowers to buy 84 Newbury St.—Route One South—in Peabody, as EA Brothers LLC pays \$1,800,000 to Philopater LLC, with the seller having spent \$2,025,000 in Nov. 2012 to secure a 25,000-sf structure that came on line in 2003 but struggled after the 2008 recession set in across the North Shore office market, as evidenced by a foreclosure sale that led 94 Newbury Partners LLC to snag 84 Newbury St. at a price of \$1,200,000 in April 2011 for an asset that had yielded \$2,700,000 in Dec. 2009. Konstantinos Dokos is manager of EA Brothers LLC and Philopater LLC's principals are Emad S. Younan and Neviene S. Younan.

MTG: \$1,020,000 from Bristol County SB

ADD: 18-20 Bodfish Pl. and 41 Oak St., Hyannis; 44-46 Ivanhoe Rd., West Yarmouth; and 17 Katharyn

Michael Rd., Yarmouth Port

BWR: Bayridge Realty LLC, managed by Jennifer

Campbell and Susan Masci

MTG: \$1,000,000 from The Brand Banking Co.

ADD: 50 Essex St., Lawrence

BWR: Rentprop LLC, mgd. by Charles A. Smithgall, III

BUYER: Patrick Hunt and Michael Keegan

SELLER: David J. Spero, Jr.

PRICE/ADD: \$1,000,000; 1531 Mass. Ave., Arlington MTG: \$800,000 from **Dedham Institution for Savings NOTES:** Industrial prop., const. 1952; bldg .size is 3,550 sf, lot size is 12,000 sf; last sold for \$300,000 in Aug. 1996

JUNE 29TH

MTG: \$47,000,000 from PNC Bank

ADD: Charter Way and Rangeway Road, Billerica

BWR: Billerica Developers LLC, managed by Mark Wilf

and Zygmunt Wilf

NOTES: Lot size is 5.3 acres

MTG: \$22,000,000 from Walker & Dunlop LLC

ADD: 1008 Main St., Weymouth

BWR: Gaslight Village Associates LP, managed by

James A. Nicholson

MTG: \$21,920,000 from Citizens Bank

ADD: 140 Summit St., Peabody

BWR: Summit Street Realty LLC, mgd. by Ray Hendrickson

MTG: \$16,000,000 from Berkshire Bank ADD: 28-32 Newton St., Southborough

BWR: Newton Street II LLC, mgd. by Ding On Kwan

MTG: \$10,000,000 from MutualOne Bank ADD: 132 and 134 Turnpike Rd., Southborough BWR: That 132 Turnpike Road LLC and That 134 Turnpike Road LLC, managed by William A. Depietri and Douglas M. Freeman

MTG: \$3,990,000 from East Boston Savings Bank ADD: 103 Bowers St., 71 Clare St., 74-76 Gershom Ave., 116-118 Martin St., 48 Mt Hope St., 60 Mt. Vernon St., 20 Rockdale Ave., 63-65, 69 and 73-79 Varney St., Lowell BWR: Steven DeRosa, trustee of 71 Clare Realty TR, 74 Gershom Realty TR, 66 Gilcreast Realty TR, 116 Martin Realty TR, 48-1 Mt Hope Realty TR, 60 Mount Vernon Realty TR, 20 Rockdale Realty TR and 63 and 73 Varney Realty TR

MTG: \$3,300,000 from United Bank

ADD: 63 and 151 Springfield St., Agawam and 971

Bridge St., Northhampton

BWR: Ellendave LLC, managed by David A. Ratner

MTG: \$3,000,000 from Radius Bank ADD: 271 Nahant Rd.. Nahant

BWR: Wellesley Healthcare Properties LLC, managed by Mark Blake and Amir Khan

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MTG: \$2,500,000 from Millbury Savings Bank

ADD: 120 Gilboa St., Douglas

BWR: Gilboa Properties LLC, mgd. by Michael DeCaro

and Patricia Kathleen DeCaro

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BUYER: 27 Charter Ventures LLC, managed by Collin Yip **SELLER:** TI One LLC, managed by Joseph P. Bisognano

III, president and treasurer

PRICE/ADD: \$2,350,000; 27 Charter St., Boston **NOTES:** Multifamily property, constructed 1910; building size is 4,425 sf, lot size is 1,150 sf; four- to six units; last sold for \$1,765,000 in Oct. 2015

MTG: \$2.243.000 from Middlesex Federal SB

ADD: 891 East First St., Boston

BWR: 891 East First LLC, Robert J. Noto, Jr.

MTG: \$2,097,305 from Farm Credit East

ADD: Barry St., and 113 North West St., Agawam **BWR:** Elaine Vincent, Joshua Vincent and Robert Vincent

MTG: \$2,000,000 from United Bank ADD: 95-167 Avocado St., Springfield

BWR: Avocado Street LLC, mgd. by David A. Ratner

BUYER: Cambridge Street 445 LLC, mgd. by David Stoia **SELLER:** 445 Cambridge Street LLC, managed by Michael J. Hynes Jr.

PRICE/ADD: \$1,800,000; 445 Cambridge St., Allston MTG: \$910,000 from Brookline Bank

NOTES: Retail property, constructed 1936, renovated 1980; building size is 5,500 sf, lot size is 7,975 sf; last sold for \$825,000 in April 2011

MTG: \$1,800,000 from Rollstone B&T Co. ADD: 5 and 7 Nixon Ave. and 1-15 Webster St., Worcester **BWR:** 1-15 Webster Street LLC, managed by Brian S. Barrows, president; Christine Barrows, treasurer

MTG: \$1,700,000 from Rockland Trust Co.

ADD: 161 Chestnut St., Foxborough

BWR: 161 Chestnut Street LLC, managed by Michael

C. Noe and Larry Stern

MTG: \$1,597,500 from Bridgewater Savings Bank **ADD:** 43, 44 and 47 Off Plymouth St., Bridgewater **BWR:** Bridgewater Homes LLC, mgd. by Jeffrey Cutter

MTG: \$1,543,000 from Florence Bank

ADD: 77 Carmody Rd., Hampden; 133 Shawinigan Dr., Ludlow; and 49 Andrew St., 62 Fountain St., 42 Melrose St. and 85 Rochelle St., Springfield

BWR: Emerald City Rentals LLC, mgd. by Fjodor Agranat

MTG: \$1,495,000 from Clinton Savings Bank

ADD: 5B Swan Ave., Worcester

BWR: Worcester County Management Corp., managed by Michael F. O'Rourke, president and treasurer

MTG: \$1,425,000 from East Boston Savings Bank ADD: 572 and 2060 Washington St., Hanover **BWR:** Prime Infiniti Real Estate LLC and Washington Hanover LLC, managed by David S. Rosenberg

MTG: \$1,400,000 from Walpole Cooperative Bank

ADD: 40 Cameron St., Brookline

BWR: Monitor Realty LLC, mgd. by Liberato DiStefano



A popular Cape Cod hospitality property and conference center has changed hands for \$26,250,000. DNC Parks & Resorts at Falmouth LLC acquired the 195,000-sf Sea Crest Beach Hotel from Scout Real Estate Capital, owners since Feb. 2010 when it traded for \$17,695,300. Constructed in 1930 on 21.6 acres, the Sea Crest has been a popular venue over the decades for tourists as well as anniversaries and weddings plus special

BUYER: Box Mill Farm Holdings LLC, managed by Thomas J. Mansfield

SELLER: Peter Central LLC, managed by Beran Peter PRICE/ADD: \$1,350,000; 19-31 Willow St., Parcels 1, 2 and 3, Ayer

MTG: \$1,000,000 from St. Mary's Credit Union **NOTES:** Land parcels; lot size is 4.1 acres; seller acquired Parcel 2 for \$1,500,000 in Dec. 2004; seller acquired Parcel 3 for \$170,000 in Feb. 2008

MTG: \$1,006,050 from Enterprise B&T Co. **ADD:** 1390-1394 Main St., Tewksbury

BWR: Elaina Estates LLC, managed by Domenic L. Germano and Joseph D. Germano

BUYER: Children's Orthopaedic Surgery Foundation, managed by Judith G. Karlin

SELLER: Waltham Anesthesia Limited Liability Co., managed by Steven J. Nathin, MD

PRICE/ADD: \$1,000,480*; 20 Hope Ave., Units G1,

G8, G10, G12 and 110B, Waltham

NOTES: Units in low-rise medical office condominium: U-G1 size is 700 sf; UG8 size is 800 sf; UG10 size is 800 sf; U-110B size is 1,050 sf; * buyer on same day separately acquired U-206 from Solomon Gabbay for \$208,310; unit size is 1,125 sf; unit last sold for \$81,800 in Feb. 1980

JUNE 28TH

MTG: \$150,000,000 from Metropolitan Life Insurance

ADD: One Avenue de Lafayette, Boston BWR: CHSP Boston II LLC and CHSP TRS Boston II LLC, managed by Graham J. Wootten

MTG: \$84,500,000 from Bank of America ADD: 1460 Middlesex St., Lowell; 377 Lynnway,

U-2498, Lynn

BWR: Wendy's of New England LLC, managed by Michael K. Hamra, president and treasurer **NOTES:** Other units covered by mortgage

MTG: \$14,150,000 from People's United Bank

ADD: 27 Patriot Pl., Foxborough

BWR: Fox Inn LLC, managed by Mark R. Stebbins

MTG: \$10.000.000 from Bank of America

ADD: 74 Beacon St., Boston

BWR: Seventy Four Beacon LLC, mgd. by Jacqueline McCoy

MTG: \$4,300,000 from Camden National Bank

ADD: 277 Broadway, Cambridge

BWR: 277 Broadway LLC, managed by Ling Yi Liu

MTG: \$3,500,000 from JPMorgan Chase Bank

ADD: 88 Beacon St., Somerville

BWR: 88 Beacon Realty Inc., mgd. by Philip Privitera, pres.

BUYER: Zaytems International LLC, managed by Vladymir Narcisse and Abebayehu Y. Teffera

SELLER: Stephen Sachetta, trustee of 433 Broadway

Realty TR

PRICE/ADD: \$3,100,000; 431-433 Broadway, Everett **NOTES:** Office prop., const. 1935; bldg. size is 20,275 sf, lot size is 32,225 sf; last sold for \$1,125,000 in Feb. 2001

MTG: \$2,600,000 from North Brookfield SB

ADD: 10 Pullman St., Worcester

BWR: Grove Street Properties LLC, managed by

Meletios D. Chacharone

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BUYER: Dr-One LLC, managed by Raymond Hurteau **SELLER:** Roberta Lancione and Stephen Lancione **PRICE/ADD:** \$800,000; 341-343 E St., South Boston

MTG: \$1,971,000 from Eagle Bank NOTES: Land parcels; lot size is 2,400 sf

MTG: \$1,700,000 from Salem Five Cents SB ADD: 119 Rear Foster St., and 65 Walnut St., Peabody BWR: 119 Rear Foster Street LLC, mgd. by John Thompson

BUYER: VOA Malden Assisted Living LLC, managed by Thomas L. Bierbaum, president

SELLER: City of Malden, mgd. by Mayor Gary Christenson **PRICE/ADD:** \$1,500,000; 341 Forest St., Malden

MTG: \$20,720,000 from Eastern Bank NOTES: Nursing home, const. 1900; bldg. size is 41,225 sf,

lot size is 2.5 acres; former McFadden Memorial Manor

MTG: \$1,500,000 from Eastern Bank

ADD: 9 Central St., Wellesley

BWR: 9 Central LLC, c/o Bulfinch Cos., managed by

Eric D. Schlager, president

JUNE 27TH

BUYER: Essex Apartments Property Owner LLC, managed by JRK Investors Inc.

SELLER: Avalonbay Communities Inc., managed by Timothy J. Naughton, president; Keri A. Shea, treasurer **PRICE/ADD:** \$45,100,000; Prospect Street, Lot 4, Peabody

MTG: \$37,162,000 from Berkadia Commercial Mortgage LLC

NOTES: Multifamily property, constructed 1999; apartment building size totals 172,650 sf, lot size is 11 acres; seven buildings and 154 units; property last sold for \$4,800,000 in May 1999

MTG: \$39,977,850 from Eastern Bank

ADD: 1312, 1330 and 1342-1350 W. Central St., Franklin **BWR:** ALTA Franklin LLC, managed by James Lambert

MTG: \$28,105,000 from Cambridge Savings Bank ADD: 200, 300, 400 and 500 Innovation Dr., Tewksbury BWR: 495 BC Acquisitions LLC, mgd. by Jeffrey Kusumi

BUYER: NBCRE Partners IV LLC, managed by Dean Withington Atkins

SELLER: John Basile, Catherine A. Minnerly and R. Scott Pulver, trustees of Jack Straw Realty TR **PRICE/ADD:** \$5,250,000; 1010 W. Chestnut St., Brockton **MTG:** \$3,710,000 from Country Bank for Savings **NOTES:** Industrial prop., const. 1988; bldg. size is 84,000 sf, lot size is 6.9 acres; last sold for \$4,200,000 in June 2004

MTG: \$2,000,000 & \$5,000,000 from Rockland Trust Co. ADD: 9 Althea St., 68 Bakersfield St., 396 and 398 Centre St., 5 Dawes Ter., 35 Harbor View St., 18 Howes St., 35 Newport St., 15 Romsey St., 79 Saxton St., 7 St Marks Rd., 832 Washington St., Boston; 106 Sumner St., Quincy; and 162 Albion St., 281 Medford St., 14 Stickney Ave., Somerville BWR: Hatfield Properties LLC, mgd. by James Hatfield



An Arizona investor specializing in single tenant net leased real estate has acquired a half-dozen child care centers in Massachusetts from Walker Realty LLC and its principal, Robert A. Walker, who developed the properties over the past decade. Backed by financing from Citibank, STORE Capital of Scottsdale paid an aggregate \$47,681,875 to acquire the assets, including the highest amount paid of \$10,240,000 to secure Four Shaker Ln. in Walpole (pictured), which has 26,525 sf of space on a 4.2 acre parcel near the Fork Factory Brook Reservation. It was constructed in 2008. Other holdings are in Beverly, Hopkinton, Marlborough, Sudbury and Westford.

MTG: \$3,200,000 from East Cambridge SB ADD: 439-443 West Broadway, South Boston

BWR: Eddie Sitt and Isaac Sitt, trustees of E-Z Realty TR

BUYER: 72 Mall LLC, managed by Andreas A. Tsitos **SELLER:** Linda Realty Group LLC, managed by Andreas A. Tsitos

PRICE/ADD: \$3,150,000; 72 Mall St., Lynn MTG: \$2,520,000 from Digital Federal Credit Union

NOTES: Multifamily property, constructed 1973; building size is 18,600 sf, lot size is 17,850 sf; 21 units; last sold for \$1,772,000 in Jan. 2007

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

ADD: 124-130 Green St., Lynn

BWR: Keane Properties LLC, managed by Mark Keane

MTG: \$2,200,000 from Country Bank for Savings

ADD: 40 Centre St., Brookline

BWR: Forty Centre Street LLC, managed by Robert Roth

MTG: \$1,300,000 from Mansfield Cooperative Bank

ADD: 299-309 Moody St., Waltham

BWR: 309 Moody Street LLC, managed by Eugene S. Goldstein

MTG: \$1,000,000 and \$3,000,000 from First Commons Bank

ADD: 307 Bowdoin St., Dorchester

BWR: Trinity Green Investments LLC, managed by

Thomas J. Broderick, Jr.

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

ADD: 789 East Broadway, South Boston

BWR: The 789 East Broadway LLC, managed by Allen J. Drescher

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

ADD: 1 and 6 Front St., and 11 Water St., Marblehead **BWR:** Boston Yacht Club, managed by Donald R.

Humphrey, Jr., treasurer

MTG: \$1,000,000 from East Boston Savings Bank ADD: 3, 15, 19 Central St., and 3 & 15 Summer St., Braintree BWR: SKORZ/Braintree LLC, managed by Louis Karger

JUNE 24TH

BUYER: MACK Devens Development LLC, Wisconsin, mgd. by Jawad Nunes, Chetan Patel and Michael Schick SELLER: CIP Independence Drive LLC, managed by CrossHarbor Capital Partners LLC

PRICE/ADD: \$28,437,500; 18 Independence Dr., Ayer MTG: \$21,000,000 from Wells Fargo Bank NOTES: Industrial property, constructed constructed

1997; building size is 324,625 sf, lot size is 21.6 acres; last sold for \$19,800,000 in Feb. 2007

BUYER: Store Master Funding XI LLC, Scottsdale AZ **SELLER:** Walker Realty LLC, mgd. by Robert A. Walker **PRICE/ADD:** \$10,240,000; 4 Shaker Ln., Walpole

MTG: \$8,350,000 from Citibank

NOTES: Retail property, constructed 2008; building size is 26,525 sf, lot size is 4.2 acres: child care center; property last sold for \$1,900,000 in May 2007

BUYER: Store Master Funding XI LLC, Scottsdale AZ **SELLER:** Walker Realty LLC, mgd. by Robert Walker **PRICE/ADD:** \$8,350,000; 307 Boston Post Rd., Sudbury

MTG: \$8,350,000 from Citibank

NOTES: Retail property, constructed 1911; building size is 2,125 sf, lot size is 4.5 acres; child care center; last sold for \$840,000 in June 2002

BUYER: Store Master Funding XI LLC, Scottsdale AZ **SELLER:** Walker Realty LLC, mgd. by Robert A. Walker **PRICE/ADD:** \$6,600,000; 232 Essex St., Beverly

MTG: \$6,500,000 from Citibank

NOTES: Retail property, constructed 2009; building size is 21,225 sf, lot size is 2.8 acres: child care center; last sold for \$670,000 in Aug. 2008

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MTG: \$3,500,000 from Northern B&T Co.

ADD: Clinton St., East Main St., and Wilson St., Hopkinton **BWR:** Legacy Farms LLC, mgd. by Roy MacDowell, Jr.

BUYER: Petruzziello Properties LLC

SELLER: Dexter Southfield Inc., managed by Shaw

McDermott, president

PRICE/ADD: \$3,200,000; 586 Shore Rd., Bourne

MTG: \$2,824,000 from M&T Realty Capital Corp.

ADD: 495 Blue Hill Ave., Dorchester

BWR: V.B.C. Housing Limited Partnership, managed by

Harold Raymond, president and treasurer

MTG: \$2,500,000 from Bank of New England

ADD: 60-70 Cross Street East, Somerville

BWR: Cross Street Holdings LLC

MTG: \$2,088,000 from Eastern Bank

ADD: 95 Behen St., Everett

BWR: IMT Wharf LLC, managed by Philip J. Capolupo

and Wayne P. Capoulupo

MTG: \$1,715,000 from Blue Hills Bank

ADD: 32-40 Court St., Plymouth

BWR: Polar Cat LLC, mgd. by Philip Cronin II & Joseph Curtin

MTG: \$1,750,000 from Bank of New England

ADD: \$4,250,000; 60-70 Cross St., East, Somerville

BWR: 60 Cross Street Investment LLC, mgd. by Young Lee **MTG:** \$1,500,000 from **Hingham Institution for Savings**

ADD: 64 Saint George St., Duxbury and 19R Fort Hill

St., 26 Franklin Rodgers Rd, Hingham

BWR: South Shore Conservatory of Music Inc., mgd. by Kathy Czerny, president; William Gagnon, treasurer

MTG: \$1,200,000 from Eastern Bank ADD: 11 Macs Ln., Vineyard Haven

BWR: The Henrietta Brewer House Inc., managed by

Scott S. Gerstmar, president and treasurer

MTG: \$1,100,000 from Middlesex Savings Bank ADD: Brook St., and 1-7 and 8R at Whitetail Run, Auburn BWR: Crescent Builders Inc., managed by Iqbal Ali,

president and treasurer

JUNE 23RD

BUYER: WP Alta Franklin LLC, managed by Wood Partners, Atlanta

SELLER: ACME Jazz LLC, managed by Michael J. Egan **PRICE/ADD:** \$7,840,000; 1312, 1330 and 1342-

1350 West Central St., Franklin

MTG: \$39,997,850* from Eastern Bank

NOTES: Industrial properties; 1312 West Central St. constructed 1960; building size is 1,375 sf, lot size is 8.1 acres; 1330 West Central St. a land parcel; lot size is seven acres; 1342 West Central St. constructed 1720; building size is 11,400 sf sf, lot size is three acres; *construction mortgage; seller acquired properties between Nov. 1997 and March 2012 for total consideration of \$1,039,000



An eight-unit multifamily property at 28-30 Bay State Rd. in Quincy has new ownership for the first time in more than a half-century as 30 Bay State Road LLC pays an even \$1,000,000 for the building which was constructed in 1950. The buyer borrowed \$800,000 from South Shore Bank to finance purchase of the 5,075-sf building located on a 9,825 sf parcel. The family of seller David M. Goldman and Bardavell LP had owned 28-30 Bay State Rd. since Oct. 1962. Michael J. Holland is manager of 30 Bay State Road LLC.

BUYER: Store Master Funding XI LLC, Scottsdale AZ **SELLER:** Walker Realty LLC, managed by Robert Walker **PRICE/ADD:** \$7,300,000; 9, 11 & 13 Powers Rd., Westford **NOTES:** Retail properties; 9 Powers Rd. const. 1996; building size is 14,256 sf, lot size is 1.1 acres; 11 Powers Rd. const. 1997; building size is 5,350 sf, lot size is 40,225 sf; 13 Powers Rd. const. 2002; building size is 14,300 sf, lot size is 40,150 sf; child care centers; seller acquired properties for \$167,000 in Sept. 1997

MTG: \$6,346,389 from Bank of America

ADD: 125 Arlington St., 135-137 Chestnut St., 36-40 and 93-95 Orange St., 78 Washington St., Chelsea **BWR:** Chiron-Mass LLC, managed by Romie Chaudhari

BUYER: SL Realty Holdings LLC, mgd. by Jonathan Lanstein **SELLER:** PD Land Trust LLC, managed by Christopher Anderson and Kurt G. Stenhouse

PRICE/ADD: \$4,250,000; 263-267 and 271 Cambridge St., aka 263-277 Cambridge St., Cambridge **MTG:** \$3,400,000 from **Rockland Trust Co. NOTES:** Office property, constructed 1965; building size is 12,725 sf, lot size is 9,500 sf; last sold for

MTG: \$1,870,167 from Cambridge Savings Bank

ADD: 5 and 11 Homsey Ln., Needham

\$1,800,000 in Oct. 2003

BWR: Whittenton Management LLC, managed by Mashhour Moukaddem

MTG: \$1,804,113 from East Boston Savings Bank ADD: 6 and 10 Hilltop Rd., and 17, 19 and 25 Overlook Dr., Danvers

BWR: Lindallwood Realty III LLC, managed by Eric A. Katz and Peter J. Ogren

BUYER: 100 Baldwin Avenue LLC, managed by Maria M. Seaver and Scott L. Seaver

SELLER: Oclen Realty LLC, mgd. by Richard J. LeBlanc **PRICE/ADD:** \$1,735,325; 98 and 100 Baldwin Ave., Woburn

NOTES: Land parcel; lot size is 1.2 acres; last sold for \$365,000 in Feb. 2003

MTG: \$1,500,000 from South Shore Bank

ADD: 21 Kemper St., Quincy

BWR: Seven Shamrocks LLC, managed by Patricia M. Cronin

BUYER: 585 Somerville Avenue LLC, managed by Julian B. Lewis and Antonia Shelzi

SELLER: Alfredo S. Sequeira and Maria F. Sequeira **PRICE/ADD:** \$1,425,000; 583-585 Somerville Ave., Somerville

NOTES: Mixed-use property, constructed 1900; building size is 4,575 sf, lot size is 4,100 sf; multi-family and retail; six units

BUYER: 41 Amory LLC, managed by Mordechai Levin **SELLER:** Paulette L. Cappadona, Executrix of The Will of Joseph A. Cappadona

PRICE/ADD: \$1,300,000; 41 Amory St., Boston **NOTES:** Industrial property, constructed 1973; building size is 1,500 sf, lot size is 38,125 sf; seller's family ownership in property dates to July 1971

MILLION DOLLAR MORTGAGES/SALES JUNE 13 - JULY 1, 2016

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BUYER: 15 Madison Street LLC, mgd. by David Flores **SELLER:** George Vandoros, trustee of the CFG Realty TR **PRICE/ADD:** \$1,194,000; 15 Madison St., Malden **MTG:** \$1,194,000 from **George Vandoros**, trustee of the **CFG Realty TR**

NOTES: Industrial property, constructed 1930; building size is 5,000 sf, lot size is 13,000 sf; last sold for \$750,000 in Dec. 2004

MTG: \$1,045,000 from Metro Credit Union

ADD: 24 Guild St., Norwood

BWR: 6 Central Street LLC, managed by Carlos

Abboud and Golnaz Movafaghi

JUNE 22ND

MTG: \$9,000,000 from Strome Alpha Fund LP ADD: 15 Haviland St. and 12 Hemenway St., Boston BWR: 12 Hemenway LLC, managed by Karan Suri

MTG: \$6,346,389 from Bank of America

ADD: 285-291 Beacon St., 65 Cross St. and 129, 131,

131A and 131 B Pleasant St., Somerville

BWR: Chiron-Mass LLC, mgd. by Romie Chaudhari

MTG: \$4,600,000 from Monson Savings Bank

ADD: 107-123 Main St., Monson

BWR: Medeiros Downtown Crossing LLC, managed by John T. Medeiros

by John I. Medellos

BUYER: Wollaston Highland LLC, managed by Giancarlo Micozzi and Marcello Micozzi

SELLER: Eileen Dailey, Martin Devane, Kathleen Floyd, and Caroline Gilbertson, trustees of Mayo Realty Trust II **PRICE/ADD:** \$3,750,000; 261-269 Highland Ave., Quincy

MTG: \$2,750,000 from Brookline Bank

NOTES: Multifamily property, const. 1950; building size is 9,050 sf, lot size is 15,450 sf; 15 units; sellers' family acquired property for \$263,000 in Dec. 1974

MTG: \$3,200,000 from East Boston Savings Bank ADD: 307-313 Cambridge St., & 72-74 Gore St., Cambridge BWR: 72-74 Gore Street LLC, mgd. by Antonia Shelzi

BUYER: 295 Burnett Road LLC, mgd. by Richard Hesse **SELLER:** Burnett Road LLC, mgd. by Marie Cantalini-Petitt **PRICE/ADD:** \$2,800,000; 295 Burnett Rd., Chicopee

MTG: \$10,700,000 from Mercedes-Benz Financial Services

NOTES: Motel property, constructed 1960; first building size is 20,875 sf, lot size is 6.9 acres; second building size is 44,400 sf; 99 units; last sold for \$1,250,000 in May 1993;

MTG: \$2,500,000 from Brookline Bank ADD: 408 Massachusetts Ave., Acton BWR: Notca LLC, managed by Vincent Cuttone

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

ADD: 12-12A Kilby St., Somerville

BWR: WPS Investments LLC, mgd. by William Senne



Eastern Bank has loaned \$585,000 to Grace City Church enabling the \$1,200,000 acquisition of a single-story industrial building at 31 Stetson St. in Lynn. The 12,075-sf building which turned 50 last year is located on a 30,500-sf parcel. Seller 31 Stetson Street Trust paid \$750,000 for the building six years ago this month. Lauryn Blandford is trustee for that entity, while Luis Miro is president of Grace City Church.

BUYER: EA Brothers LLC* 84 Newbury Street LLC, 84A Newbury Street LLC and 84B Newbury Street LLC, managed by Konstantinos Dokos

SELLER: Philopater LLC, managed by Emad S. Younan and Neviene S. Younan

PRICE/ADD: \$1,800,000; 84 Newbury St., Peabody **MTG:** \$2,150,000 from **Digital Federal Credit Union NOTES:** Office property, constructed 2003; building size is 25,000 sf, lot size is 1.5 acres; last sold for \$2,025,000 in Nov. 2012; *Four LLCs have different percentage ownership in asset totaling 100 percent A sleek office building at 84 Newbury St. (Route One South) has undergone new ownership yet again, this time at a consideration of \$1,800,000 backed by a

MTG: \$1,450,000 from The Village Bank ADD: 8-10 and 16 Keefe Ave. & 22-24 River Ave., Newton BWR: 8 Keefe Avenue LLC, 16 Keefe Avenue LLC 22-24 River Ave., LLC, managed by Edward I. Shifman III

BUYER: 3190 Washington LLC, mgd. by Justin lantosca **SELLER:** William Schell, trustee of The Printers Realty TR **PRICE/ADD:** \$1,275,000; 3399-3401 Washington St., Jamaica Plain

MTG: \$1,493,000 from Leader Bank NOTES: Industrial property, constructed 1955; building size is 4,250 sf, lot size is 7,200 sf; seller's ownership in property dates to April 1972

BUYER: Grace City Church, managed by Luis Miro, president; Maureen Maynard, treasurer

SELLER: 31 Stetson Street TR, Lauryn Blandford, trustee **PRICE/ADD:** \$1,200,000; 31 Stetson St., Lynn

MTG: \$585,000 from Eastern Bank

NOTES: Industrial property, constructed 1965; building size is 12,075 sf, lot size is 30,500 sf; last sold for \$750,000 in July 2010

JUNE 21ST

BUYER: RECP V Medford Street Owner LLC, managed by DLJ Real Estate Capital Partners

SELLER: 35-37 Medford Street LLC, managed by Brian R. lammartino

PRICE/ADD: \$12,417,000; 35-37 Medford St., Somerville MTG: \$8,000,000 from Cambridge Trust Co.

NOTES: Mixed-use property, constructed 1870; building size is 59,950 sf, lot size is 1.1 acres; last sold for \$4,200,000 in Dec. 2012

BUYER: Peak 248 LLC, mgd. by Edward O. Mazzaferro **SELLER:** Leominster Industrial 248 LLC, managed by Bryan Blake, president; Robert Flynn, treasurer **PRICE/ADD:** \$4,100,000; 248 Industrial Rd., Leominster **MTG:** \$4,100,000 from Enterprise Bank & Trust Co. **NOTES:** Industrial property, constructed 1964; building size is 115,875 sf, lot size is 12 acres; last sold for \$7,350,000 in March 2006; *mortgage also covers 25 Litchfield St. and 554 Willard St., Leominster

BUYER: Windsor Ninety Three LLC, managed by Joseph Donovan

SELLER: Burt V. Gauthier, David C. Gauthier and John A. Gauthier

PRICE/ADD: \$1,200,000; 93 Windsor St., Cambridge

MTG: \$1,160,000 from Pilgrim Bank

NOTES: Retail property, constructed 1900; building size is 2,100 sf, lot size is 3,275 sf; last sold for \$44,375 in March 1992

BUYER: Armory Street Holdings LLC, managed by Tannous Kayrouz and Pierre Maroun

SELLER: F.L. Roberts and Company Inc., managed by Frank L. Roberts

MILLION DOLLAR MORTGAGES/SALES JUNE 13 - JULY 1, 2016

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PRICE/ADD: \$1,600,000; 140 Armory St., Springfield **MTG:** \$1,340,000 from **Commerce B&T Co. NOTES:** Retail property; building size is 3,000 sf, lot size is 42,100 sf; portion of 12-building portfolio seller acquired for \$15,000,000 in Sept. 2010

MTG: \$1,000,000 from Rollstone B&T Co.

ADD: 865 Merriam St., Leominster

BWR: 23 Realty LLC, managed by Paul A. DiGeronimo

JUNE 20TH

MTG: \$18,800,000 from Citizens Bank

ADD: 840 Winter St., Waltham

BWR: DMP Healthpoint LLC, managed by Paul R. Marcus, president; Jordanna Ferreira, treasurer

MTG: \$14,000,000 from Bank of New England

ADD: 290 Concord Rd., Billerica

BWR: Farley White Concord Road LLC, managed by

John F. Power Roger W. Altreuter

MTG: \$2,000,000 and \$3,245,500 from **Rockland Trust Co.**

ADD: Washington Street, Lots 49-58, 61, 62, 66-74, 77-87, 97-104 and Lots A and C, Stoughton **BWR:** The Villages at Goddard Highlands TR, managed by Elliot R. Schneider, treasurer

BUYER: 474 Boston Post Road Realty LLC, managed by Tarun Patel

SELLER: David L. Fields and Michael J Young, trustee of the Young Bloom Fields Realty TR

PRICE/ADD: \$2,800,000; 472-480 Boston Post Rd., Sudbury

MTG: \$1,950,000 from Rockland Trust Co.

NOTES: Retail prop., const. 1970; bldg. size is 14,300 sf, lot size is 26,125 sf; last sold for \$800,000 in Sept. 1986

MTG: \$1,489,489 from Middlesex Savings Bank

ADD: 1269 Main St., Concord

BWR: The Minute Man ARC for Human Services Inc., managed by Jean Goldsberg

JUNE 17TH

MTG: \$14,000,000 from Brookline Bank ADD: 170 Washington St., Haverhill

BWR: Viewpoint Vista LLC, managed by William M. Braucher and James S. Hughes

BUYER: Campanelli-TriGate Norwood Upland LLC,

managed by Daniel R. DeMarco

SELLER: CFRI/CQ Norwood Upland LLC, managed by Daniel R. DeMarco

PRICE/ADD: \$10,460,449; 100 Tech Dr. and Off Upland Rd., Norwood

MTG: \$22,750,000 from Cambridge Savings Bank

NOTES: Office property; building size is 193,000 sf, lot size is 10.1 acres; portion of property seller acquired in Oct. 2003



They paid a mere \$44,375 in March 1992 for 93 Windsor St. in Cambridge, and now the owners of that single-level retail property have cashed out for a far greater sum, with an affiliate of MG2 paying \$1,200,000 for the building set on a 3,275-sf parcel just outside Kendall Square. Pilgrim Bank loaned \$1,160,000 to Windsor Ninety Three LLC as the firm founded by John McGrail continues on an active buying spree in metropolitan Boston and beyond. The Cambridge building dates to 1900 and has 2,100 sf of space.

BUYER: Store Master Funding XI LLC, Scottsdale AZ **SELLER:** Walker Realty LLC, mgd. by Robert A. Walker **PRICE/ADD:** \$9,878,750; 5 Meserve St. and 2 Wood St., Hopkinton

NOTES: Mixed-use properties; 2 Wood St. constructed 2004; building size is 28,300 sf, lot size is 1.7 acres; property last sold for \$775,000 in May 2000; child care centers; 5 Meserve St. a land parcel; lot size is 1.1 acres; last sold for \$350,000 in Dec. 2008

BUYER: Store Master Funding XI LLC, Scottsdale AZ **SELLER:** Walker Realty LLC, mgd. by Robert Walker **PRICE/ADD:** \$5,133,125; 201 Cedar Hill St., Marlborough **NOTES:** Retail property, constructed 1996; building size is 16,600 sf, lot size is two acres; child care center; property last sold for \$180,000 in Oct. 1996

BUYER: 125 Shawmut Road Realty LLC, managed by Steven F. Way

SELLER: FMK Realty LLC, c/o Riverside Properties, Mark E. Levy, president; Edward P. Bell, treasurer **PRICE/ADD:** \$3,125,000; 125 Shawmut Rd., Canton **MTG:** \$3.159.000 from **Citizens Bank**

NOTES: Industrial property, constructed 1971: building size is 40,100 sf, lot size is 2.8 acres; last sold for \$1,800,000 in March 2000

MTG: \$2,184,000 from Milford National Bank and Trust Co.

ADD: 1 and 11 Millville St., 133 North Ave., Mendon **BWR:** 133 North Avenue LLC, RTE 85 Realty Corp. and Uxbridge Road LLC, mgd. by Kevin Meehan, president

BUYER: Sherman Manley LLC, managed by Daniel Quirk **SELLER:** Margaret Realty LLC, managed by Joan Parker **PRICE/ADD:** \$1,650,000; 91 McGrath Hwy., Quincy **NOTES:** Industrial property, constructed 1959; building size is 6,200 sf, lot size is 20,925 sf; last sold for \$90,000 in July 1972

MTG: \$1,476,427 from Clinton Savings Bank

ADD: 1081-1085 Main St., Leicester

BWR: Gabriel N. Simon, trustee of CGT Realty TR

MTG: \$1,392,000 from Beverly Bank

ADD: 41 Reed St., Cambridge

BWR: 41 Reed St LLC, managed by Donald Eurich,

Harold B. McShane and Ronald L. Smith

MTG: \$1,275,000 from TD Bank ADD: 64 Kirkwood Rd., Brighton

BWR: Shane Kenney

MTG: \$1,246,000 from Avidia Bank ADD: Oak Trail. Lots 10A and 11A. Bolton

BWR: Melanson Bros Inc., mgd. by Gary Melanson, pres.

MTG: \$903,811 and \$1,230,000 from MutualOne Bank

ADD: 1-5 Fieldstone Way, 2 Meadowview Ln. and 505 Pleasant St., Framingham

BWR: That Starr Construction Inc., managed by Stephen Starr, president and treasurer

MTG: \$1,229,000 from Granite State Economic Development Corp. and \$1,500,000 from Radius Bank

ADD: 99-105 Crescent Ave., Chelsea

BWR: Crescent Avenue — Chelsea LLC, managed by Valerie Ann Bono, Edwin Bresciani, Eric Bresciani and Maria Elena Malloy and Steven Melanson, treasurer

BUYER: 1812 Auto Clinic LLC, mgd. by George Atallah SELLER: John C. Oakley and Monique Proulx, Personal Representatives of The Estate of Jean Paul R. Proulx PRICE/ADD: \$560,000; 1812 Turnpike St., North Andover MTG: \$1,225,822 from Enterprise Bank & Trust Co. NOTES: Retail property; building size is 4,150 sf, lot size is 37,900 sf; sellers' family ownership dates to Sept. 1959

MILLION DOLLAR MORTGAGES/SALES JUNE 13 - JULY 1, 2016

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BUYER: Charmed Life LLC, managed by David C. Mat-

teo and David B. Winick **SELLER:** Richard W. Fleming

PRICE/ADD: \$1,200,000; 402-404 Mystic Ave., Somerville MTG: \$1,398,000 from First Boston Construction

Holdings LLC

NOTES: Retail prop., const. 1940; bldg. size is 1,725 sf, lot size is 1,750 sf; last sold for \$250,000 in Aug. 1991

BUYER: Charmed Life LLC, managed by David C. Matteo and David B. Winick

SELLER: A&M Foreign Motors LLC, managed by Edwin A. Santa Cruz and Myrna Santa Cruz

PRICE/ADD: \$1,100,000; 390-400 Mystic Ave., Somerville **MTG:** \$1,398,000 from **First Boston Construction**

Holdings LLC

NOTES: Industrial property, constructed 1967; building size is 2,925 sf, lot size is 9,575 sf: last sold for \$600,000 in Dec. 2010

MTG: \$1,025,000 from Eastern Bank ADD: 1024 Massachusetts Ave., Boston

BWR: Hajj Realty Company LLC, mgd. by Jihad Hajj

BUYER: Landreau Realty LLC, mgd. by Damien Goudreau **SELLER:** Jencent LLC, managed by Vincent P. Iuliano **PRICE/ADD:** \$1,000,000; 129 Sturbridge Rd., Charlton **MTG:** \$1,012,391 from **Tree House Brewing Co. Inc. NOTES:** Land parcel; lot size is 68.4 acres; last sold for \$175,000 in Aug. 2002

JUNE 16TH

BUYER: WHC Silver Lake LLC, mgd. by Scott Schuster **SELLER:** CCP Kingston Business Trust **PRICE/ADD:** \$44,500,000; 17 Chipman Way, Kingston **MTG:** \$45,000,000 from **Midcap Financial Trust NOTES:** Mixed-use properties; first building const. 1973; building size is 31,225 sf, lot size is 12.1 acres; second building const. 1991; building size is 53,600 sf; third building const. 1990; building size is 2,000 f; fourth building constructed 1990; building size is 66,000 sf; last sold for \$20,470,000 in March 2006

BUYER: APEX WR 1031 LLC, mgd. by Robert Walker **SELLER:** Arthur Gutierrez Jr., and Gloria Gutierrez, trustees of Marlborough/Northborough Land Realty TR **PRICE/ADD:** \$8,500,000; Boston Post Road, Parcels 1 and 2, Marlborough

NOTES: Land parcels; lot size totals 33.2 acres; portion of property seller acquired in Oct. 2000

MTG: \$5,260,000 from Savers Cooperative Bank

ADD: 215 Charlton Rd., Sturbridge

BWR: Colonial Motel Inc., managed by Anthony Fantaroni, president and treasurer

MTG: \$4,771,000 from South Shore Bank

ADD: 1810 Washington St., Hanover

BWR: 1810 Washington LLC, mgd. by Brian P. Murphy



MTG: \$4,326,750 from Institution for Savings In Newburyport and Its Vicinity

ADD: 194-196 and 198-200 Blue Hill Ave., 939 Morton St., 130 Talbot Ave. and 200 Washington St., Boston

BWR: 194-200 Blue Hill Ave. LLC, 939 Morton Street LLC, 130 Talbot Ave. LLC and 200 Washington LLC, managed by Patrick Targete

BUYER: Valerie Ann Bono, Francesco Bono, Angelo Bresciani, Edwin Bresciani, Eric Bresciani and Maria Elena Mallov. trustees of BBD TR

SELLER: Echidna LLC, c/o Brickpoint Properties, managed by Bryce Tin mouth

PRICE/ADD: \$3,650,000; 3-7 Griffin Way, Chelsea **MTG:** \$2,840,000 from **Radius Bank**

NOTES: Industrial prop., const. 1986; bldg. size is 27,825 sf, lot size is 1.3 acres; last sold for \$3.075.000 in Feb. 2005

BUYER: Croteau-Deschenes Ventures LLC, managed by Marc Deschenes

SELLER: JKMT Properties LLC, managed by Kathleen M. Tavares

PRICE/ADD: \$1,650,000; 1703 Middlesex St., Lowell **MTG:** \$1,237,500 from **Lowell Five Cent SB NOTES:** Flex/industrial property, constructed 1983; building size is 41,800 sf, lot size is 3.6 acres; last sold for \$1,450,000 in June 2011

MTG: \$1,500,000 from East Boston Savings Bank ADD: 113, 115, and 117 Bartlett St., Charlestown BWR: Three Bartletts LLC, mgd. by George J. Georges

MTG: \$1,470,000 from Eastern Bank ADD: 1458 Blue Hill Ave., 10 Gannett St. and 50 Willowwood St., Boston

BWR: Project 77 LLC, managed by Kara W. Westerling

MTG: \$1,400,000 from Metro Credit Union

ADD: 19 Walnut St., Revere

BWR: COB Realty LLC, managed by David Rufo

JUNE 15TH

MTG: \$37,500,000 from PNC Bank ADD: 37 Commercial St, Braintree

BWR: Landing Apartments LLC, mgd. by Joshua Katzen

BUYER: R.K. Chelmsford LLC, managed by David Katz and Raanan Katz

SELLER: CRRT LLC, mgd. by Daniel Doherty III, treasurer **PRICE/ADD:** \$7,200,000; 299 Chelmsford St., Chelmsford **NOTES:** Retail property, constructed 2012; building size is 72,225 sf, lot size is 6.9 acres; Stop & Shop Supermarket; last sold for \$3,000,000 in June 1998

BUYER: Nstar Electric Co., managed by Craig A. Hallstrom, president; Philip J. Lembo, treasurer **SELLER:** Boston Sand & Gravel Co., mgd. by Dean M. Boylan, Jr., president; Jeanne Marie Boylan, treasurer **PRICE/ADD:** \$6,500,000; 492 Rutherford Ave., Somerville **NOTES:** Industrial property, constructed 1970; building size is 27,450 sf, lot size is 37,025 sf; last sold for \$2,487,500 in Oct. 1997

BUYER: 1-2 Washington Realty LLC

SELLER: 50 Speen Realty Associates DE LLC, c/o Bulfinch Cos., managed by Eric D. Schlager, president **PRICE/ADD:** \$3,900,000; 50 Speen St., Framingham

MTG: \$3,000,000 from Wellesley Bank

NOTES: Office property, constructed 1977; building size is 31,500 sf, lot size is 1.4 acres; last sold for

\$3,700,000 in Sept. 2006

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

MAY 13TH

BUYER: Kenneth A. Ghazey

SELLER: Patrick Plunkett and Anita Polli

PRICE/ADD: \$3,750,000; 154 West Brookline St., Boston **MTG:** \$2,812,500 from **Jeanne D' Arc Credit Union NOTES:** Single-family property, const. 1900; house size is 2,850 sf, lot size is 1,550 sf; four bdrms. and four baths; last sold for \$1,925,000 in Sept. 2006; Declaration of Homestead

BUYER: Joseph L. Zink

SELLER: Casey Nelson and Giselle Nelson **PRICE/ADD:** \$3,250,000; 273 Beacon St., U-3, Boston **MTG:** \$2,437,500 from **Middlesex Savings Bank NOTES:** Unit in low-rise condo; unit size is 2,500 sf; three bathrooms and 2.5 baths; unit last sold for \$2,825,000 in April 2012; Declaration of Homestead

BUYER: John Stovall and Sia Stovall

SELLER: Winifred Hentschel fna Winifred Hentschel Sachs **PRICE/ADD:** \$2,425,000; 12 Ash St., Cambridge **NOTES:** Single-family Colonial, const. 1846; house size is 2,700 sf, lot size is 4,425 sf; four bedrooms and 2.5 baths; sellers family ownership dates to April 2006

BUYER: Eric M. Baim and Jessica Baim **SELLER:** David Farris and Nell Heisner **PRICE/ADD:** \$2,175,000; 15 Cedar St., Lexington **MTG:** \$1,740,000 from **Wells Fargo Bank NOTES:** Single-family Colonial, const. 2015; house size is 4,825 sf, lot size is 14,800 sf; six bdrms. and five baths; last sold for \$655,000 in Oct. 2014; Declaration of Homestead

BUYER: Julie P. Nelson and Paul F. Nelson SELLER: Christopher Duval and Mary A. Lyons PRICE/ADD: \$2,150,000; 1 Everett Ave., Winchester MTG: \$1,650,000 from JPMorgan Chase Bank NOTES: Single-family Colonial, constructed 1900; house size is 5,875 sf, lot size is 17,325 sf; five bedrooms and 4.5 baths; last sold for \$1,670,000 in Aug. 2007; Declaration of Homestead

BUYER: 222 Freeman Street LLC, managed by Frederick Y. Chen and Sherleen H. Chen

SELLER: Hanna Youshaei

PRICE/ADD: \$1,750,000; 222 Freeman St., Brookline **MTG:** \$1,450,000 from **The Village Bank**

NOTES: Three-family property, constructed 1935; building size is 3,400 sf, lot size is 5,600 sf; building last sold for \$500,000 in Feb. 2000

MTG: \$1,640,000 from Needham Bank ADD: \$825,000; 289 Harris Ave., Needham

BWR: Nikolaos M. Ligris

BUYER: Michael F. Schulz **SELLER:** Stephanie G. Wall

PRICE/ADD: \$1,600,000; 994 Main St., Cotuit **MTG:** \$800,000 from **Dedham Institution for Savings NOTES:** Single-family Colonial, constructed 1988; house size is 2,900 sf, lot size is 10,025 sf; four bedrooms and four baths; last sold for \$890,000 in Jan. 1995



JPMorgan Chase Bank financing of \$1,650,000 has enabled the \$2,150,000 purchase of 1 Everett Ave. in Winchester by Julie P. Nelson and Paul F. Nelson from Christopher Duval and Mary A. Lyons, owners since paying \$1,670,000 in Aug. 2007. Constructed in 1900 on a 17,325-sf parcel, 1 Everett Ave. has 5,875 sf of space with five bedrooms and 4.5 baths.

BUYER: Patrick E. Miller

SELLER: Buildrite LLC, managed by Michael Cremin **PRICE/ADD:** \$1,580,000; 181 Cedar St., Wellesley **MTG:** \$800,000 from **First Republic Bank NOTES:** Single-family Colonial, constructed 2016; house size is 4,600 sf, lot size is 34,400 sf; six bedrooms and five baths; last sold for \$680,000 in Nov. 2015; Declaration of Homestead

MTG: \$1,533,400 from First Republic Bank ADD: 304 Commonwealth Ave., U-1, Boston BWR: Robert D. Tedaldi and Ruth E. Tedaldi

BUYER: Dara US, Inc.

SELLER: 477 Harrison Avenue LLC, mgd. by John Holland **PRICE/ADD:** \$1,475,000; 477 Harrison Ave., U-4C, Boston **NOTES:** Unit in high-rise condominium; unit size is 1,125 sf; two bedrooms and two baths; building last sold for \$6,350,000 in July 2012

BUYER: Andrew Thompson and Annemarie Thompson **SELLER:** Lori Leo

PRICE/ADD: \$1,455,000; 164 Centre St., Dover **NOTES:** Single-family Colonial, constructed 1776, renovated 2015; house size is 5,225 sf, lot size is 2.1 acres; five bedrooms and five baths; last sold for \$700,000 in Sept. 2015

BUYER: Lawrence Shumila and Natasha Traisci Shumila **SELLER:** Daniel W. Bienkowski and Sally Boothe Bienkowski

PRICE/ADD: \$1,451,000; 8 Orchard Ln., Lexington **MTG:** \$800,000 from **Santander Bank NOTES:** Single-family Colonial, constructed 1991; house size is 3,100 sf, lot size is 31,350 sf; four bed-

house size is 3,100 sf, lot size is 31,350 sf; four bedrooms and three baths; sellers acquired property for \$215,000 in Dec. 1991; Declaration of Homestead

BUYER: Natasha E. Poylin and Vitaliy Y. Poylin SELLER: Glenn F. Campbell and Joanne M. Campbell PRICE/ADD: \$1,435,000; 40 Topsfield Rd., Wenham MTG: \$700,000 from First Republic Bank NOTES: Single-family property, constructed 2003; house size is 6,150 sf, lot size is five acres; five bedrooms and 4.5 baths; last sold for \$2,600,000i n Nov. 2004; Declaration of Homestead

MTG: \$1,386,243 from Rollstone Bank & Trust

ADD: 129 Ferry St., South Grafton **BWR:** James M. Flagg II and Patricia A. Flagg

BUYER: Nancy B. Samiljan **SELLER:** Jonathan G. Sloane

PRICE/ADD: \$1,350,000; 8 East Bay Rd., Osterville **NOTES:** Single-family property, constructed 1829; house size is 3,825 sf, lot size is 1.5 acres; six bedrooms and 4.5 baths; last sold for \$550,000 in Nov. 2001

BUYER: Mary Ellen Klein and Michael Sokolowski **SELLER:** Lisa Libretto and Thomas Libretto

PRICE/ADD: \$1,315,000; 61/2 Cherry St., Nantucket MTG: \$986.250 from Blue Hills Bank

NOTES: Single-family property, const. 2001; house size is 3,375 sf, lot size is 6,000 sf; seven bedrooms and five baths; last sold for \$1,175,000 in May 2010

MTG: \$1,292,000 from Citizens Bank ADD: 130 Hickory Rd., Weston BWR: Christian Gary Wilson

MTG: \$1,248,000 from Silicon Valley Bank ADD: 36 Robinwood Ave., Needham BWR: Gregory Dracon and Kacey Dracon

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MTG: \$1,230,000 from Mortgage Network

ADD: 23 York Ter., U-2, Brookline **BWR:** Mark Norris and Alice Shin

MTG: \$1,205,500 from United Bank

ADD: 82 Fuller St., Edgartown

BWR: Kenneth A. Lobianco and Patricia A. Lobianco

BUYER: Robert D. Plante and Laura M. Spencer **SELLER:** June Archer Miller and Tobias Myers **PRICE/ADD:** \$1,200,000; 7 Loring Ln., West Tisbury

MTG: \$900,000 from Santander Bank
NOTES: Single-family Bunglow, const. 1986; house

size is 3,075 sf, lot size is two acres; three bedrooms and 2.5 baths; last sold for \$950,000 in Oct. 2009

BUYER: Celia Dressel and Juergen Horn **SELLER:** Georgia Florence Sullivan Darnell Wells

PRICE/ADD: \$1,175,000; 278-280 Ocean Ave., Marblehead

MTG: \$700,000 from National Grand Bank NOTES: 278 Ocean Ave is a land parcel; lot size is 5,575 sf; sellers family ownership dates to Oct. 1984; 279 Ocean Ave. is a single-family property, const. 1920; house size is 6,125 sf, lot size is 14,850 sf; five bdrms. and 5.5 baths; last sold for \$1,500,000 in Feb. 2000; 280 Ocean Ave. is a single-family Colonial const. 1920; house size is 3,275 sf, lot size is 6,000 sf; four bdrms. and 2.5 baths; sellers family ownership dates

BUYER: Christine M. Lynch and Timothy M. Lynch SELLER: Jeremy Gonsalves and Jill S. Shea PRICE/ADD: \$1,175,000; 12 Sherbrooke Dr., Dover MTG: \$940,000 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 1967; house size is 3,525 sf, lot size is 1.1 acres; five bedrooms and four baths; last sold for \$750,000 in Aug.

to Jan. 2007

BUYER: Leilei Chen and Wenpan Deng **SELLER:** Kevin R. Burney and Laura M. Burney **PRICE/ADD:** \$1,170,000; 32 Overlook Rd., Hopkinton

2003; Declaration of Homestead

NOTES: Single-family Colonial, const. 2004; house size is 6,450 sf, lot size is 39,650 sf; four bdrms. and five baths; last sold for \$960,397 in Nov. 2005; Declaration of Homestead

BUYER: Marco Antonio Perri Barbosa, Jr., and Regina M. Barbosa

SELLER: David M. Marshall and Tracey A. Marshall **PRICE/ADD:** \$1,150,000; 321 Concord Rd., Wayland **NOTES:** Single-family Colonial, constructed 1998; house size is 3,325 sf, lot size is 1.85 acres; four bedrooms and 2.5 baths; last sold for \$630,000 March 1998; Declaration of Homestead

BUYER: Jeanne B. Carey and Stephen C. Carey **SELLER:** Margaret M. Vaillancourt

PRICE/ADD: \$1,135,000; 29 9TH St., Charlestown **NOTES:** Unit in low-rise condominium; unit size is 1,775 sf; two bedrooms and 2.5 baths; unit last sold

for \$750,000 in July 2002



Cambridge Savings Bank has loaned \$1,190,000 to Stacey Faneuil applied to the \$1,400,000 acquisition of 10 Longacre Rd. in Needham from Changni Zhong and Quingsheng Zhuang. The sellers had owned 10 Longacre Rd. since Sept. 2012 when it was bought for \$1,255,000. It had been constructed one year prior on a 10,400 sf site. The property contains 3,900 sf with five bedrooms and 3.5 baths.

BUYER: Joy R. Pappas and Philo T. Pappas **SELLER:** Gary MacEachern and Mary MacEachern **PRICE/ADD:** \$1,125,000; 51 Lincoln Ave, Swampscott **NOTES:** Single-family property, constructed 1948; house size is 3,750 sf, lot size is 10,900 sf; five bedrooms and 4.5 baths; last sold for \$825,000 in Nov. 1999; Declaration of Homestead

MTG: \$34,000 and \$1,112,000 from Berkshire Bank

ADD: 12 Hobart Ln., Cohasset **BWR:** Joan Maraia and Joseph Maraia

MTG: \$1,095,000 from JPMorgan Chase Bank

ADD: 32 Schoolhouse Rd., Edgartown

BWR: Innovation MV Properties LLC, managed by

Adam Troy Epstein

MTG: \$1,080,000 from Fairway Independent Mortgage Corp.

ADD: 8 Myrtle St., Boston

BWR: Laura Cousineau and Robert Cousineau

BUYER: Alyssa Kollmeyer and Keith Kollmeyer **SELLER:** 29-31 South St., LLC, mgd. by Nikolaos Ligris **PRICE/ADD:** \$1,067,625; 29-31 South St., U-29, Jamaica Plain

MTG: \$159,750 from Webster Five Cent Savings Bank and \$852,000 from Mortgage Network NOTES: Unit in low-rise condo; unit size is 2,100 sf; two bedrooms and 2.5 baths; Declaration of Homestead

BUYER: Matthew Cavanagh and Yelena Pushak **SELLER:** Linda M. Noonan and Robert G. Noonan **PRICE/ADD:** \$1,060,000; 40 Whitney Ave., Westwood **MTG:** \$740,000 from **Institution for Savings** in

Newburyport and Its Vicinity

NOTES: Single-family property, constructed 1995; house size is 2,800 sf, lot size is 37,900 sf; four bedrooms and 3.5 baths; last sold for \$404,853 in Dec. 1995; Declaration of Homestead

BUYER: David Horton and Susan Maupin **SELLER:** Daniel B. Payne and Nicole J. Payne **PRICE/ADD:** \$1,025,000; 70 High St., U-3, Charlestown

MTG: \$768,750 from LoanDepot

NOTES: Unit in low-rise condominium; unit size is 1,575 sf; three bedrooms and two baths; unit last sold for \$695,000 in April 2010; Declaration of Homestead

BUYER: Brendan Hurley and Kristen Hurley **SELLER:** John M. Fitzpatrick and Nancy Jean Perrizo **PRICE/ADD:** \$1,025,000; 180 Commonwealth Ave. U-7, Boston

MTG: \$172,500 from USAlliance Federal Credit Union and \$750,000 from Guaranteed Rate NOTES: Unit in mid-rise condominium; unit size is 1,075 sf; two bedrooms and two baths; unit last sold for \$700,000 in March 2012; Declaration of Homestead

MTG: \$1,003,500 from Wells Fargo Bank

ADD: 118 Myrtle St., Boston

BWR: Judith Francis Zeitlin and Robert N. Zeitlin

MTG: \$1,000,000 from Starr One Credit Union

ADD: 63 Beethoven Ave., Newton **BWR:** Rachel G. Coben and Roger M. Klein

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

ADD: 35 Ridge Rd., Concord

BWR: Brian Mercer and Nancy C. Mercer

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MAY 12TH

BUYER: Yongmei Hu **SELLER:** Berneda A. Meeks

PRICE/ADD: \$3,600,000; 260 Waverley Ave., Newton **NOTES:** Single-family Colonial, constructed 1891; house size is 7,550, lot size is 38,150 sf; five bedrooms, six baths and two half-baths; last sold for \$1,100,000 in July 1990

BUYER: Derrick Choi, Alice Y. Tseng, Christopher Tseng and Iris Tseng

SELLER: Marc Resnick, trustee of the Terrier Realty TR **PRICE/ADD:** \$3,090,000; 39 Buckminster Rd., Brookline **MTG:** \$750,000 from **Century Bank & Trust Co. NOTES:** Single-family Victorian, constructed 1903; house size is 5,775 sf, lot size is 16,125 sf; eight bedrooms and 6.5 baths; last sold for \$1,500,000 in Aug. 2013; Declaration of Homestead

BUYER: Nathan Gubin and Shacey Petrovic **SELLER:** 477 Harrison Avenue LLC, managed by John P. Holland

PRICE/ADD: \$2,200,000; 477 Harrison Ave., U-4B, Boston

MTG: \$1,760,000 from BNY Mellon

NOTES: New unit in low-rise condo; unit size is 1,675 sf; two bedrooms and two baths; building last sold for \$6,350,000 in July 2012; Declaration of Homestead

BUYER: Timothy Plaut

SELLER: Afshan Bokhari and Scott Chisholm **PRICE/ADD:** \$1,850,000; 65 Fayerweather St., U-2, Cambridge

NOTES: Unit in low-rise condominium; unit size is 2,025 sf; three bedrooms and three baths; building last sold for \$1,250,000 in Dec. 2014

BUYER: Eyal Leib and Vered Leib-Bisker

SELLER: Ellen M. Bennett

PRICE/ADD: \$1,700,000; 109 Prince St., Newton **MTG:** \$1,150,000 from **Bank of America NOTES:** Single-family Victorian, constructed 1890; house size is 1,700 sf, lot size is 15,000 sf; seven bedrooms and 3.5 baths; sellers family ownership dates to March 2001; Declaration of Homestead

MTG: \$1,632,000 from First Republic Bank

ADD: 9 Page Rd., Lexington **BWR:** David J. Peterman

BUYER: Hu Li SELLER: Beth Placke

PRICE/ADD: \$1,620,000; 70 Mount Vernon, U-1B, Boston **NOTES:** Unit in mid-rise condominium; unit size is 1,625 sf; three bedrooms and 2.5 baths; unit last sold for \$625,000 in July 1998

BUYER: Jennie Tinkelman and Joshua Tinkelman **SELLER:** Lorraine A. Hart and Cheryl A. Patterson **PRICE/ADD:** \$1,550,000; 455 Turnip Rd., Eastham



In an all cash exchange, Naomi Skoler has purchased a residential condominium at 310 Hammond Pond Pkwy. in Brookline. For \$1,350,000, the buyer gets 2,100 sf plus two bedrooms and 2.5 baths that comprise Unit 302. Seller Hammond Pond Parkway LLC is managed by Ronald Simons.

NOTES: Single-family Contemporary, const. 2004; house size is 1,900 sf, lot size is 25,700 sf; three bedrooms and two baths; last sold for \$229,000 in April 1999

BUYER: Robert S. Shuman and Janet M. Swanson **SELLER:** Richard A. Bonomo and Holly H. Bonomo **PRICE/ADD:** \$1,400,000; 60 Washington St., Sherborn **MTG:** \$700,000 from **Middlesex Savings Bank NOTES:** Single-family Colonial, const. 1734; house size is 4,325 sf, lot size is 10.9 acres; five bdrms. and six baths; last sold for \$863,000 in April 2000; Declaration of Homestead

BUYER: Amy Wilson and Jack Wilson SELLER: Donald Savage and Pamela Savage PRICE/ADD: \$1,387,500; 21 Schaffner Ln., Dover MTG: \$1,110,000 from PHH Home Loans LLC NOTES: Single-family Colonial, const. 1996; house size is 5,725 sf, lot size is two acres; six bdrms. and 4.5 baths; last sold for \$1,600,000 in June 2004; Declaration of Homestead

BUYER: Janet M. Lang **SELLER:** James C. Hays

PRICE/ADD: \$1,375,000; 21 Tileston St., U-2F, Boston MTG: \$400,000 from Belmont Savings Bank NOTES: Unit in low-rise condominium; unit size is 1,350 sf; two bedrooms and two baths; unit last sold for \$867,500 in Dec. 2002; Declaration of Homestead

BUYER: Lawrence S. Miller

SELLER: Cape Ann Savings Bank, managed by Harold J. Rogers II, president

PRICE/ADD: \$1,325,000; 7 Big Rock Rd., Manchester-By-The-Sea

MTG: \$1,060,000 from Boston Private B&T Co. NOTES: Single-family Contemporary, constructed 1996; house size is 5,475 sf, lot size is 32,550 sf; four bedrooms and three baths; last sold for \$200,000 in Nov. 1995: Declaration of Homestead

BUYER: Galit Rosen and Samuel Rosen

SELLER: Gail F. Flackett

PRICE/ADD: \$1,300,000; 20 Orient Ave., Newton **MTG:** \$1,040,000 from **PHH Home Loans NOTES:** Single-family Victorian, constructed 1910; house size is 2,250 sf, lot size is 9,425 sf; five bedrooms and 1.5 baths; last sold for \$12,000 in Oct. 1979; Declaration of Homestead

MTG: \$1,230,700 from CrossCountry Mortgage

ADD: 1653 Central Ave., Needham

BWR: Kelly R. Connelly

NOTES: Declaration of Homestead

MTG: \$1,200,000 from MB Financial Bank

ADD: 298 Merriam St., Weston **BWR:** Wei Chen and Michelle Deng

BUYER: Lauren P. Gallagher and Timothy P. Gallagher **SELLER:** Toll MA I LLC, managed by Toll Brothers **PRICE/ADD:** \$1,180,228; 9 Lady Slipper Dr., Walpole **MTG:** \$943,000 from **MountainOne Bank NOTES:** Single-family Colonial, constructed 2015; house size is 4,550 sf, lot size is 41,375 sf; five bedrooms and 4.5 baths; last sold for \$4,600,000 in Jan. 2003; Declaration of Homestead

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MTG: \$1,120,000 from Watertown Savings Bank

ADD: 297 Waverley Ave., Watertown

BWR: 297 Waverley Avenue LLC, managed by Robert

N. LeBlanc

BUYER: Ann Sola and Anthony Sola, Jr.
SELLER: Barbara A. Nazzaro and Paul A. Nazzaro
PRICE/ADD: \$1,110,000; 7 Kylie Ln., Natick
MTG: \$417,000 from First Republic Bank
NOTES: Single-family Colonial, constructed 2012;
house size is 4,150 sf, lot size is 18,300 sf; four bedrooms and 3.5 baths; Declaration of Homestead

BUYER: Kerry A. Garrity and Robert A. Garrity **SELLER:** Tara V. Francini and Simone L.F. Waterbury **PRICE/ADD:** \$1,093,000; 34 Amberwood Dr., Winchester

MTG: \$875,120 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 1982; house size is 3,225 sf, lot size is 23,950 sf; four bedrooms and 1.5 baths; last sold for \$890,000 in June 2013; Declaration of Homestead

BUYER: Elizabeth Dolman and Jordan Dolman **SELLER:** Leila S. Agha and Joshua P. Aronson **PRICE/ADD:** \$1,046,000; 135 Elm St., U-135, Cambridge

MTG: \$836,800 from Blue Hills Bank NOTES: Unit in low-rise condominium; unit size is 975 sf; two bedrooms and 2.5 baths; last sold for \$625,000 in May 2011; Declaration of Homestead

BUYER: Jennifer King and Matthew King **SELLER:** Phyllis S. Tobin and Robin M. Tobin **PRICE/ADD:** \$1,000,000; 287 Nahanton St., U-287, Newton

NOTES: Unit in low-rise condominium; unit size is 1,875 sf; two bedrooms and 2.5 baths; unit last sold for \$625,855 in Nov. 2000; Declaration of Homestead

MTG: \$1,000,000 from Cambridge Trust Co.

ADD: 19 Estabrook Rd., Newton **BWR:** Jamie Adess Grossman

MAY 11TH

BUYER: Bethany M. Creath and Peter J. Creath SELLER: John A. Stovall and Sia Liss Stovall PRICE/ADD: \$1,775,000; 116 Trapelo Rd., Lincoln MTG: \$1,348,000 from The Bank of Canton NOTES: Single-family Colonial, constructed 1980; house size is 4,500 sf, lot size is 2.5 acres; four bedrooms, three baths and two half-baths; last sold for \$1,881,000 in Jan. 2005; Declaration of Homestead

BUYER: Voragem Properties LLC **SELLER:** Philippe Carriere

PRICE/ADD: \$1,749,000; 25 Dartmouth St., U-4,

Boston

NOTES: Unit in low-rise condominium; unit size is 1,675 sf; three bedrooms and two baths; unit last sold for \$1,550,000 in Aug. 2015



Eighteen Meetinghouse Cir. in Needham has sold for \$1,075,000 as Steven J. Biller and Julie A. Roden acquire the 2,450-sf single-family residence from David A. Shaff and Heidi L. Shaff in an all-cash exchange. Dating to 1979, 18 Meetinghouse Cir. has four bedrooms and 2.5 baths and is located on a 10,225-sf parcel near the juncture of Central and Great Plain Avenues. The Shaffs had paid \$750,000 for the property in June 2004.

MTG: \$1,732,000 from Leader Bank ADD: 161 Winding River Rd., Needham BWR: Kevin P. Joyce and Michelle S. Joyce

BUYER: Reagan Beck and Emad Tinawi **SELLER:** Sonchu Kim Gavell and Stefan M. Gavell **PRICE/ADD:** \$1,610,000; 81 Claypit Hill Rd., Wayland **MTG:** \$1,207,500 from **Hingham Institution for Savings NOTES:** Single-family property, constructed 2001;

house size is 5,475 sf, lot size is 1.3 acres; five bedrooms and 4.5 baths; last sold for \$1,675,000 in June 2001; Declaration of Homestead

MTG: \$1,520,000 from Cambridge Savings Bank

ADD: 170 St. Alphonsus St., Boston

BWR: 170 St. Alphonsus LLC, mgd. by Alex Peselman

BUYER: Michael Rosenzweig and Iain J. Webb **SELLER:** 477 Harrison Avenue LLC, mgd. by John Holland **PRICE/ADD:** \$1,500,000; 477 Harrison Ave., U-5C, Boston **MTG:** \$100,000 and \$850,000 from **First Republic Bank NOTES:** New unit in low-rise Jordan Lofts condo; unit size is 1,125 sf; one bdrm. and two baths; building last sold for \$6,350,000 in July 2012; Declaration of Homestead

MTG: \$500,000 and \$1,366,224 from Needham Bank

ADD: 1720 Beacon St., Brookline

BWR: Bridget R. McGregor and Douglas I. McGregor

MTG: \$1,330,000 from Boston Private B&T Co. ADD: 163 Mount Auburn St., Cambridge

BWR: Anne Dalton Labadie and Michael R. Labadie

BUYER: James R. Rodrigue and Kathleen Rodrigue **SELLER:** Wayne D. Bennett and Theresa J. Tsagaris **PRICE/ADD:** \$1,298,500; 73 Longfellow Rd., Wellesley

MTG: \$999,999 from NBKC Bank

NOTES: Single-family Colonial, constructed 1990; house size is 3,700 sf, lot size is 16,600 sf; five bedrooms and 4.5 baths; last sold for \$739,000 in April 1998; Declaration of Homestead

MTG: \$1,268,000 from Mortgage Network

ADD: 25 Woodside Rd., Newton

BWR: Vicki A. Jackson and Philip E. Knapp

MTG: \$1,250,000 from Brookline Bank

ADD: 42 Alton Pl., Brookline **BWR:** Ronda A. Goodale

MTG: \$1,240,000 from Needham Bank

ADD: 17 Finback Ln., Nantucket

BWR: EK Associates LLC, managed by Eric A. Katz,

president; Albert Ellis, treasurer

BUYER: Benji Philips and Binu Philips

SELLER: Michael Woodward & Stephanie Woodward **PRICE/ADD:** \$1,229,000; 16 Cooke Rd., Lexington **MTG:** \$122,900 and \$983,200 from **Berkshire Bank NOTES:** Single-family prop., const. 1959; house size is 2,400 sf, lot size is 39,650 sf; four bdrms. and four baths; last sold for \$280,500 in Aug. 1988; Declaration of Homestead

BUYER: Van J. Haidas and Vivian Haidas

SELLER: Broox Wesley Peterson & Sandra Ann Peterson **PRICE/ADD:** \$1,200,000; 218 Main St., Dennis **MTG:** \$960,000 from **Cape Cod Cooperative Bank NOTES:** Single-family Cape, constructed 1998; house size is 4,200 sf, lot size is four acres; three bedrooms and 3.5 baths; last sold for \$1,450,000 in June 2006; Declaration of Homestead

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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BUYER: Cameron Shahbazian

SELLER: Gregory C. Bond and Amy D. Fleischman **PRICE/ADD:** \$1,190,000; 119 Highland Ave., Newton

MTG: \$952,000 from Santander Bank NOTES: Single-family Colonial, constructed 1920; house size is 2,900 sf, lot size is 11,600 sf; five bedrooms and 2.5 baths; last sold for \$1,190,000 in Aug.

2006; Declaration of Homestead

BUYER: Matthew Hildebrandt & Melanie Hildebrandt **SELLER:** Jill Solomon Mittleman & Robert Mittleman **PRICE/ADD:** \$1,189,000; 34 Hereward Rd., Newton

MTG: \$890,000 from Bank of America NOTES: Single-family Colonial, constructed 1939; house size is 2,200 sf, lot size 9,800 sf; four bedrooms and 1.5 baths; last sold for \$329,000 in Sept. 1994; Declaration of Homestead

MTG: \$1,080,000 from Marblehead Bank ADD: 73 Nanepashemet St., Marblehead

BWR: Peter W. Cowden

BUYER: Kevin M. Downey and Laura E. Downey

SELLER: Cathrvn MacInnes

PRICE/ADD: \$1,051,000; 17 MacIntyre Dr., North Reading

MTG: \$840,800 from MSA Mortgage

NOTES: Single-family Colonial, constructed 1998; house size is 4,625 sf, lot size is 1.1 acres; four bedrooms and five baths; last sold for \$692,824 in Oct. 1998: Declaration of Homestead

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

ADD: 12 Stetson St., Brookline **BWR:** John Gallo and Mary L. Gallo

MAY 10TH

BUYER: Hundred One LLC, managed by Rick Dlugasch

SELLER: James S. Eisenstein

PRICE/ADD: \$6,200,000; 87 Hundreds Rd., Wellesley **MTG:** \$4,182,500 from **Boston Private B&T Co. NOTES:** Single-family Colonial, constructed 1905; house size is 6,450 sf, lot size is 2.1 acres; last sold for \$2,650,000 in Aug. 1998

BUYER: Igor Kozhemiakin

SELLER: Southfield Associates, managed by Gregory

L. Petrini, president and treasurer

PRICE/ADD: \$3,120,000; 39 Hutter Ridge Rd., Needham **NOTES:** Single-family Colonial, constructed 2015; house size is 8,125 sf, lot size is one acre; six bedrooms, six baths and two half-baths; Declaration of Homestead

BUYER: Lindsey N. Ott and Nathan R. Ott

SELLER: DiSipio Development Group LLC, managed

by Joseph DiSipio

PRICE/ADD: \$2,900,000; 70 Loring Rd., Weston **MTG:** \$580,000 and \$2,320,000 from **First Republic Bank**



Wayne D. Bennett and Theresa J. Tsagaris have cashed out of 73 Longfellow Rd. in Wellesley, the single-family Colonial they acquired for \$739,000 in April 1998 compared to \$1,298,500 in the latest trade involving buyers James R. Rodrigue and Kathleen Rodrigue. NBKC Bank delivered \$999,999 in financing to the Rodrigues. The residence which turned 25 a year ago has 3,700 sf with five bedrooms and 4.5 baths located on a 16,600-sf parcel.

NOTES: Single-family property, constructed 2014; house size is 8,825 sf, lot size is 1.5 acres; five bedrooms, five baths and 2 half-baths; last sold for \$849,000 in Dec. 2012; Declaration of Homestead

BUYER: Alfred E. Miller and Maria G. Miller

SELLER: Jacqueline Kates

PRICE/ADD: \$2,750,000; 75-83 Cambridge Pkw.,

U-W708, Cambridge

MTG: \$1,800,000 from PNC Mortgage

NOTES: Unit in high-rise condominium; unit size is 2,050 sf; two bedrooms and 2.5 baths; seller inherited unit in Jan. 2002; Declaration of Homestead

MTG: \$120,000 & \$2,011,000 from First Republic Bank

ADD: 29 Woodbury Ln., Nantucket

BWR: Curry Ford III

BUYER: Cynthia Danaher and Richard Kohn **SELLER:** J.P. Barger and Mary B. Barger

PRICE/ADD: \$1,850,000; 4 Central Green, Winchester **NOTES:** Single-family Victorian, const. 1937; house size is 3,025 sf, lot size is 22,300 sf; seven bdrms. and 3.5 baths; sellers' family ownership dates to Jan. 1961

BUYER: HV Development LLC, managed by Bryan Humphrys and Stephen A. Vettori

SELLER: Patricia M. Lynch fka Patricia M. Gavin **PRICE/ADD:** \$900.000: 41 Chesley Rd., Newton

MTG: \$1,775,000 from The Village Bank

NOTES: Two-family property, constructed 1896; building size is 2,450 sf, lot size is 10,825 sf; sellers family ownership dates to April 1988

MTG: \$1,515,190 from JPMorgan Chase Bank

ADD: 340 Stage Harbor Rd., Chatham

BWR: William A. Kennedy III

BUYER: Brook Street 14 LLC, managed by Denis Cronin

SELLER: Oriel M. Siner

PRICE/ADD: \$820,000; 14 Brook St., Wellesley **MTG:** \$1,508,400 from **Peter Donovan NOTES:** Single-family property, constructed 1885; house size is 2,075 sf, lot size is 10,000 sf; four bedrooms and three baths; last sold for \$410,000 in May 1989

BUYER: Bong Lian and Shing Tung Yau

SELLER: 33 Cherry Street LLC, mgd. by Robert Hoffman **PRICE/ADD:** \$1,430,000; 33 Cherry St., Somerville **MTG:** \$1,072,500 from **Washington Trust**

Mortgage Co.

NOTES: Two-family property, constructed 1920; building size is 4,100 sf, lot size is 5,825 sf; last sold for \$40,000 in Nov. 1975

BUYER: Laura Ritchie **SELLER:** Marcia F. Norton

PRICE/ADD: \$1,400,000; 90 Revere St., Gloucester **NOTES:** Pair of single-family Colonials; first house constructed 1726; house size is 2,275 sf, lot size is 8.8 acres; two bedrooms and two baths; second house constructed 1925; house size is 1,450 sf; one bedroom and one bath; sellers family ownership dates to May 1988; Declaration of Homestead

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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BUYER: Stacey Faneuil

SELLER: Changni Zhong and Quingsheng Zhuang PRICE/ADD: \$1,400,000; 10 Longacre Rd., Needham MTG: \$140,000 and \$1,050,000 from Cambridge **Savings Bank**

NOTES: Single-family Colonial, constructed 2011; house size is 3,900 sf, lot size is 10,400 sf; five bedrooms and 3.5 baths; last sold for \$1,255,000 in Sept. 2012; Declaration of Homestead

MTG: \$1,357,124 from Bank of America

ADD: 3 Pinewood St., Lexington

BWR: Eric S. Schreiber and Mairin T. Schreiber **BUYER:** Peter A. Brand and Jacqueline Phillips

SELLER: Lesley-Ann Boyson and Deborah Jones PRICE/ADD: \$1,300,000; 59 Otis St., U-3, Cambridge MTG: \$517,000 from Guaranteed Rate **NOTES:** Unit in low-rise condo; unit size is 1,600 sf; three bedrooms and two baths; sellers family ownership dates to Aug. 2011; Declaration of Homestead

BUYER: Afik Gal and Liron Pergament-Gal **SELLER:** JTCA LLC, managed by Evan Tobasky **PRICE/ADD:** \$1,300,000; 24 Gary Rd., Needham MTG: \$900,000 from Santander Bank

NOTES: Single-family Colonial, constructed 2015; house size is 4,700 sf, lot size is 10,000 sf; four bedrooms and 4.5 baths; last sold for \$590,000 in Sept. 2014: Declaration of Homestead

MTG: \$235,869 and \$1,226,631 from JPMorgan **Chase Bank**

ADD: 10 Ballast Ln., Marblehead

BWR: Stephanie C. Andrews and Marc A. White, Jr.

BUYER: Jayshree S. Kunjir and Shankar S. Kunjir **SELLER:** Hye Jung Lee and Sung Jin Lee

PRICE/ADD: \$1,060,000; 340 Common St., Belmont

MTG: \$795,000 from Eastern Bank

NOTES: Two-family property, const. 1918; building size is 3,250 sf, lot size is 6,975 sf; building last sold for \$767,500 in Aug. 2002; Declaration of Homestead

MTG: \$1,056,600 from Stifel Bank & Trust

ADD: 72 Sparks St., Cambridge BWR: Noah R. Feldman

BUYER: 35 Victoria Street LLC, mgd. by Elan Sassoon **SELLER:** Boyd Nadeau and Jackie Nadeau PRICE/ADD: \$840,000; 35 Victoria St., Somerville MTG: \$1,054,000 from Middlesex Federal SB **NOTES:** Two-Family property, constructed 1930; building size is 2,675 sf, lot size is 3,975 sf; building

last sold for \$38,900 in Jan. 1974 **BUYER:** Angela Pui-Hay Mong

SELLER: CFK of Newton Development Co., LLC,

managed by Leonard Jolles

PRICE/ADD: \$1,050,000; 350 Boylston St., U-203,

Newton



A dog-friendly home at 2 Juniper Pl. in Lexington has fetched \$2,198,000 in its sale from Carrie G. Walsh and Robert M. Walsh to Achamma Isaac, Madathil Issac and Thomas Issac. Constructed in 2012 on a 15,675-sf parcel, the single-family Colonial has six bedrooms and 6.5 baths in an expansive 4,700-sf frame. Fairway Independent Mortgage loaned the Isaacs \$1,758,400 backed by an asset the sellers had bought for \$2,175,000 two years ago last month.

NOTES: Unit in low-rise condominium; unit size is 1,800 sf; two bedrooms and two baths; portion of property seller acquired in 2001

BUYER: Paul J. Mandeville and Stacey L. Mandeville SELLER: Alexander N. Stuart and Blake E. Stuart **PRICE/ADD:** \$1,020,000; 124 Sunrise Rd., Westwood

MTG: \$816,000 from Needham Bank

NOTES: Single-family Colonial, constructed 2000; house size is 3,700 sf, lot size is 17,850 sf; five bedrooms and 3.5 baths; last sold for \$945,000 in April 2009; Declaration of Homestead

MTG: \$1,023,300 from Fairway Independent Mortgage Corp.

ADD: 201 Fuller St., Newton

BWR: Neda Movaghar and Ashkan Vaziri

BUYER: KTA Construction LLC, mgd. by Frank Amato **SELLER:** Antonina DiCarlo and Dolores Szwarc PRICE/ADD: \$990,000; 126-128 Josephine Ave., Somerville MTG: \$1,000,000 from Patriot Community Bank NOTES: Two-family property, constructed 1900; building size is 3,125 sf, lot size is 3,475 sf; sellers' family ownership in property dates to Aug. 1964

MAY 9TH

BUYER: Christina Ruggles and Christopher Ruggles **SELLER:** Pamela Conover, trustee of the CR71 Realty TR PRICE/ADD: \$3.086.500: 71 Carisbrooke Rd., Wellesley NOTES: Single-family Colonial, constructed 1950; house size is 5,375 sf, lot size is 2.7 acres; five bedrooms, four baths and two half-baths; last sold for \$3,150,000 in April 2003; Declaration of Homestead

BUYER: Susan Christine Kovacs fka Susan C. Ernst

SELLER: Glenys N. Jennings

PRICE/ADD: \$2,750,000; 405 Broadway, Cambridge **NOTES:** Single-family property, const. 1902; house size is 3,725 sf, lot size is 6,975 sf; three bedrooms and 4.5 baths; last sold for \$1,890,000 in Oct. 2010

BUYER: Eilene Davidson Grayken

SELLER: Maureen DeMenna and Stephen DeMenna **PRICE/ADD:** \$2,400,000; 86 Pleasant St., Hingham **NOTES:** Single-family Colonial, const. 1750; house size is 4,225 sf, lot size is three acres; five bedrooms and four baths; last sold for \$377,500 in Dec. 1997

BUYER: Boston Real Estate Portfolio LLC **SELLER:** 310 Allston Street LLC, managed by Enrique Darer, Scott Goldsmith, and Jonathan E. Ufland **PRICE/ADD:** \$2,030,000; 310 Allston St., Allston **NOTES:** Three-family property, constructed 1899; building size is 5,200 sf, lot size is 6,975 sf; last sold for \$837,500 in Oct. 2013

BUYER: Manuel Lancastre **SELLER:** Kelly R. Pratt

PRICE/ADD: \$2,015,000; 150 Dudley St., Brookline NOTES: Single-family Colonial, constructed 1928; house size is 4,000 sf, lot size is 19,600 sf; six bedrooms, five baths and two half-baths; last sold for \$2,000,000 in Dec. 2012; Declaration of Homestead

BUYER: Jared J. Bartok and Rebecca Collins Hayes **SELLER:** Donald M. Abrashoff and Bruce A. Carter PRICE/ADD: \$1,725,000; 7 Carver St., Provincetown MTG: \$1,207,500 from Sillicon Valley Bank

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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NOTES: Single-family Cape Cod, const. 1850; house size is 2,825 sf, lot size is 4,800 sf; four bedrooms and 4.5 baths; last sold for \$1,600,000 in Oct. 2013

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

SELLER: Donald S. Pierce

PRICE/ADD: \$1,495,000; 22 Lathrop Rd., Wellesley MTG: \$2,246,500 from Bank of New England **NOTES:** Single-family Contemporary, const. 1958; house size is 3,250 sf, lot size is 2,125 sf; five bedrooms and four baths; last sold for \$795,000 in June 1998

MTG: \$2,220,000 from Middlesex Savings Bank

ADD: 60 Cartwright Rd., Wellesley

BWR: Amy R. Mingolelli and Michael A. Mingolelli

BUYER: Neil P. Ferraro and Renee G. Ferraro

SELLER: Kimball C. Atwood and Chervl Marks PRICE/ADD: \$1,549,030; 30 Plainfield St., Newton MTG: \$1,239,200 from Guaranteed Rate **NOTES:** Single-family Victorian, constructed 1900; house size is 2,925 sf, lot size is 12,175 sf; six bed-

rooms and 2.5 baths; sellers family ownership dates to April 2010; Declaration of Homestead

MTG: \$1,500,000 from Citizens Bank

ADD: 75 Wilson Ln., Needham **BWR:** William Schawbel

MTG: \$1,460,000 from Kenneth A. Rosenberg,

trustee of **Jericho TR**

ADD: Reynolds Farm Way, fka 1561 High St., Westwood **BWR:** Canton Terrace LLC, managed by Edward Musto

MTG: \$1,450,000 from Eastern Bank ADD: 45 Columbia St., Brookline **BWR:** Catherine Loula and Charles Morgan

BUYER: Heidi Noel Sprang

SELLER: Patti Anne Taibl and Steven M. Taibl **PRICE/ADD:** \$1.378.000: 306 Harvard St., U-306, Cambridge MTG: \$523,250 from JPMorgan Chase Bank NOTES: Unit in low-rise condominium; unit size is 1,875 sf; three bedrooms and three baths; unit last sold for \$1,225,000 in June 2013; Declaration of Homestead

BUYER: Rema Hanna **SELLER:** Keith Glover

PRICE/ADD: \$1,363,000; 17-21 Village St., U-17-3, Somerville

MTG: \$400,000 from President and Fellows of Harvard College and \$563,000 from Mortgage Network

NOTES: New unit in low-rise condominium; unit size is 1,925 sf; two bedrooms and two baths; seller acquired property pre-conversion for \$1,770,615 in Nov. 2006; Declaration of Homestead

BUYER: Naomi Skoler

SELLER: Hammond Pond Parkway LLC, managed by

Ronald Simons

PRICE/ADD: \$1,350,000; 310 Hammond Pond Pkwy, U-302, Brookline



Jumbo financing of \$800,000 from Santander Bank has been used by Lawrence C. Shumila and Natasha E. Traisci Shumila to buy 8 Orchard Ln. in Lexington at a consideration of \$1,451,000. The single-family Colonial was constructed in 1991 on a 31,350-sf site and features 3,100 sf of space with four bedrooms and three baths. The sellers, Daniel W. Bienkowski and Sally Boothe Bienkowski had held the residence since paying \$215,000 in Dec. 1991.

NOTES: New unit in low-rise condo; unit size is 2,100 sf; two bdrms. and 2.5 baths; Declaration of Homestead

BUYER: William J. Danzinger and Jeannine Hicks **SELLER:** Jeffrey Rourke and Karl Rourke

PRICE/ADD: \$1,320,000; 1 Villa Rd., South Hamilton

MTG: \$770,000 from JPMorgan Chase Bank NOTES: Single-family Contemporary, constructed 2009; house size is 4,100 sf, lot size is 40,075 sf; four bedrooms and 3.5 baths; last sold for \$435,000 in Oct. 2008; Declaration of Homestead

MTG: \$1,308,000 from Fairway Independent Mortgage Corp.

ADD: 458 Chestnut St., Waban **BWR:** Ye Wang and Wenyi Wei

BUYER: Huiving Chen and Tao Li

SELLER: David Gamarnik and Elena Goncharova PRICE/ADD: \$1,300,000; 274-276 Tappan St.,

U-276. Brookline

NOTES: Unit in low-rise condominium; unit size is 2,450 sf; three bedrooms and 2.5 baths; unit last sold for \$1,100,000 in Aug. 2005

BUYER: Denise Petrillo **SELLER:** William H. Kucheman

PRICE/ADD: \$1,235,000; 2-5 Battery Wharf, U-4305,

MTG: \$775,000 from First Republic Bank **NOTES:** Unit in mid-rise condominium; unit size is 1,225 sf; one bedrooms and 1.5 baths; unit last sold for \$990,000 in Sept. 2011

BUYER: Joseph Michael Holmes and Meghan Rhatigan Holmes

SELLER: Jeffrey B. Kirstein

PRICE/ADD: \$1,231,250; 41 Dunelm Rd., Bedford MTG: \$985,000 from Guaranteed Rate

NOTES: Single-family property, constructed 2007; house size is 3,900 sf, lot size is 40,500 sf; four bedrooms and 3.5 baths; last sold for \$952,200 in April 2012; Declaration of Homestead

BUYER: Daniel Goldstone

SELLER: Cynthia F. Pearlstein and Stanley N. Pearlstein PRICE/ADD: \$625,000; 15 Nightingale Path, Newton MTG: \$1,200,000 from Mansfield Cooperative Bank **NOTES:** Single-family property, constructed 1948; house size is 1,400 sf, lot size is 12,200 sf; three bedrooms and 1.5 baths; sellers' ownership in property dates to Dec. 1961

BUYER: Emily R. Brooks and Philip B. Murphy **SELLER:** Mitchell Parker and Tess Parker

PRICE/ADD: \$1,185,000; 130 Washington St., Wellesley

MTG: \$1,066,500 from Needham Bank

NOTES: Single-family Colonial, const. 1865; house size is 4,650 sf, lot size is 17,675 sf; six bdrms. and 3.5 baths; last sold for \$720,000 in June 2000; Declaration of Homestead

BUYER: Kathryn C. Chamblain

SELLLER: Robert F. Ankner and Michael J. Glynn **PRICE/ADD:** \$1,125,000; 3 Avery St., U-704, Boston

MTG: \$1,134,667 from Robert F. Anker

NOTES: Unit in mid-rise condominium; unit size is 1,750 sf; two bedrooms and three baths; unit last sold for \$952,000 in Nov. 2005

BUYER: 83 Parkton Road LLC, mgd. by Stephen Weisberg **SELLER:** Joy G. Foley, Personal Representative of The Estate of Joseph F. Crump

PRICE/ADD: \$1,110,000; 83 Parkton Rd., Boston **NOTES:** Three-family property, constructed 1930; building size is 3,675 sf, lot size is 3,675 sf, sellers family ownership dates to Feb. 1983

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MTG: \$1,093,400 from Santander Bank

ADD: 41 Miller Hill Rd., Dover

BWR: Holly Bonomo and Richard Bonomo

MTG: \$1,067,000 from Cambridge Savings Bank

ADD: 29 Oliver Rd., Belmont

BWR: Brian Altomare and Nadia Altomare

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

ADD: 16 Priscilla Rd., Orleans **BWR:** Gloria A. Leon and Victor J. Leon

BUYER: Erika L. Roderick, Marissa L. Roque, Nathaniel

G. Smith and Gillian E. Stewart

SELLER: Michelle A. Denniston and Melanie A. Henry **PRICE/ADD:** \$1,000,000; 10-12 King St., Cambridge **MTG:** \$750,000 from **Fairway Independent**

Mortgage Corp.

NOTES: Two-family property, const. 1898; building size is 2,375 sf, lot size is 3,200 sf; sellers family ownership dates to Feb. 2006; Declaration of Homestead

MAY 6TH

BUYER: Bruce D. Berns **SELLER:** Peter McLoughlin

PRICE/ADD: \$11,480,000; 4-6 Newbury St., U-301, Boston **NOTES:** Unit in mid-rise condominium; unit size is 3,925 sf; two bedrooms and two baths; unit last sold for \$7,250,000 in Oct. 2014

MTG: \$2,413,120 from Northeast Community Bank

ADD: 28 Sumner St., Newton

BWR: Eighth Run LLC, managed by Robert J. Sokoloff

BUYER: Achamma Isaac, Madathil Isaac, Thomas Isaac and Somi Kim

SELLER: Carrie G. Walsh and Robert M. Walsh PRICE/ADD: \$2,198,000; 2 Juniper Pl., Lexington MTG: \$1,758,400 from Fairway Independent Mortgage

NOTES: Single-family Colonial, constructed 2012; house size is 4,700 sf, lot size is 15,675 sf; six bedrooms and 6.5 baths; last sold for \$2,175,000 in June 2014; Declaration of Homestead

BUYER: Colleen H. Calhoun and Robert J. Calhoun SELLER: Thomas J. Cataldo, trustee of Vasiliki Realty TR PRICE/ADD: \$2,135,000; 9 Peachtree Rd., Lexington MTG: \$1,601,250 from Wells Fargo Bank

NOTES: Single-family Colonial, constructed 2105; house size is 5,750 sf, lot size is 30,925 sf; five bedrooms, four baths and two half-baths; last sold for \$730,000 in June 2014; Declaration of Homestead

BUYER: John P. Sorgini II and Shari H. Wolkon **SELLER:** David B. Milne and Gina A. Milne **PRICE/ADD:** \$1,937,500; 30 Norwood Heights, Gloucester **NOTES:** Single-family Colonial, const. 1920; house size is 2,750 sf, lot size is 28,750 sf; six bedrooms and four baths; last sold for \$1,600,000 in Oct. 2012



After more than a half-century of ownership under the same family, 4 Central Green in Winchester has been divested for \$1,850,000 to Cynthia Danaher and Richard Cohn from J.P. Barger and Mary P. Barger. The single-family residence that dates to 1937 has seven bedrooms and 3.5 baths in its 3,025-sf frame located on a half-acre parcel. Four Central Green had last changed hands in Jan. 1961.

BUYER: Courtney Haviland and William R. Shrauner **SELLER:** Sheila M. Flaherty

PRICE/ADD: \$1,725,000; 177 Beacon St., U-4, Boston **MTG:** \$1,859,214 from **Timothy Haviland**

NOTES: Unit in low-rise condominium; unit size is 1,700 sf; three bedrooms and 2.5 baths; unit last sold for \$880,000 in July 2003; Declaration of Homestead

MTG: \$1,660,000 from MountainOne Bank

ADD: 884 Adams St., Boston

BWR: Redd Holdings LLC, managed by Denis F. Keohane

BUYER: Andrew S. Viens and Suzanne G. Viens **SELLER:** Dancer Farms Development LLC, managed by Richard Olstein

PRICE/ADD: \$1,650,000; 3 Dancer Farm Rd., Dover **MTG:** \$1,237,500 from **First Republic Bank NOTES:** Single-family Colonial, constructed 2014; house size is 5,050 sf, lot size is one acre; four bedrooms, four baths and two half-baths; land last sold for \$2,400,000 in Sept. 2013; Declaration of Homestead

MTG: \$1,580,000 from Century Bank & Trust Co.

ADD: 143 West St., Beverly

BWR: Daniel Carnevale and Lisa J. Carnevale

BUYER: Emily F. Spunt and Nathan Spunt

SELLER: Michael Q. Lavelle

PRICE/ADD: \$1,400,000; 111 Sumner Rd., Brookline

MTG: \$980,000 from Berkshire Bank

NOTES: Single-family property, constructed 1920; house size is 2,800 sf, lot size is 3,925 sf; five bedrooms and 2.5 baths; sellers family ownership dates to Jan. 2009

BUYER: Matthew Cutter and Dana Goldberg **SELLER:** Frank Powdermaker, trustee of the Yasuko Nagasaka TR

PRICE/ADD: \$1,357,000; 100 St. Paul St.,, U-101, Brookline **NOTES:** Unit in low-rise condominium; unit size is 1,650 sf; three bedrooms and 2.5 baths; unit last sold for \$899,000 in April 2009

BUYER: 48 MacArthur LLC, managed by William Depietri **SELLER:** Alfred A. Juliani

PRICE/ADD: \$750,000; 48 MacArthur Rd., Wellesley **MTG:** \$1,300,000 from **Norwood Cooperative Bank NOTES:** Single-family property, constructed 1950; house size is 1,275 sf, lot size is 11,250 sf; three bedrooms and one bath; seller's family ownership in property dates to Feb. 1950

BUYER: Leah M. Houghton and William H. Sherman **SELLER:** 24 Epping Street LLC, managed by Paul Dalton and Alan Simao

PRICE/ADD: \$1,266,585; 17 Grandview Rd., Arlington **MTG:** \$1,013,268 from **Leader Bank**

NOTES: Single-family Cape, constructed 1950; house size is 775 sf, lot size is 6,200 sf; two bedrooms and one bath; last sold for \$565,000 in July 2015; Declaration of Homestead

BUYER: Eric Perkins-Argueta & Stephen Perkins-Argueta **SELLER:** Gabrielle Cote

PRICE/ADD: \$1,250,000; 73 Hancock St., U-3, Boston **MTG:** \$1,000,000 from **First Republic Bank NOTES:** Unit in low-rise condominium; unit size is 1,675 sf; one bedroom and one bath; sellers family

ownership dates to Nov. 1999 continued on page 30

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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BUYER: Jonathan Chernov and Jolita Jonenaite **SELLER:** Charles H. Ames and Vanessa Renee Ames **PRICE/ADD:** \$1,200,000; 453 Huron Ave., Cambridge

MTG: \$998,400 from Eastern Bank

NOTES: Two-family property, const. 1969; building size is 2,925 sf, lot size is 5,200 sf; building last sold for \$1,075,000 in March 2013; Declaration of Homestead

BUYER: Madelena Damasio Da Costa & Jerome Taillard

SELLER: Yang W. Lee and Richard Wang

PRICE/ADD: \$1,175,000; 20 Chapel St., U-C905, Brookline **MTG:** \$940,000 from **Boston Private B&T Co.**

NOTES: Unit in high-rise condominium; unit size is 1,525 sf; two bedrooms and two baths; unit last sold for \$734,000 in April 2009

101 \$754,000 III April 2003

MTG: \$1,170,000 from Citibank ADD: 70 Commonwealth Ave., U-4, Boston

BWR: Bret A. Cohen

BUYER: Emanuela Binello

SELLER: E. Richard Cirace, Personal Representative of

The Estate of Alan Balter

PRICE/ADD: \$1,150,000; 8 Whittier Pla., U-22-H, Boston

MTG: \$650,000 from Members Mortgage NOTES: Unit in high-rise condominium; unit size is 1,425 sf; three bedrooms and two baths; unit last sold for \$305,700 in Aug. 1996; Declaration of Homestead

MTG: \$1,134,000 from Jeanne D'Arc Credit Union

ADD: 16-18 Stockwell St., Boston

BWR: Amit Sachdeo

BUYER: Desmond P. Fitzgerald and Gloria I. Lara **SELLER:** James G. Kress and Breffni McGuire **PRICE/ADD:** \$1,125,000; 318 Cabot St., Newton

MTG: \$900,000 from LoanDepot

NOTES: Single-family Victorian, const. 1850; house size is 3,325 sf, lot size is 7,475 sf; six bdrms. and 3.5 baths; last sold for \$695,000 in May 2000; Declaration of Homestead

MTG: \$1,100,000 from First Niagara Bank ADD: 129 Marlborough St., U-E, Boston

BWR: Stephen B. Brodeur

MTG: \$1,095,000 from Boston Private B&T Co.

ADD: 142 Lowell Ave., Newton

BWR: Francesca L. Koss and William R. Koss

BUYER: Kent A. Fitzpatrick, trustee of Orchard Hill TR **SELLER:** Benjamin H. Asher, Jacob Asher, Robert S.

Asher and Steven E. Asher

PRICE/ADD: \$1,085,000; 118 South Rd., Chilmark MTG: \$700,000 from Rochelle Fitzpatrick

NOTES: Single-family property, const. 1981; house size is 2,450 sf, lot size is four acres; five bdrms. and three baths; seller acquired property for \$175,000 in Sept. 1984

MTG: \$1,080,000 from Cambridge Mortgage Group LLC

ADD: 133 Common Ln., Beverly

BWR: Joanna M. Catalucci and Steven A. Catalucci



Yuwei Cui has paid \$1,050,000 to Renee J. Foster for 2 Pinewood Rd. in Dover, a single family Colonial dating to 1995 where it sits on 1.9 acres. The 4,875-sf residence has four bedrooms, two baths and two half-baths. The trade is almost twice what 2 Pinewood Rd. sold for in Sept. 1995 when the price tag was \$575,000. Cui was backed by \$800,000 from Wells Fargo Bank.

BUYER: Steven J. Biller and Julie A. Roden **SELLER:** David A. Shaff and Heidi L. Shaff

PRICE/ADD: \$1,075,000; 18 Meetinghouse Cir., Needham **NOTES:** Single-family property, constructed 1979; house size is 2,450 sf, lot size is 10,225 sf; four bedrooms and 2.5 baths; last sold for \$750,000 in June 2004; Declaration of Homestead

MTG: \$1,075,000 from Leader Bank

ADD: 45 Province St., U-1603, Boston **BWR:** Jeanette Lee

BUYER: Yuwei Cui **SELLER:** Renee J. Foster

PRICE/ADD: \$1,050,000; 2 Pinewood Rd., Dover MTG: \$800,000 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 1995; house size is 4,875 sf, lot size is 1.9 acres; four bedrooms, two baths and two half-baths; last sold for \$575,000 in Sept. 1995; Declaration of Homestead

BUYER: Brian R. Doherty and Erika J. Doherty

SELLER: Jacqueline Marr

PRICE/ADD: \$1,050,000; 199 Canton Ave., Milton MTG: \$105,000 and \$840,000 from Citizens Bank NOTES: Single-family Colonial, constructed 1988; house size is 4,650 sf, lot size is one acre; five bedrooms and 3.5 baths; last sold for \$207,500 in Nov.

1988; Declaration of Homestead

MTG: \$1,000,000 from CDM Financial Group LLC

ADD: 29 Glendale St., Dorchester

BWR: 29 Glendale Street LLC, mgd. by Giorgio Fiorenza

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

ADD: 52 Whittier Rd., Milton

BWR: Anargyros P. Sakellaris and Vasiliki Sakellaris

MTG: \$1,000,000 from First Niagara Bank

ADD: 72 Baxter Rd., Nantucket **BWR:** Mary Elizabeth McAuliffe

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

ADD: 24 Lee Rd., Chestnut Hill **BWR:** Marsha G. Feinberg

MAY 5TH

BUYER: Frank Smalla

SELLER: City Point Asset Management LLC, managed

by John A. Sambucci

PRICE/ADD: \$2,150,000; 70 Myrtle St., Boston **NOTES:** Single-family property, constructed 1899; house size is 2,775 sf, lot size is 1,175 sf; four bedrooms and three baths; last sold for \$1,382,500 in

Aug. 2013; Declaration of Homestead

BUYER: Suzanne M. Garland and Todd A. Garland **SELLER:** Joseph Craven III and Nancy Roberts Craven **PRICE/ADD:** \$1,759,000; 18 Maryknoll Dr., Hingham **MTG:** \$1,200,000 from **Boston Private B&T Co. NOTES:** Single-family Colonial, const. 2002; house size is 4,700 sf, lot size is 2.8 acres; five bdrms. and 4.5 baths; last sold for \$1,445,686 in Nov. 2002; Declaration of Homestead

BUYER: Henry E. Blair **SELLER:** Fred A. Seigel

PRICE/ADD: \$1,750,000; 300 Boylston St., U-513, Boston **NOTES:** Unit in high-rise condominium; unit size is 1,175 sf; one bedroom and 1.5 baths; unit last sold for \$1,150,000 in April 2005

for \$1,150,000 in April 2005

BUYER: Aliriza Ganioglu

SELLER: Mitsue Akatsu fka Mitsue Oishi and Wael

Al-Mazeedi

PRICE/ADD: \$1,725,000; 8 Clematis Rd., Lexington

MTG: \$1,293,750 from Webster Bank

NOTES: Single-family Contemporary, constructed 1991; house size is 3,900 sf, lot size is 30,500 sf; five bedrooms and 4.5 baths; last sold for \$1,697,500 in

Aug. 2005; Declaration of Homestead

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MTG: \$1,700,000 from Prospect Mortgage LLC

ADD: 12 Kingsbury Rd., Chestnut Hill **BWR:** David M. Thill and Lauren L. Thill

MTG: \$1,600,000 from Belmont Savings Bank

BUYER: Timothy E. Barder and Elaine C. Lee

ADD: 160 New Boston St. Woburn

BWR: Matthew Maggiore, trustee of 160 NBS Realty TR

SELLER: Liam Donohue and So-June Min Donohue **PRICE/ADD:** \$1,565,014; 27 Arlington St., Winchester **MTG:** \$1,065,000 from **Wells Fargo Bank NOTES:** Single-family Colonial, constructed 1910; house size is 3,875 sf, lot size is 17,425 sf; four bedrooms and 2.5 baths; last sold for \$873,500 in July 2003; Declaration of Homestead

BUYER: Andrew Fish and Bina Venkataraman SELLER: KTA Construction LLC, mgd. by Frank Amato PRICE/ADD: \$1,518,000; 32 Gorham St., Somerville MTG: \$1,518,000 from Bala Venkataraman NOTES: Single-family property, constructed 1910, renovated 2015; house size is 2,750 sf, lot size is 3,925 sf; four bedrooms and four baths; last sold for \$925,000 in Aug. 2015; Declaration of Homestead

BUYER: Scott R. Murphy **SELLER:** Edward B. White, Jr.

PRICE/ADD: \$1,350,000; 181 Highland St., Dedham MTG: \$850,000 from Fairway Independent Mortgage NOTES: Single-family Colonial, constructed 1818; house size is 4,175 sf, lot size is 1.9 acres; six bedrooms and 3.5 baths; last sold for \$1,850,000 in Jan. 2008; Declaration of Homestead

BUYER: Anthony Giordano and Cathleen Giordano **SELLER:** Mark F. Carroll and James Lamarr, trustees of the Shawkenaw Realty TR

PRICE/ADD: \$1,050,000; 1300 Blue Hill Ave., Milton MTG: \$840,000 from MountainOne Bank NOTES: Single-family Colonial, constructed 2015; house size is 4,275 sf, lot size is 40,075 sf; four bedrooms and 3.5 baths; property last sold for \$150,000 in July 2012; Declaration of Homestead

MTG: \$1,245,000 from Northstar Mortgage Corp.
ADD: 15 Pettees Pond Ln., Westwood
BWR: Anna Beliaeva and Michael Konnikov

BUYER: Brent M. Faduski and Lisa J. Faduski **SELLER:** Alexandre Garcia and Marie Christine Nadon **PRICE/ADD:** \$1,180,000; 71 Thornberry Rd., Winchester **MTG:** \$605,000 from **LoanDepot**

NOTES: Single-family property, constructed 1966; house size is 3,100 sf, lot size is 20,000 sf; five bedrooms and 2.5 baths; last sold for \$924,000 in Nov. 2013; Declaration of Homestead

BUYER: Shana Htoo and Thurein Htoo

SELLER: Ryan Lenhart, trustee of Blueprint Properties Development TR



Twenty Orient Ave. in Newton has sold for \$1,300,000 in a trade from Gail F. Flackett to Gail Rosen and Samuel Rosen, the first time since Oct. 1979 that the single-family home has changed hands. The last time it went for a mere \$12,000. Built in 1910 on a 9,425-sf lot, 20 Orient Ave. has 2,250-sf of space with five bedrooms and 1.5 baths.

PRICE/ADD: \$1,159,000; 23 Troy Ln., Newton **MTG:** \$172,691 from **TCF National Bank** and \$869,250 from **PHH Home Loans LLC**

NOTES: Unit in low-rise condo; unit size is 2,750 sf; three bedrooms and 3.5 baths; building last sold for \$850,000 in May 2014; Declaration of Homestead

BUYER: Michael F. Camardello and Robert P. Santos **SELLER:** Fallex Corp., managed by Lawrence Fontana, president and treasurer

PRICE/ADD: \$1,150,000; 16 Standish St., Provincetown MTG: \$500,000 from Lawrence Fontana

NOTES: Pair of Single-family properties, first house const. 1850; house size is 1,375 sf, lot size is 4,625 sf; three bedrooms and three baths; second house constructed 1900; house size is 650sf; one bedroom and 1.5 baths; last sold for \$800,000 in March 2002

BUYER: Nicole Gabai and David Gollob **SELLER:** Judith A. Franciosi and Peter M. Franciosi **PRICE/ADD:** \$1,135,000; 73 Hawk's Way, West Falmouth **NOTES:** Single-family Cape, constructed 2015; house size is 3,300 sf, lot size is 16,675 sf; three bedrooms and 3.5 baths; last sold for \$250,000 in July 2014

BUYER: Edward O'Donnell III and Flavia Nery O'Donnell **SELLER:** Mary Rose Greenough

PRICE/ADD: \$1,100,000; 5 Brae Burn Rd., Newton **MTG:** \$880,000 from **Watertown Savings Bank**

NOTES: Single-family Colonial, const. 1917; house size is 2,650 sf, lot size is 9,675 sf; four bdrms. and 1.5 baths; last sold for \$362,500 in June 1996; Declaration of Homestead

BUYER: Lanlan Xiao and Hua Yuan **SELLER:** David A. Sweet and K. JoEllen Sweet **PRICE/ADD:** \$1,085,000; 16 Fair Oaks Ter., Lexington **NOTES:** Single-family Cape, constructed 1950; house size is 1,850 sf, lot size is 12,200 sf; three bedrooms and two baths: last sold for \$205,000 in July 1985

BUYER: Borcherding Enterprises LLC, managed by Kurt Borcherding

SELLER: Nelson C. Barden

PRICE/ADD: \$1,075,000; 17 Bellevue St., Newton MTG: \$1,975,000 from **Philip C. Ackerman NOTES:** Single-family Victorian, const. 1875; house size is 2,775 sf, lot size is 20,300 sf; four bdrms. and three baths; sellers family ownership dates to Aug. 1995

BUYER: Steven Rosen

SELLER: 33 Alewife Brook Parkway LLC, managed by

Robert David Hoffman

PRICE/ADD: \$1,033,000; 333 Alewife Brook Pkw., Somerville MTG: \$775,000 from Norwood Cooperative Bank NOTES: Three-family property, constructed 1920; building size is 3,325 sf, lot size is 10,900 sf; sellers family ownership dates to March 2006

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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BUYER: John R. Kennedy

SELLER: Charles E. Dobrusin, Personal Representative

of The Estate of Roger Hurwitz

PRICE/ADD: \$1,026,000; 6 Donnell St., Cambridge **MTG:** \$1,395,800 from **East Cambridge SB NOTES:** Single-family property, const. 1911; house size is 1,450 sf, lot size is 4,250 sf; three bedrooms and one bath; last sold for \$365,000 in Oct. 1997

BUYER: Rania Hassouna

SELLER: Ellen J. Bernstein and Lawrence S. Bernstein **PRICE/ADD:** \$1,010,000; 6 Turning Mill Rd., Lexington **MTG:** \$1,026,442 from **Mohamed Ahmedm Lotfy** Mohamed Hassouna and Nahed Elsayed Aly Moselhy **NOTES:** Single-family Contemporary, constructed 1962; house size is 1,950 sf, lot size is 1.7 acres; four bedrooms and 2.5 baths; last sold for \$360,000 in June 1992; Declaration of Homestead

MAY 4TH

BUYER: Michael G. Bloomberg

SELLER: Island Realty Associates LLC, managed by

Wayne H. Dupont

\$1,325,000 in June 2008

PRÍCE/ADD: \$2,900,000; 44 Pine St., Nantucket **MTG:** \$1,450,000 from **First Republic Bank NOTES:** Pair of single-family properties, first house constructed 1800; house size is 2,400 sf, lot size is 5,650 sf; three bedrooms and three baths; second house a Colonial, constructed 1990; house size is 2,200 sf; four bedrooms and four baths; last sold for

BUYER: Back East LLC, managed by Allison Simeone **SELLER:** Nancy Porten and Stephan L. Porten **PRICE/ADD:** \$1,792,500; 77 Orange St., Nantucket **MTG:** \$1,200,000 from **First Republic Bank NOTES:** Single-family property, const. 1860; house size is 2,675 sf, lot size is 4,350 sf; four bedrooms and three baths; last sold for \$1,250,000 in Sept. 2003

MTG: \$1,780,000 from Morgan Stanley Private Bank ADD: 512-518 Tremont St., U-3, Boston

BWR: Gayane Z. Ebling and Thomas D. Ebling

BUYER: Kristin V. Ferguson

SELLER: 11 Holden LLC, managed by Lisa Sousa **PRICE/ADD:** \$1,750,000; 11 Holden St., U-B, Brookline **MTG:** \$950,000 from **BMO Harris Bank**

NOTES: Unit in low-rise condo; unit size is 3,200 sf; four bedrooms and 3.5 baths; building last sold for \$1,250,000 in Nov. 2014; Declaration of Homestead

BUYER: Karla S. Todd

SELLER: Debra L. Murphy and Stephen D. Murphy **PRICE/ADD:** \$1,603,500; 793 Great Plain Ave., Needham **NOTES:** Single-family Colonial, const. 1884, renovated 2011; house size is 4,025 sf, lot size is 11,325 sf; four bdrms., three baths and two half-baths; last sold for \$1,456,126 in June 2011; Declaration of Homestead



Kerry A. Garrity and Robert A. Garrity are the new owners of 34 Amberwood Dr. in Winchester following its \$1,093,000 acquisition from Tara V. Francini and Simone L.F. Waterbury. The single-family Colonial was built in 1982 on a half-acre parcel. Wells Fargo Bank loaned \$875,120 to the Garritys to fund their investment in a 3,225-sf, four-bedroom residence. Its prior sale was in June 2013 when 34 Amberwood Dr. brought \$890,000.

MTG: \$1,500,000 from Bay State Savings Bank

ADD: 214 Chestnut St., Cambridge

BWR: Catherine Bellisario and Rosemarie Passamonte

BUYER: Sherry Chen, Yung Mou Chen, and Toby Seto

SELLER: Joseph F. Baptist Jr.

PRICE/ADD: \$1,380,000; 13 - 17 Speridakis Ter., Cambridge

MTG: \$1,035,000 from Washington Trust Co. NOTES: Three-family property, constructed 1920; building size is 3,525 sf, lot size is 2,650 sf; sellers family ownership dates to Oct. 2005

BUYER: Cambridge CT Associates I LLC, managed by Michael Massimino

SELLER: Armando Petruzziello

PRICE/ADD: \$1,375,000; 57 Hurley St., Cambridge MTG: \$170,000 and \$1,535,000 from First Boston Construction Holdings LLC

NOTES: Three-family property, constructed 1894; building size is 2,725 sf, lot size is 1,325 sf; sellers family ownership dates to Jan. 2005

BUYER: Alexander Pogrebinsky

SELLER: 17 Pleasant Street LLC, managed by Freder-

ick Kaczowka

PRICE/ADD: \$1,300,000; 17 Pleasant St., Dorchester **MTG:** \$65,000 from Leonard Herbert and \$809,700 from Leonard Herbert Add \$809,700 from L

from **MSA Mortgage**

NOTES: Three-family property, constructed 1900, renovated 2014; building size is 3,975 sf, lot size is 3,850 sf; building last sold for \$550,000 in Nov. 2014

BUYER: Ippolita Cantuti-Castelvetri

SELLER: Kathleen A. Long and Mary R. Long **PRICE/ADD:** \$1,300,000; 56 Nehoiden Rd., Newton **NOTES:** Single-family Colonial, constructed 1910; house size is 1,975 sf, lot size is 10,400 sf; five bedrooms and four baths; sellers' family ownership in property dates to Oct. 1966; Declaration of Homestead

MTG: \$1,293,000 from Stifel Bank & TR

ADD: 19 Yale St., Winchester

BWR: Christopher Martino and Katherine E. Martino

BUYER: 1566 Tremont LLP, mgd. by Alexander Peselman

SELLER: James R. Barry

PRICE/ADD: \$1,250,000; 1566 Tremont St., Boston **MTG:** \$1,097,160 from **Cambridge Savings Bank NOTES:** Three-family property, constructed 1905; building size is 2,125 sf, lot size is 2,125 sf; building last sold for \$300,000 in June 2007

MTG: \$1,248,000 from Leader Bank

ADD: 211 Newton St., Weston

BWR: Ann S. Cheston and James Cheston II

BUYER: Wyan-Ching Mimi Lee and Salil Soman **SELLER:** Aaron M. Adler and Julie C. Adler **PRICE/ADD:** \$1,200,000; 48 Homsy Ln., Needham

MTG: \$960,000 from LoanDepot

NOTES: Single-family Colonial, const. 1996; house size is 2,975 sf, lot size is 1.2 acres; four bdrms. and 3.5 baths; last sold for \$652,000 in Oct. 1999; Declaration of Homestead

MTG: \$1,162,000 from Guaranteed Rate

ADD: 350 Waverley Ave., Newton

BWR: Meredith Y. Andrews and William D. Andrews

MTG: \$1,131,000 from Guaranteed Rate

ADD: 47 Hillside Dr., Welleslev

BWR: Amy Hernandez and Michael Hernandez

BUYER: Kishin Mahtani and Michaela Pixie Mahtani

SELLER: Michael Pitts and Nancy A. Pitts

PRICE/ADD: \$1,090,000; 15 Wellington Rd., Winchester **NOTES:** Single-family property, constructed 1957; house size is 2,975 sf, lot size is 10,375 sf; four bedrooms and 2.5 baths; last sold for \$200,000 in Jan. 1999; Declaration of Homestead

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MTG: \$1,080,000 from Rockland Federal Credit Union

ADD: 76 Fair Oaks Park, Needham

BWR: Geoffrey Ross Urguhart & Kate McDavitt Urguhart

BUYER: Kimball Atwood and Cheryl Marks

SELLER: 29-31 South Street LLC, managed by Niko-

laos M. Ligris

PRICE/ADD: \$1,075,000; 29-31 South St., U-31,

Jamaica Plain

MTG: \$500,000 and \$575,000 from First Republic Bank

NOTES: Unit in low-rise condominium; unit size is 2,950 sf; two bedrooms and two baths; unit last sold

for \$620,000 in Dec. 2014

BUYER: Mustang Capital Partners LLC, managed by Chris P. Vieira and Mark J. Vieira

SELLER: Arthur Banks, Personal Representative of The Estate of Donald W. Harrison

PRICE/ADD: \$765,000; 23 Linwood St., Roxbury

MTG: \$1,062,000 from Braintree Cooperative Bank NOTES: Three-family, constructed 1900; building size is 3,250 sf, lot size is 2,175 sf; sellers family ownership dates to Aug. 1981

BUYER: Fiona Ip and Michael K. Lu

SELLER: Jacqueline Gibbes and Karl D. Nurse **PRICE/ADD:** \$1,062,500: 37, East Quinobequin Rd

PRICE/ADD: \$1,062,500; 37 East Quinobequin Rd., Newton

MTG: \$802,500 from Mortgage Network Inc. NOTES: Single-family Colonial, constructed 1995; house size is 2,475 sf, lot size is 19,725 sf; four bed-

rooms and 2.5 baths; sellers family ownership dates to

May 1998; Declaration of Homestead

BUYER: 4 Bradford Road LLC, mgd. by Patrick McKenna **SELLER:** Ann E. Doherty and Charles E. Doherty **PRICE/ADD:** \$1,000,000; 4 Bradford Rd., Newton **MTG:** \$1,400,000 from **Dedham Institution for**

Savings NOTES: Single-family Victorian, constructed 1899; house size is 2,250 sf, lot size is 9,575 sf; four bedrooms and one bath; sellers family ownership dates to Nov. 1996

MTG: \$1,000,000 from Bank of America ADD: 57 Marlborough St., U-3, Boston

BWR: John D. Sheehan III

MTG: \$174,000 & \$1,000,000 from Cambridge Trust Co.

ADD: 5A Fernway, Winchester **BWR:** Julie Ann Glauninger

MAY 3RD

MTG: \$3,000,000 from Raymond C. Green Inc.

ADD: 43 South St., Kingston

BWR: Reem Property LLC, mgd. by Mohammad Abouchleih

BUYER: Stefan Gavell and Sonchu Gavell

SELLER: Antonia J. Barry, Personal Representative of

The Estate of Harriet C. Barry

PRICE/ADD: \$2,950,000; 303 Berkeley St., U-6, Boston



A farmhouse-style residence at 321 Rutland Rd. in Carlisle has traded for \$1,010,000 between sellers Brooke Farrell Cragan and Mark Cragan and new owners Naveen Rao and Sirisha Rao. Berkshire Bank loaned \$909,000 to facilitate the couple's purchase. Built in 1995 on 2.1 acres, the 3,700-sf home features four bedrooms and 2.5 baths. The property last sold for \$135,000 in July 1994.

MTG: \$700,000 & \$1,000,000 from First Republic Bank NOTES: Unit in low-rise condo; unit size is 1,975 sf; three bedrooms and 2.5 baths; unit last sold for \$2,200,000 in Jan. 2005; Declaration of Homestead

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

ADD: 38 King Caesar Rd., Duxbury

BWR: Deborah G. Bowen and Steven J. Bowen

MTG: \$1,965,000 from Leader Bank

ADD: 139 Border St., Cohasset

BWR: Sasha Geddes and Robert D. Jacobs

BUYER: Dennis L. Vargo and Margaret M. Vargo **SELLER:** Cherie Graham and Samrat Vasisht **PRICE/ADD:** \$1,800,000; 21 Wormwood St., U-623,

MTG: \$1,440,000 from **DB Private Wealth** Mortgage Ltd.

NOTES: Unit in mid-rise condominium; unit size is 1,925 sf; one bedroom and two baths; unit last sold for \$358,000 in Nov. 2003; Declaration of Homestead

BUYER: Wilmington Saving Fund Society FSB **SELLER:** Sherry Leigh Miller and David Poole **PRICE/ADD:** \$1,641,230; 32 Parkman Way, Needham **NOTES:** Single-family property, const. 1930; house size is 8,650 sf, lot size is 4.8 acres; nine bedrooms and 6.5 baths; last sold for \$2,350,000 in July 2007

BUYER: 21 Cotter Road LLC, managed by Edward I. Shifman III

SELLER: Jan A. Buck, Personal Representative of The Estate of Louise Catherine Kozlowski

PRICE/ADD: \$880,000; 21 Cotter Rd., Newton MTG: \$1,540,000 from The Village Bank

NOTES: Single-family Cape, const. 1920; house size is 1,575 sf, lot size is 7,500 sf; five bdrms. and 3.5 baths; seller's family ownership in property dates to Nov. 1960

BUYER: BATL Management MA LLC, managed by

Brian Adams and Thomas J. Litz **SELLER:** Roger Cody

PRICE/ADD: \$1,500,000; 88 Kingston St., U-7F, Boston MTG: \$1,125,000 from Patriot Community Bank NOTES: Unit in mid-rise condominium; unit size is

1,825 sf; three bedrooms and 2.5 baths; unit last sold

for \$1,395,000 in July 2006

MTG: \$1,377,600 from Bank of America

ADD: 45 Willow St., Dover

BWR: Marie E. Kieran and Francis X. Stuffano aka

Frank X. Stufano

BUYER: Elizabeth Williamson and Russell Williamson

SELLER: John Connors and Lisa A. Gavales

PRICE/ADD: \$1,355,000; 122 Wilsondale St., Westwood MTG: \$650,000 from Norwood Cooperative Bank NOTES: Single-family Colonial, const. 1997; house size is 5,500 sf, lot size is 40,075 sf; five bedrooms, four baths and two half-baths; last sold for \$1,395,000 in Sept. 2013

BUYER: 9 Williams LLC, mgd. by Alexander Leventhal **SELLER:** Joseph John Associates LLC, managed by Joseph John Ramondetta II

PRICE/ADD: \$935,000; 9 Williams St., Nantucket

MTG: \$1,306,500 from Brookline Bank

NOTES: Single-family Colonial, const. 1982; house size is 1,250 sf, lot size is 9,150 sf; three bedrooms and two baths; last sold for \$550,000 in April 2011

MILLION DOLLAR MORTGAGES/SALES MAY 2 - MAY 13, 2016

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MTG: \$1,306,500 from Brookline Bank

ADD: 17 Broad St., Nantucket

BWR: Faros 17 Broad LLC, mgd. by Alexander Leventhal

BUYER: Charles P. Forman and Dianne M. Forman

SELLER: Camille A. Wiley

PRICE/ADD: \$1,250,000; 10 Harborside Ln., Cataumet **NOTES:** Single-family Contemporary, const. 1981; house size is 2,875 sf, lot size is one acre; four bdrms. and 3.5 baths; last sold fro \$2,000,000 in Oct. 2008

BUYER: Andrew Miller and Kelsey Miller

SELLER: Charles A. Bargfrede

PRICE/ADD: \$1,280,000; 311 Commonwealth Ave.,

U-50, Boston

NOTES: Unit in mid-rise condominium; unit size is 1,050 sf; two bedrooms and 1.5 baths; unit last sold for \$788,750 in May 2008; Declaration of Homestead

MTG: \$1,257,000 from Patriot Community Bank

ADD: 26 Intervale Rd., Brookline **BWR:** Ankit Mahadevia and Puja Mehta

BUYER: Juliana S. Thompson

SELLER: 11 Holden LLC, managed by Lisa Sousa **PRICE/ADD:** \$1,175,000; 11 Holden St., U-C, Brookline **NOTES:** Unit in low-rise condo; unit size is 1,700 sf; two bedrooms and three baths; building last sold for \$1,250,000 in Nov. 2014; Declaration of Homestead

BUYER: Junqing Shen and Yu Tian **SELLER:** Donna Sullivan Peck

PRICE/ADD: \$1,090,000; 42 Whitney Ave., Westwood

MTG: \$763,000 from Prospect Mortgage LLC NOTES: Single-family Colonial, constructed 1995; house size is 3,325 sf, lot size is 37,450 sf; four bedrooms and 3.5 baths; last sold for \$389,772 in Jan. 1996; Declaration of Homestead

BUYER: Ian N.J. Sue Wing and Carolyn E. Wood **SELLER:** Anna Josephine Fang and Paula Maria Fang **PRICE/ADD:** \$1,025,000; 156 Common St., Belmont **MTG:** \$820,000 from **Mortgage Network Inc. NOTES:** Single-family Colonial, constructed 1930; house size is 2,825 sf, lot size is 10,850 sf; five bedrooms and 3.5 baths; last sold for \$44,500 in May

MTG: \$1,000,000 from Eastern Bank ADD: 394 Hammond St., Chestnut Hill

1968; Declaration of Homestead

BWR: Simone S. Winston and Theodore Winston

MTG: \$1,000,000 from Citizens Bank ADD: 84 Bacon St., Winchester BWR: Marisa Doherty and Mark Doherty

MAY 2ND

MTG: \$4,900,000 from Lowell Five Cent SB

ADD: 16 Todd Pond Rd., Lincoln

BWR: Gabriela Poma Traynor and Thomas Traynor



BUYER: The Carroll School

SELLER: Waltham Road Realty LLC, mgd. by John Fish **PRICE/ADD:** \$5,000,000; 39 & 45 Waltham Rd., Wayland **NOTES:** 45 Waltham Rd., pair of single-family houses; first house const. 2001; house size is 18,000 sf, lot size is 10 acres; five bedrooms, six bathrooms and four halfbaths; second house const. 2007; house size is 1,725 sf; two bedrooms and one bath; last sold for \$5,600,000 in Aug. 2013; 39 Waltham Rd., vacant lot; lot size is 1.3 acres; last sold for \$1,100,000 in June 2006

BUYER: J. Derenzo Properties LLC, managed by Elizabeth A. Derenzo and Jay J. Derenzo

SELLER: John Pantekidis

PRICE/ADD: \$3,970,000; 22 Liberty Dr., U-9D, Boston **NOTES:** Unit in mid-rise condominium; unit size is 1,975 sf; two bedrooms and 2.5 baths; unit last sold for \$3,270,500 in Dec. 2015

MTG: \$3,555,000 from Citibank

ADD: 409 Commonwealth Ave., U-HJ, Boston BWR: Nancy R. Gardiner, trustee of CYS Realty TR

MTG: \$2,600,000 from Martha's Vineyard SB

ADD: 44 Hatch Rd., Tisbury

BWR: 44 Hatch Road LLC, mgd. by Preston W. Brooks

MTG: \$2,470,000 from First Republic Bank ADD: 30 Royalston Rd., Wellesley Hills

BWR: Neal Kenslea

MTG: \$1,975,500 from Citibank ADD: 18 Wescott Dr., Hopkinton BWR: Kevin R. Burney and Laura Burney

MTG: \$1,960,000 from Boston Private B&T Co.

ADD: 1603 Commonwealth Ave., Newton

BWR: Treffle E. LaFleche

MTG: \$1,900,000 from Wellesley Bank ADD: 105 Old Farm Rd., Newton BWR: Fred Starikov and Lyn Starikov **BUYER:** Rahul Kakkar and Sonal N. Shah **SELLER:** Annmarie L. Tallas and Peter H. Tallas **PRICE/ADD:** \$1,852,500; 98 Lexington St., Weston **MTG:** \$1,000,000 from **Leader Bank**

NOTES: Single-family Colonial, constructed 1910,

renovated 2013; house size is 4,225 sf, lot size is 3.4 acres; four bedrooms and four baths; last sold for \$1,800,000 in Nov. 2012; Declaration of Homestead

BUYER: Marc Schlackman & Sheryl Rubloff Schlackman **SELLER:** JoAnn Robertson and Michael S. Robertson **PRICE/ADD:** \$1,795,000; 1313 Washington St., U-606. Boston

MTG: \$750,000 from Guaranteed Rate
NOTES: Unit in mid-rise condominium; unit size is
1,825 sf; two bedrooms and two baths; unit last sold
for \$950,000 in Jan. 2011; Declaration of Homestead

MTG: \$1,781,250 from First Republic Bank

ADD: 160 Laurel Rd., Brookline

BWR: Emily Frelinghuys Israel & James Andrew Pluhar

BUYER: Chia-Ying Chuang and Martin King **SELLER:** 299 Walnut St LLC, managed by Bee Yeo **PRICE/ADD:** \$1,750,000; 299-301 Walnut St., U-2, Brookline

MTG: \$1,000,000 from Bank of America NOTES: Unit in low-rise condo; unit size is 2,850 sf; four bedrooms and 2.5 baths; building last sold for \$1,056,000 in May 2014; Declaration of Homestead

BUYER: Angela Zecri and Frederic Zecri SELLER: Ilene S. Bunis and Michael H. Bunis PRICE/ADD: \$1,650,000; 19 Bowker St., Brookline MTG: \$1,320,000 from Poli Mortgage Group NOTES: Single-family property, constructed 1920; house size is 2,325 sf, lot size is 2,175 sf; five bedrooms and 2.5 baths; last sold for \$655,000 in Aug. 2002; Declaration of Homestead

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BUYER: Jonathan A. Bauer and Peggy F. Bauer **SELLER:** Hillcrest Development Inc., managed by Dainius Kuper, president and treasurer

PRICE/ADD: \$1,569,000; 17 Maple Ter., Needham **NOTES:** Single-family Colonial, const. 2015; house size is 4,500 sf, lot size is 11,150 sf; five bdrms. and five baths; sellers family ownership dates to Feb. 1957

BUYER: 30 Town Farm Road LLC, managed by Edward D. Champy III

SELLER: Raymond Green, trustee of RCG North Shore TR **PRICE/ADD:** \$1,500,000; 30 and 34 Town Farm Rd., Ipswich **MTG:** \$1,500,000 from Raymond C. Green, trustee of the **RCG North Shore TR**

NOTES: 30 Town Farm Rd. is a single-family proprety, const. 1997; house size is 1,500 sf, lot size is 1.2 acres; two bdrms. and two baths; last sold for \$512,500 in Dec. 2004; 34 Towne Farm Rd. is a land parcel; lot size is 5.9 acres; last sold for \$349,000 in July 2004

BUYER: Deborah MacPhee and James M. MacPhee **SELLER:** Alexander Katsman and Roza B. Katsman **PRICE/ADD:** \$1,500,000; 580 Washington St., U-1109. Boston

MTG: \$700,000 from Santander Bank

NOTES: Unit in unit in high-rise condo; unit size is 1,225 sf; two bdrms. and two baths; unit last sold for \$1,115,000 in Nov. 2013; Declaration of Homestead

BUYER: Nathaniel Roberts and Stephanie Roberts **SELLER:** Sparrow Builders 1062 Mass Ave LLC, mgd. by Brian Wayne Sparrow and Wayne Alexander Sparrow **PRICE/ADD:** \$1,420,000; 1062 Mass. Ave., Lexington **MTG:** \$142,000 & \$923,000 from **First Republic Bank NOTES:** Single-family Colonial, constructed 1900, renovated 2015; house size is 3,600 sf, lot size is 15,250 sf; five bedrooms and four baths; last sold for \$860,000 in June 2015; Declaration of Homestead

BUYER: Kirsten L. Nelson and Timothy J. Parker **SELLER:** Inman Square Development LLC, managed by Amos Eisenberg

PRICE/ADD: \$1,390,000; 27 Dickinson St., Somerville **MTG:** \$1,000,000 from **BNY Mellon**

NOTES: Single-family Conventional, constructed 2015; house size is 1,925 sf, lot size is 1,750 sf; four bedrooms and 3.5 baths; last sold for \$400,000 in June 2014; Declaration of Homestead

BUYER: Carolyn Lange

SELLER: Richard F. Corrado and Susan M. Corrado **PRICE/ADD:** \$1,385,000; 117 Pembroke St., U-2, Boston **MTG:** \$650,000 from **JPMorgan Chase Bank NOTES:** Unit in low-rise condom; unit size is 1,350 sf; two bedrooms and 2.5 baths; unit last sold for

\$1,240,000 in April 2014; Declaration of Homestead

BUYER: Anne-Marie Gerber and Georg Gerber **SELLER:** Debra A. Pinals and Stephen L. Pinals **PRICE/ADD:** \$1,385,000; 34 Hartford St., Newton



MTG: \$1,108,000 from LoanDepot.com NOTES: Single-family Victorian, constructed 1890; house size is 3,800 sf, lot size is 10,550 sf; five bedrooms and 3.5 baths; last sold for \$1,348,000 in July 2012; Declaration of Homestead

BUYER: Courtney Leonard and Kevin Leonard **SELLER:** Beverly H. Blicher and Leslie S. Blicher **PRICE/ADD:** \$1,367,500; 76 Alban Rd., Newton **NOTES:** Single-family Colonial, const. 1920; house size is 2,475 sf, lot size is 14,400 sf; four bdrms. and 3.5 baths; sellers family ownership dates to March 2013

BUYER: Elizabeth Bramson-Boudreau & Kevin Boudreau **SELLER:** 90 Lawton Street LLC, managed by Alejandro Chavez and Sean Wilder

PRICE/ADD: \$1,325,000; 90 Lawton St., U-1, Brookline **MTG:** \$1,060,000 from **First Republic Bank NOTES:** Unit in low-rise condo; unit size is 2,250 sf; four bedrooms and 2.5 baths; building last sold for \$975,000 in Jan. 2015; Declaration of Homestead

BUYER: Benjamin Warf and Cynthia S. Warf SELLER: Li-Hua Y. Golden and Mark Golden PRICE/ADD: \$1,322,500; 15 Old Sudbury Rd., Lincoln MTG: \$1,058,000 from Northern B&T Co. NOTES: Single-family Colonial, constructed 1916; house size is 3,250 sf, lot size is two acres; five bedrooms and 2.5 baths; last sold for \$575,000 in Aug. 1999; Declaration of Homestead

BUYER: Walter Ehrlich, trustee of the Beacon Bright Realty TR

SELLER: James C. Miczek and Lynn P. Miczek **PRICE/ADD:** \$770,000; 195 Babcock St., Brookline **MTG:** \$1,300,000 from **Hingham Institution for Savings NOTES:** Three-family property, constructed 1897; house size is 3,800, lot size is 10,175 sf; sellers family ownership dates to Feb. 2006

MTG: \$1,300,000 from Goldman Sachs Bank

ADD: 271 Mill St., Newton

BWR: Grace G. Offen and Scott E. Offen

BUYER: Bruce Johnson

SELLER: Daniel MacKeigan and Sheila MacKeigan **PRICE/ADD:** \$1,288,345; 26 Ship St., Hingham **NOTES:** Single-family prop., const. 1831; house size is 2,025 sf, lot size is 7,400 sf; five bdrms. and 2.5 baths; last sold for \$1,050,000 in May 2012; Declaration of Homestead

BUYER: 224 Central Avenue LLC, managed by Diarmaid McGregor

Marrialu Micuregoi

SELLER: William A. Murdoch Jr.

PRICE/ADD: \$800,000; 216 Central Ave., Milton MTG: \$1,266,500 from MountainOne Bank NOTES: Single-family Colonial, constructed 1828; house size is 5,125 sf, lot size is 25,700 sf; five bedrooms and 3.5 baths

BUYER: Sabrina Holdings LLC, mgd. by David Grossman

SELLER: Joanne Potter

PRICE/ADD: \$1,250,000; 52 Sabrina Rd., Wellesley MTG: \$750,000 from Dedham Institution for Savings NOTES: Single-family Contemporary, const. 1958; house size is 3,550 sf, lot size is 20,700 sf; six bedrooms and 3.5 baths; last sold for \$678,500 in Jan. 1993

BUYER: Dr. Carl Schanbacher **SELLER:** Douglas L. Elden

PRICE/ADD: \$1,250,000; 40 Isabella St., U-2W, Boston **MTG:** \$1,000,000 from Wells Fargo Bank **NOTES:** Unit in low-rise condominium; unit size is

1,300 sf; two bedrooms and two baths; unit last sold for \$776,500 in Aug. 2011; Declaration of Homestead

BUYER: Eileen P. Looney and William F. Looney III **SELLER:** Stephen Englert and Lisa Kachnic

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PRICE/ADD: \$1,240,000; 182 Comm. Ave., Newton

MTG: \$992,000 from Leader Bank

NOTES: Single-family Colonial, constructed 1920; house size is 2,400 sf, lot size is 8,150 sf; six bedrooms and three baths; last sold for \$890,000 in Nov. 2002; Declaration of Homestead

MTG: \$1,238,800 from Quicken Loans **ADD:** 157 Mt. Auburn St., Cambridge **BWR:** Margaret L. Rorick and Michael J. Rorick

MTG: \$1,222,700 from Fairway Independent Mortgage

ADD: 50 Fisher Ave., Brookline **BWR:** Albert Edge and Judith Kassenaar **NOTES:** Declaration of Homestead

BUYER: Janna Moreau and Jason Moreau **SELLER:** 24 Epping Street LLC, managed by Paul

Dalton and Alan Simao

PRICE/ADD: \$1,180,000; 66 Oak Hill Dr., Arlington MTG: \$58,500 and \$936,000 from Berkshire Bank **NOTES:** Single-family Colonial, constructed 2016; house size is 3,225 sf, lot size is 8,275 sf; five bedrooms and 3.5 baths; last sold for \$570,000 in April 2015; Declaration of Homestead

BUYER: Samuel Britton Baldwin

SELLER: James Statires

PRICE/ADD: \$1,172,500; 390 K St., U-2, Boston MTG: \$205,000 from TCF National Bank and \$850,000 from First Niagara Bank

NOTES: Unit in low-rise condominium; unit size is 2,000 sf; two bedrooms and 1.5 baths; unit last sold for \$880,000 in Aug. 2012; Declaration of Homestead

BUYER: BAC Capital Investments LLC

SELLER: AZD Development LLC, mqd. by Eric Busa **PRICE/ADD:** \$860,000; 655 Beacon St., Newton MTG: \$1,160,000 from The Village Bank NOTES: Single-family Colonial, const. 1938; house size is 1,650 sf, lot size is 11,225 sf; six bedrooms and 3.5 baths; last sold for \$605,000 in Oct. 2015

BUYER: Craig Maloney and Elisa Tragni Maloney **SELLER:** David A. Earnest and Amy C. Granger aka Amy C. Earnest

PRICE/ADD: \$1,125,000; 41 Hillcrest Rd., Needham MTG: \$625.000 from Wells Fargo Bank

NOTES: Single-family Colonial, const. 2006; house size is 3,225 sf, lot size is 8,125 sf; five bedrooms and three baths; last sold for \$995,000 in March 2007

BUYER: Laura Becerra and Samer Khavat **SELLER:** James Bello and Kim Bello

PRICE/ADD: \$1,125,000; 42 Wanders Dr., Hingham

MTG: \$900,000 from Eastern Bank

NOTES: Single-family Colonial, constructed 1972; house size is 2,900 sf, lot size is 40,500 sf; five bedrooms and 2.5 baths; last sold for \$812,500 in July 2007: Declaration of Homestead



MTG: \$1,111,500 from Melrose Cooperative Bank

ADD: 271 Gold St., South Boston

BWR: Boghos Properties LLC, managed by Raymond

Anthony Boghos

BUYER: Deron Jules Egerman

SELLER: Peter H. Chapman and Virginia J. Chapman **PRICE/ADD:** \$1,100,000; 1 Page Rd., Bedford

MTG: \$935,000 from Citibank

NOTES: Single-family Colonial, constructed 1997; house size is 3,500 sf, lot size is one acre; five bedrooms and three baths; last sold for \$625,000 in May

1997; Declaration of Homestead

MTG: \$1,100,000 from Bank of America ADD: 6 Victory Garden Way, Lexington BWR: James M. Lane and Patricia Lane

BUYER: Geraldine F. Quinn and Gregory M. Quinn **SELLER:** Beth Tramontozzi and Nino N. Tramontozzi PRICE/ADD: \$645,000; 34 Spring Rd., Needham MTG: \$1,060,000 from Needham Bank

NOTES: Single-family prop., const. 1960; house size is 1,150 sf, lot size is 10,000 sf; three bdrms. and two baths; last sold for \$41,000 in Sept. 1972; Declaration of Homestead

BUYER: Katherine B. Hamblet and Robert S. Hamblet **SELLER:** Nichole Gimbrone and Greg Naviloff **PRICE/ADD:** \$1,018,000; 239 Randolph Ave., Milton MTG: \$763,500 from Wells Fargo Bank NOTES: Single-family Colonial, constructed 1805;

house size is 4,200 sf, lot size is 31,800 sf; six bedrooms and 4.5 baths: last sold for \$705,000 in April

2008; Declaration of Homestead

BUYER: Robert Joseph Mosurick & Sarah Elizabeth Mosurick **SELLER:** Harry A. Hanson III and Ann Hollingsworth PRICE/ADD: \$1,015,000; 8 Concord Rd., Wayland MTG: \$800,000 from Metro Credit Union

NOTES: Single-family Colonial, constructed 1890; house size is 2,975 sf, lot size is one acre; five bedrooms and 2.5 baths; last sold for \$370,000 in July 1990: Declaration of Homestead

BUYER: Naveen Rao and Sirisha Rao

SELLER: Brooke Farrell Cragan and Mark Cragan **PRICE/ADD:** \$1,010,000; 321 Rutland St., Carlisle MTG: \$101,000 and \$808,000 from Berkshire Bank **NOTES:** Single-family Farmhouse, constructed 1995; house size is 3,700 sf, lot size is 2.1 acres; four bedrooms and 2.5 baths; last sold for \$135,000 in July 1994; Declaration of Homestead

BUYER: Baoping Bai **SELLER:** Eduardo Caquias

PRICE/ADD: \$1,005,000; 321 West Second St.,

U-15, South Boston

NOTES: Unit in low-rise condominium; unit size is 1,575 sf; two bedrooms and two baths; unit last sold for \$675,000 in Nov. 2007; Declaration of Homestead

BUYER: Nantucket Islands Land Bank **SELLER:** Kathleen M. McGrady

PRICE/ADD: \$1,000,000; 64 Polpis Rd., Nantucket **NOTES:** Land parcel; lot size is 3.1 acres; sellers family

ownership dates to Jan. 2001

The Real Reporter

VOLUME 8, NUMBER 10

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Massachusetts Corporations ORGANIZED JULY 11 - JULY 22, 2016

Feed Board Porting Former LLD Thomas S Recent columns Call and A Control A Control Control Report LLD Advantage of the Section of the Section Once and the Section of the Section A Control Control Recent LLD Advantage of the Section A Control Control Recent LLD Advantage of the Section A Control Control Recent LLD Advantage of the Section A Control Control Recent LLD Advantage of the Section A Control Control Recent LLD Advantage of the Section A Control Control Recent LLD Advantage of the Section A Control Control Recent LLD Advantage of the Section A Control Recent LLD Advan	Corporation	Directors/Registered Agents	Address	Nature of Business
Medition Processor Horizoph LDD Libris Signary	North Quincy Partners LLC	Thomas S. Bozzuto, chairman	C/o The Bozzuto Group at 6406 ky Ln., Ste. 700, Greenbelt MD	Acquire, operate and own real estate
Secret Action Place Petres 11 C Secret A Action, manager 1100 Wincases Rd, Ferringham MA (1701 Action Interpret Petros Petres Petros P	Capital Cove Development LLC	Richard J. High, signatory	C/o John M. Corcoran & Co. at 100 Grandview Rd., Braintree MA	
Advance Forestes LLC Stever R. Advance manager 1101 Worseste Rr. Emeringrim MA (1701) Assume Research Transest United Steve R. Transestes Steven MA (1701) Assume Research Transest Research (1702) Brackwood McMarth Historing LLD Thomas Blown, Thomas Nicholas Ride & Rut Zaminu, egs Che Brackwood McMarth Historing LLD Thomas Blown, Thomas Nicholas Ride & Rut Zaminu, egs Che Brackwood McMarth Historing LLD Thomas Blown, Thomas Nicholas Ride & Rut Zaminu, egs Che Brackwood McMarth Marth LLD All Marthwood LLD Select Research LLD Table Marthwood LLD Select Research LLD Select Resea	Whetstone Riverworks Holdings LLC	John S. Grassi, signatory	One Market Plaza, Ste. 4125, San Francisco CA 94105	Manage and own real estate
Beziehosoft McMarty Hinkings LLD Theres Brown, Thomas Michael Mis & Air Zeroch, spec Deliberation of McMarty Hinkings LLD Theres Brown, Thomas Michael Mis & Air Zeroch, spec Deliberation of Management LLD Lance Brown, Thomas Michael Mis & Air Zeroch, spec Deliberation of Missing LLD There Brown, Thomas Michael Miss & Air Zeroch, spec Deliberation of Missing LLD There Brown, Thomas Michael Missing Air Lance Brown Air Missing Company Deliberation of Missing LLD There Brown, Thomas Michael Missing Air Lance Brown Air Lance Brown Air Missing Air Lance Brown Ai	Taymil Multifamily Investors VII LLC	Steven R. Astrove, manager	1101 Worcester Rd., Framingham MA 01701	Acquire, lease, mortgage & sell real property
Person Puttand Maragram II C James Free, Names Retails Tile & Mar Zames, etc. 3 James Free, Warner Retails and Re	Andover Place Partners LLC	Steven R. Astrove, manager	1101 Worcester Rd., Framingham MA 01701	Acquire, lease, mortgage & sell real property
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Test Commonwealth American Accountain LLC	Brookwood McArthur II Holdings LLC	Thomas Brown, Thomas Nicholas Trkla & Kurt Zernich, sigs.	C/o Brookwood Financial at138 Conant St., Beverly MA 01915	Own real property
Associate LLC 503 145 Phyriouth Street LLC Tubb Microsoft, president Tubb Microsoft, president Tubb Microsoft, president Tabl Al-Batta, Guseppe Sts. Mile Table Al-Batta, G	Pyramid Portland Management LLC	James Dina, Warren Fields and Richard Kelleher, managers	One Post Office Sq., Ste. 1950, Boston MA 02109	Deal in real property
See 3300, Sei Pranscot CA 494111 With Management (Betwert D.O. 11.C Table AR-Satza Guisegep Size, Miles Tegin & Haber Mints, 259, 5570 Tem May NO 10036 City Agartments Investor LLC Christopher W. Collins and Anthony A. Nickos, signatories Tow Adantic Area, 3nd foor, Boston MA 02110 Develop, operate and cown read property Read State Investor LLC Christopher W. Collins and Anthony A. Nickos, signatories Size 750 Carbon Step Collins State Proport LLC Size 1570, State State (Collins and Anthony A. Nickos, signatories Gill Flandin LLC Anthel Sargani, manager 22 West Supramillan S. See 2000 Chany Min 02111 Hill Boston LLC Statisch Patie, manager Science District Science State (Collins and Anthony Science State (Collins Anthony Scien		C. Christopher Talanian, mgr.; Ira J. Deitsch Esq., res. agent	137 Newbury St., Boston MA 02116	Deal with real estate
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78 Charles Steed Propos LLC Ashish Sangari, manager 22 Meet Steed Propos LLC Ashish Sangari, manager 22 Meet Stopantm St., See 200, Outroy MA 02171 Hotel management Cor They Roston LLC Ashish Sangari, manager 22 Meet Stopantm St., See 200, Outroy MA 02171 Hotel management Cor They Roston LLC Bruse Wiles, pres; Ceorge Dabrey & Christopher King, Vis See, 550, Annapois MD 2210 DRIM Really LLC Stallesh Patel, manager 45 Endleigh Ave, Billorica MA 01821 Real estate Bruse Wiles, pres; Ceorge Dabrey & Christopher King, Vis See, 550, Annapois MD 2210 DRIM Really LLC Stallesh Patel, manager 45 Endleigh Ave, Billorica MA 01821 Real estate Brus, deeting, lesse, manager and sell RE Brus deeting, lesse, manager, m	CC Apartments Investor LLC	Christopher W. Collins and Anthony A. Nickas, signatories	Two Atlantic Ave., 3rd floor, Boston MA 02110	Develop, operate and own real property
Site 1750. Saria Monice CA 90401 Flori Frankin LC Astrick Stargari, manager 225 West Squartum St. Sie. 200, Quincy MA 02171 Hotel management Operate and own real estate Direct Wiles, press; Georgie Dabrey & Christopher King, VP Oim Ready LLC Shalesh Patel, manager 45 Endiged Ave. Billetic AM 01821 Pass estate 2006 Millermium Tower LLC Boris Lainer and Tatana Lainer, managers Sixteen Old Town Pet., Wajpole MA 02001 Bay develop, lease, manage and sell RE Principal office at 66 Revision St., Stenton MA 02007 August migrow & dispose of real property in Middlesse and Sutroik Counties, MA Levington DB LLC Stocy Hughes, Ebouard Kiefe and William Zazhary, sigs. 205 E. 42no St., 20th floor, NYC 10017 Joed Herstey, manager, William Alpine, resident agent William Alpine at 10 State St., Wortum MA 010010 Hard Shapout LLC Joed Herstey, manager, William Alpine, resident agent William Alpine at 10 State St., Wortum MA 010010 William Alpine at 10 State St., Wortum MA 010010 Principal office at 65 Againem Shooping Court, Againem MA 010011; William Alpine at 10 State St., Wortum MA 010010 Pass state activities William Alpine, resident agent William Alpine, resident agent William Alpine at 10 State St., Wortum MA 010010 William Alpine at 10 State St., Wortum MA 010010 Principal office at 65 Againem Shooping Court, Againem MA 010011; William Alpine at 10 State St., Wortum MA 010010 Protected country in Middlesse and Subrick Counties, MA 4-44 Medicurd Citerat LLC Joendam Rose, manager, Michael Rusin Esq., resident agent William Alpine at 10 State St., Wortum MA 010010 William Alpine at 10 State St., Wortum MA 010010 Principal office at 23 9 Networtum MA 01000 Principal offi	Chelsea Carter Investor LLC	Christopher W. Collins and Anthony A. Nickas, signatories	Two Atlantic Ave., 3rd floor, Boston MA 02110	Develop, operate and own real property
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206 Millennium Tower LLC Borts Lainer and Tationa Lainer, marragers Sixteen Old Town Rd., Walpole MA 02081 Buy, dovelop, lease, marrage and sell RE 19 Perins SP LLC Matthew Grosshandler, marrager, Justiha M. Bowman, sig. Phinopal officer at 6 Merchant St., Ste. 1, Sharon MA 02067 Acquire, improve & dispuse of real property in Modelsex and Sufficient Counties, MA Leaington DB LLC Stacey Hughes, Edouard Kleine and William Zachary, sigs. 205 E. 42nd St., 20th Tool (NYC 10017 Photoviolatic solar electric generation development and ownership of Agawam Shopping Court LLC Joel Hershey, marrager, William Alpine, resident agent William Alpine at 10 State St., Woltum Mark 2016 Deal in real property in Modelsex and Sufficient Counties, MA 148 Meditord Street LLC Jordiffen F. Block, marrager 120 Newbury St., Ste. 400, Boston MA 02116 Deal in real property St. Stere LLC Brad Caragnania, Adam klaskim and Michael Spolyar, myrs. One Park In., U-1503, Boston MA 02210 Marrage, purchase and sell real estate 126 Sterley Road LLC Robert A. Carazno Jr., marrager 24 Newbury St., Ste. 400, Boston MA 02210 Marrage, purchase and sell real estate 126 Sterley Road LLC Robert A. Carazno Jr., marrager Michael Rubin Esq., resident agent Principal officer at 159 Newbury St., Ste. 400, Boston MA 02210 Marrage, purchase and sell real estate 126 Sterley Road LLC Robert A. Carazno Jr., marrager Michael Rubin Esq., resident agent Principal officer at 159 Newbury St., Beston MA 02219 Buy, develop, lease, marrage and sell RE 80 Health Street LLC Brade Robert A. Carazno Jr., marrager Michael Rubin Esq., resident agent Principal officer at 159 Newbury St., Beston MA 02219 Purchase Re For investment purposes Michael E. Rubin Esq., at 800 Boyton St., Boston MA 02219 Purchase Re For investment purposes Michael E. Rubin Esq., at 800 Boyton St., Boston MA 02210 Dealing with interests in real estate 150 Marrage Principal officer at 150 New Marrage	THI VI Boston LLC	Bruce Wiles, pres.; George Dabney & Christopher King, VPs		Operate and own real estate
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development and ownership 65 Agawam Shopping Court LLC Jonethan F. Block, manager 44.48 Medford Street LLC Jonethan F. Block, manager 129 Newbury St., Ste. 400, Boston MA 02116 Deal in real property 62-64 Em Street LLC Bred Cangiamila, Adam Idakim and Michael Spotyar, mgrs. 06-Park Ln., U-1503, Boston MA 02110 Manage, purchase and sell real estate 126 Sharley Road LLC Robert A. Canzano Jr., manager 24 Rotherwood Rd., Newton MA 02459 Wolfm Kagan, manager, Michael Rubin Esq., resident agent Michael E. Rubin Esq. at 800 Boyston Ss., Boston MA 02199 NPL Wellesley One LLC Barry Noone, manager Nineteen Femcroft Rd., Canton MA 02021 Acquire, develop, lease, manager, mortgage and sell real estate Retting LLC Bype Timmouth, mgr.; Michael Mooney Esq., res agent Bype Timmouth, mgr.; Michael Mooney Esq., res agent The Friends of Walson Park Inc. Louane Hann, pres; Linda Marie Reisert, treas and clerk Eleven Taylor St., Boston MA 02116 Finance, operate and own real property Chyper Timopel office at 11% and part age Hand Na 02118 Retroydom LLC Bype Timmouth, mgr.; Michael Mooney Esq., res agent The Friends of Walson Park Inc. Louane Hann, pres; Linda Marie Reisert, treas and clerk Eleven Taylor St., Boston MA 02118 Retroydom LLC By Bart Jones, manager; Cheryl L. Shaw Esq., resident agent Malson FR Properties LLC By Bart Jones, manager; Cheryl L. Shaw Esq., resident agent Michael E. Rubin Management at 77 Newbury St., Boston MA 02116 Finance, operate and own real property Cheryl L. Shaw Esq., are Square Hill Dr., Ste. 402, Danvers MA 02193 Robert Brooperties LLC By Bart Jones, manager One Hundred Confer Hill Dr., Ste. 402, Danvers MA 01923 Dealing with interests in real estate Dirion Street, Springfield Marc Murphy, resident agent Principal office at 27 Gen Goin Dr., Alpine NJ 07620; Marc Murphy, resident agent Principal office at 27 Gen Goin Dr., Alpine NJ 07620; Marc Murphy, resident agent Principal office at 27 Gen Goin Dr., Alpine NJ 07620; Marc Murphy, resident agent Principal Group Has Model No 01108 Deal with real e	Nixdorf Seaport Mgr LLC	Martin Nixdorf and Mattias Nixdorf, signatories	286 Congress St., Ste. 1350, Boston MA 02210	
### William Alpine at 1 to State St., Woburn MA 01801 44-48 Medford Street LLC Jonathan F. Block, manager 24 Rotherwood Rd., Newton MA 02116 Brad Cangamila, Adam Idakim and Michael Spolyar, mgrs. One Park Ln., U-1503, Boston MA 02210 Manage, purchase and sell real estate Brad Langiamila, Adam Idakim and Michael Spolyar, mgrs. One Park Ln., U-1503, Boston MA 02210 Manage, purchase and sell real estate Brad Cangamila, Adam Idakim and Michael Spolyar, mgrs. One Park Ln., U-1503, Boston MA 02210 Manage, purchase and sell real estate Brad Kagan, manager, Michael Rubin Esq., resident agent Principal office at 239 Nahanton Rd., Newton MA 02459; Michael E. Rubin Esq. at 800 Boykton St., Boston MA 02199 Nineteen Fernoroft Rd., Canton MA 02021 Acquire, develop, lease, manage, mortgage and sell real estate Stubblebine 2-8 Pequot Canton LLC Barry Noone, manager Stubblebine and James G. Stubblebine, managers One Cranberry Hill, Ste. 103, Lexington MA 02421 Dealing with interests in real estate Principal office at Tivo Main St., Ste. 200, Stoneham MA 02180; Michael E. Mooney Esq. at 155 Seaport Blud., Boston MA 02116 The Firends of Walston Park Inc. Louane Harm, pres; Linda Marie Reisert, treas and clerk Dealing with interests in real estate Eleven Taylor St., Boston MA 02116 Firance, operate and own real property The Firends of Walston Park Inc. Louane Harm, pres; Linda Marie Reisert, treas and clerk Paul Joncas, manager; Cheryl L. Staw Esq., resident agent Principal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq., at 75 Carriage House Ln., Wientham MA 02093 Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Darvers MA 01923 Dealing with interests in real estate Principal office at 27 Celer Goi Dr., Alpine NJ 07620; Marca Murphy, resident agent One Oxford Pr., Woburn MA 01801 Lease and purchase real estate One Oxford Pr., Woburn MA 02136 Buy and sell real estate for profit	Lexington DG LLC	Stacey Hughes, Edouard Klehe and William Zachary, sigs.	205 E. 42nd St., 20th floor, NYC 10017	
62-64 Elm Street LLC Brad Cangiamila, Adam Idakim and Michael Spolyar, mgrs. One Park Ln., U-1503, Boston MA 02210 Manage, purchase and sell real estate 126 Stanley Road LLC Robert A. Canzano Jr., manager 24 Rotherwood Rd., Newton MA 02459 Buy, develop, lease, manage and sell RE 805 Heath Street LLC Vadim Kagan, manager; Michael Rubin Esq., resident agent Principal office at 239 Nahanton Ral, Newton MA 02459; Michael E. Rubin Esq., at 800 Boylston St., Boston MA 02199 NPL Wellesley One LLC Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 Barry Noone, manager Nineteen Femoroft Rd., Canton MA 02021 David G. Stubblebine and James G. Stubblebine, managers One Cranberry Hill, Ste. 103, Lexington MA 02421 Dealing, with interests in real estate Dealing, with interests in real estate Principal office at Two Main St., Ste. 200, Stoneham MA 02180; Michael E. Monorey Esq., at 155 Seapon Blvd., Boston MA 02110 Finance, operate and own real property The Friends of Watson Park Inc. Louane Hann, pres; Linda Marie Reisert, treas and clerk Eleven Taylor St., Boston MA 02118 Non-profit involved in care and maintenance of Watson Park on Taylor Street, Boston MA Madison FR Properties LLC Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent Manage and own real estate Principal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq. at 75 Carriage House Ln., Wrentham MA 02093 Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Danvers MA 01923 Dealing with interests in real estate Vo Preservation of Alfordable Housing Inc. at 40 Court St., Ste. 200, Boston Managers One Oxford Price at	65 Agawam Shopping Court LLC	Joel Hershey, manager; William Alpine, resident agent		Real estate activities
126 Stanley Road LLC Robert A. Canzano Jr., manager 24 Rotherwood Rd., Newton MA 02459 Buy, develop, lease, manage and sell RE 805 Heath Street LLC Vadim Kagan, manager; Michael Rubin Esq., resident agent Michael E. Rubin Esq. at 800 Boylston St., Boston MA 02199 Purchase RE for investment purposes Michael E. Rubin Esq. at 800 Boylston St., Boston MA 02199 Acquire, develop, lease, manage, mortgage and sell real estate Stubblebine 2-8 Pequot Canton LLC David G. Stubblebine and James G. Stubblebine, managers One Cranberry Hill, Ste. 103, Lexington MA 02421 Dealing with interests in real estate Bettong LLC Bryce Tinmouth, mgr.; Michael Mooney Esq., res agent Principal office at Two Main St., Ste. 200, Stoneham MA 02180; Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 REdiving cooperative housing Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 Remeth P. Lyons, signatory C/o Lyons Management at 77 Newbury St., Boston MA 02116 Finance, operate and own real property The Friends of Walson Park Inc. Louane Hann, pres; Linda Marie Reisert, treas and clerk Eleven Taylor St., Boston MA 02118 Non-profit involved in care and maintenance of Walson Park no Taylor Street, Boston MA 02118 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02118 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02118 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02118 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02118 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02108 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02108 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02108 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA 02108 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston M	44-48 Medford Street LLC	Jonathan F. Block, manager	129 Newbury St., Ste. 400, Boston MA 02116	Deal in real property
805 Heath Street LLC Vadim Kagan, manager, Michael Rubin Esq., resident agent Michael E. Rubin Esq. at 800 Boyston St., Boston MA 02459; Michael E. Rubin Esq. at 800 Boyston St., Boston MA 02199 NPL Wellesley One LLC Barry Noone, manager Nichael E. Rubin Esq. at 800 Boyston St., Boston MA 02190 Acquire, develop, lease, manage, mortgage and sell real estate Stubblebine 2-8 Pequot Canton LLC Bary Canton LLC Bryce Tinmouth, mgr.; Michael Mooney Esq., res. agent Principal office at Two Main St., Ste. 200, Stoneham MA 02421 Dealing with interests in real estate Bettong LLC Bryce Tinmouth, mgr.; Michael Mooney Esq., res. agent Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 T12 Myrtle Street Limited Partnership Kenneth P. Lyons, signatory C/o Lyons Management at 77 Newbury St., Boston MA 02116 Finance, operate and own real property The Friends of Walson Park Inc. Louane Hann, pres.; Linda Marie Reisert, treas. and clerk Eleven Taylor St., Boston MA 02118 Non-profit involved in care and maintenance of Walson Park on Taylor Street, Boston MA Madison FR Properties LLC Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent Principal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq. at 75 Carriage House Ln., Wrentham MA 02093 Mitterydom LLC David D. Jenks, manager One Hundred Conifer Hill, Ste. 402, Darvers MA 01923 Dealing with interests in real estate One Hundred Conifer Hill, Ste. 402, Darvers MA 01923 Dealing with interests in real estate Vone Planted Conifer Hill, Ste. 402, Darvers MA 01923 Dealing with interests in real estate Told Brandy Land LLC West of Marc Murphy, signatory Ste., Tessident agent Principal office at 27 Glen Goin Dr., Alpine NJ 07620; Marc Murphy, 14 428 Belmont Ave., Springfield MA 01108 Told Ord Place LLC Jerome Bibliod Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate New England Realty Investment Chan Wook Cheong, signatory One Leighton St., Cambridge MA 02141 Own real estate for profit	62-64 Elm Street LLC	Brad Cangiamila, Adam Idakim and Michael Spolyar, mgrs.	One Park Ln., U-1503, Boston MA 02210	Manage, purchase and sell real estate
Michael E. Rubin Esq. at 800 Boylston St., Boston MA 02199 NPL Wellesley One LLC Barry Noone, manager Nineteen Ferncroft Rd., Canton MA 02021 Acquire, develop, lease, manage, mortgage and sell real estate Stubblebine 2-8 Pequot Canton LLC David G. Stubblebine and James G. Stubblebine, managers One Cranberry Hill, Ste. 103, Lexington MA 02421 Dealing with interests in real estate Principal office at Two Main St., Ste. 200, Stoneham MA 02180; Michael E. Mooney Esq., at 155 Seaport Blvd., Boston MA 02210 The Friends of Watson Park Inc. Louane Hann, pres.; Linda Marie Reisert, treas. and clerk Eleven Taylor St., Boston MA 02118 Non-profit involved in care and maintenance of Watson Park on Taylor Street, Boston MA Madison FR Properties LLC Paul Joncas, manager, Cheryl L. Shaw Esq., resident agent Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Darvers MA 01923 Dealing with interests in real estate POAH Brandy Land LLC W. Bart Lloyd, signatory Crop Preservation of Affordable Housing inc. at 40 Court St., Ste. 700, Boston MA 02108 Union Street, Springfield Simon Dikker, Brian Lubliner and Sergey Parilis, managers One Oxford PI., Woburn MA 01801 Lease and purchase real estate One Oxford PI., Woburn MA 01801 Lease and purchase real estate One Oxford PI., Woburn MA 01801 Lease and purchase real estate One Oxford PI., Woburn MA 02136 Buy and sell real estate for profit	126 Stanley Road LLC	Robert A. Canzano Jr., manager	24 Rotherwood Rd., Newton MA 02459	Buy, develop, lease, manage and sell RE
Stubblebine 2-8 Pequot Canton LLC David G. Stubblebine and James G. Stubblebine, managers Detrong LLC Bryce Tinmouth, mgr.; Michael Mooney Esq., res. agent Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02421 Reactivities, including cooperative housing Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 Reactivities, including cooperative housing Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 Reactivities, including cooperative housing Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 Reactivities, including cooperative housing Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 Reactivities, including cooperative housing Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 Finance, operate and own real property Mon-profit involved in care and maintenance of Watson Park Inc. Louane Hann, pres; Linda Marie Reisert, treas. and clerk Eleven Taylor St., Boston MA 02118 Madison FR Properties LLC Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent Manager G. David D. Jenks, manager Principal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq. at 75 Carriage House Ln., Wrentham MA 02093 Manage and own real estate POAH Brandy Land LLC W. Bart Lloyd, signatory C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Macro Murphy, resident agent Macro Murphy, resident agent Macro Murphy at 428 Belmont Ave., Springfield MA 01108 1 Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers Macro Murphy at 428 Belmont Ave., Springfield MA 01108 1 Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate One Leighton St., Cambridge MA 02141 Own real estate for profit Boston Realty Solutions LLC Scott Lancaster and Alexandra Pascasio, signatories 1 7 Affington St., #1, Hyde Park MA 02136 Buy and sell real estate for profit	805 Heath Street LLC	Vadim Kagan, manager; Michael Rubin Esq., resident agent		Purchase RE for investment purposes
Bettong LLC Bryce Tinmouth, mgr.; Michael Mooney Esq., res. agent Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02180; Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 The Friends of Watson Park Inc. Louane Hann, pres.; Linda Marie Reisert, treas. and clerk Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent Cheryl L. Shaw Esq., resident agent PoAH Brandy Land LLC David D. Jenks, manager David D. Jenks, manager David D. Jenks, manager Dox Brincipal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq., resident agent Cheryl L. Shaw Esq., resident agent PoAH Brandy Land LLC David D. Jenks, manager Dox Brincipal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq., resident agent PoAH Brandy Land LLC David D. Jenks, manager Dox Brincipal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq. at 75 Carriage House Ln., Wrentham MA 02093 Kitterydom LLC David D. Jenks, manager Dox Brandy Land LLC David D. Jenks, manager Dox Brincipal office at 27 Glen Goin Dr., Alpine NJ 07620; Deal with real estate Massachusetts LLC Marc Murphy, resident agent Dix Greek, Springfield Mars Murphy, resident agent Dix Greek, Springfield Mark Motkin, managers Dox Brincipal office at 27 Glen Goin Dr., Alpine NJ 07620; Deal with real estate Marc Murphy at 428 Belmont Ave., Springfield MA 01108 Dox Dre Leighton St., Cambridge MA 02141 Own real estate Down real estate Own real estate Down real estate for profit	NPL Wellesley One LLC	Barry Noone, manager	Nineteen Ferncroft Rd., Canton MA 02021	1 / 1/ / 0/ 00
Michael E. Mooney Esq. at 155 Seaport Blvd., Boston MA 02210 112 Myrtle Street Limited Partnership Kenneth P. Lyons, signatory C/o Lyons Management at 77 Newbury St., Boston MA 02116 Finance, operate and own real property The Friends of Watson Park Inc. Louane Hann, pres.; Linda Marie Reisert, treas. and clerk Eleven Taylor St., Boston MA 02118 Non-profit involved in care and maintenance of Watson Park on Taylor Street, Boston MA Madison FR Properties LLC Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent Cheryl L. Shaw Esq., resident agent Principal office at 11 Sandpiper Dr., Westport MA 02790; Cheryl L. Shaw Esq. at 75 Carriage House Ln., Wrentham MA 02093 Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Danvers MA 01923 Dealing with interests in real estate POAH Brandy Land LLC W. Bart Lloyd, signatory C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Union Street, Springfield Simon Dikker, Brian Lubliner and Sergey Parilis, managers; Massachusetts LLC Marc Murphy, resident agent Marc Murphy, resident agent Marc Murphy at 428 Belmont Ave., Springfield MA 01108 1 Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate New England Realty Investment Holdings LLC Boston Realty Solutions LLC Scott Lancaster and Alexandra Pascasio, signatories 17 Affington St., #1, Hyde Park MA 02136 Buy and sell real estate for profit	Stubblebine 2-8 Pequot Canton LLC	David G. Stubblebine and James G. Stubblebine, managers	One Cranberry Hill, Ste. 103, Lexington MA 02421	Dealing with interests in real estate
The Friends of Watson Park Inc. Louane Hann, pres.; Linda Marie Reisert, treas. and clerk Madison FR Properties LLC Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Danvers MA 01923 Dealing with interests in real estate POAH Brandy Land LLC W. Bart Lloyd, signatory Cheryl L. Shaw Esq. at 75 Carriage House Ln., Wrentham MA 02093 Dealing with interests in real estate C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Union Street, Springfield Marc Murphy, resident agent One Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate One Leighton St., Cambridge MA 02141 Own real estate for profit	Bettong LLC	Bryce Tinmouth, mgr.; Michael Mooney Esq., res. agent		RE activities, including cooperative housing
Madison FR Properties LLC Paul Joncas, manager, Cheryl L. Shaw Esq., resident agent Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Danvers MA 01923 Dealing with interests in real estate POAH Brandy Land LLC W. Bart Lloyd, signatory C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Union Street, Springfield Massachusetts LLC Marc Murphy, resident agent Marc Murphy, resident agent One Oxford Pl., Woburn MA 01801 Lease and purchase real estate One Oxford Pl., Woburn MA 02136 Buy and sell real estate for profit	112 Myrtle Street Limited Partnership	Kenneth P. Lyons, signatory	C/o Lyons Management at 77 Newbury St., Boston MA 02116	Finance, operate and own real property
Kitterydom LLC David D. Jenks, manager One Hundred Conifer Hill Dr., Ste. 402, Danvers MA 01923 Dealing with interests in real estate POAH Brandy Land LLC W. Bart Lloyd, signatory C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Union Street, Springfield Simon Dikker, Brian Lubliner and Sergey Parilis, managers; Marcs Murphy, resident agent Marc Murphy, resident agent One Oxford Pl., Woburn MA 01801 1 Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate New England Realty Investment Holdings LLC Boston Realty Solutions LLC Scott Lancaster and Alexandra Pascasio, signatories 17 Arlington St., #1, Hyde Park MA 02136 Buy and sell real estate for profit	The Friends of Watson Park Inc.	Louane Hann, pres.; Linda Marie Reisert, treas. and clerk	Eleven Taylor St., Boston MA 02118	
POAH Brandy Land LLC W. Bart Lloyd, signatory C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Union Street, Springfield Marc Murphy, resident agent Marc Murphy, resident agent One Oxford Place LLC New England Realty Investment Holdings LLC Boston Realty Solutions LLC W. Bart Lloyd, signatory C/o Preservation of Affordable Housing Inc. at 40 Court St., Ste. 700, Boston MA 02108 Deal with real estate Principal office at 27 Glen Goin Dr., Alpine NJ 07620; Marc Murphy, resident agent Marc Murphy at 428 Belmont Ave., Springfield MA 01108 Lease and purchase real estate One Oxford Pl., Woburn MA 01801 Lease and purchase real estate One Leighton St., Cambridge MA 02141 Own real estate for profit	Madison FR Properties LLC	Paul Joncas, manager; Cheryl L. Shaw Esq., resident agent		Manage and own real estate
Ste. 700, Boston MA 02108 Union Street, Springfield Massachusetts LLC Marc Murphy, resident agent Marc Murphy at 428 Belmont Ave., Springfield MA 01108 1 Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate New England Realty Investment Holdings LLC Boston Realty Solutions LLC Scott Lancaster and Alexandra Pascasio, signatories 17 Arlington St., #1, Hyde Park MA 02136 Buy and sell real estate for profit	Kitterydom LLC	David D. Jenks, manager	One Hundred Conifer Hill Dr., Ste. 402, Danvers MA 01923	Dealing with interests in real estate
Massachusetts LLC Marc Murphy, resident agent Marc Murphy at 428 Belmont Ave., Springfield MA 01108 1 Oxford Place LLC Jerome Bibuld and Adam Kotkin, managers One Oxford Pl., Woburn MA 01801 Lease and purchase real estate New England Realty Investment Holdings LLC Boston Realty Solutions LLC Scott Lancaster and Alexandra Pascasio, signatories 17 Arlington St., #1, Hyde Park MA 02136 Buy and sell real estate for profit	POAH Brandy Land LLC	W. Bart Lloyd, signatory		Deal with real estate
New England Realty Investment Holdings LLC Boston Realty Solutions LLC Chan Wook Cheong, signatory One Leighton St., Cambridge MA 02141 Own real estate Buy and sell real estate for profit				Deal with real estate
Holdings LLC Boston Realty Solutions LLC Scott Lancaster and Alexandra Pascasio, signatories 17 Arlington St., #1, Hyde Park MA 02136 Buy and sell real estate for profit	1 Oxford Place LLC	Jerome Bibuld and Adam Kotkin, managers	One Oxford Pl., Woburn MA 01801	Lease and purchase real estate
		Chan Wook Cheong, signatory	One Leighton St., Cambridge MA 02141	Own real estate
240 Andover Street LLC Mark Tashjian, manager 240 Andover St., Georgetown MA 01833 Lease real property	Boston Realty Solutions LLC	Scott Lancaster and Alexandra Pascasio, signatories	17 Arlington St., #1, Hyde Park MA 02136	Buy and sell real estate for profit
	240 Andover Street LLC	Mark Tashjian, manager	240 Andover St., Georgetown MA 01833	Lease real property

Massachusetts Corporations ORGANIZED JULY 11 - JULY 22, 2016

Corporation	Directors/Registered Agents	Address	Nature of Business
6227 Cajon Blvd SB LLC	James P. Dawley Jr., manager	C/o Waterstone Retail Development Inc. at 322 Reservoir St., 2nd floor, Needham MA 02494	Deal in real property
35 Fisher Street LLC	Leo V. Colborne Jr. and James Venincasa, signatories; Glenn Frank Esq., resident agent	Principal office at 14 Pendulum Pass, Hopkinton MA 01748; Glenn Frank Esq. at 88 Black Falcon Ave., Ste. 345, Boston MA 02210	Purchase and sell real estate
Santa Marta Investments LLC	Luis Diazgranados and Carolina Trujillo, managers	Fifteen Cypress St., Ste. 301, Newton MA 02459	Develop and invest in real estate
Dover Walpole LLC	Ryan Gadles, manager	859 Willard St., Ste. 503, Quincy MA 02169	Acquire, develop, lease, manage, mortgage and sell real estate
K\$ Realty LLC	James Kaveney, Jeffrey Kaveney, Michael Kaveney and Joyce Tierney, managers	220 E. 26th St., #4H, NYC 10010	Real estate activities
Reservoir Road LLC	Paul Goguen, manager	305 Lancaster St., Leominster MA 01453	Develop, lease, manage and sell real estate
Franj Realty LLC	Joseph Franciosa, manager; Mark Dickinson, resident agent	Principal office at 10 Merrimac St., Seabrook NH 03874; Mark Dickinson at 30 Rivercrest Dr., West Newbury MA 01985	Buy, develop, lease, mortgage and sell RE
MLP 20 Alpine LLC	John E. Matz III, manager	112 Old Cart Path, Holliston MA 01746	Maintain and own real estate
Thirteen East Main Corp.	Nathan Till, president, treasurer and secretary	Ten Gates St., Worcester MA 01610	Manage real estate
Briggs Street LLC	Manuel X. Amaral and Maria M. Amaral, managers	Nineteen Country Club Blvd., Dartmouth MA 02747	Invest in and manage income-producing RE
290 Main Street Realty LLC	Charles Carucci and Marianne F. Carucci, managers	Three Chester Rd., North Reading MA 01864	Dealing with interests in real estate
South Shore Stadium Group LLC	John J. Walker, signatory	775 Pleasant St., Weymouth MA 02189	Deal in real property
Brigham Realty LLC	Elizabeth T. Garofalo and Stephen J. Garofalo, managers	159 Shawmut Ave., Marlborough MA 01752	Real estate and interests therein
Trueman Realty LLC	Fabio Dasilva, manager	411B Reservoir Ave., Revere MA 02151	Dealing with interests in real estate
55-55A Newbury St LLC	Adam Feldberg, Marc Fronduto and James Tello, managers	Four Wayne Rd., Peabody MA 01960	Develop real estate
Karamali Properties LLC	Maureen L. Karamali, manager; Ted Courville, resident agent	Principal office at 7024 Cinnamon Teal Court, Toldeo OH 43617; Ted Courville at 88 Arcadia Ave., Waltham MA 02452	Hold real estate
Moran Realty LLC	John Moran, manager	225 Stedman St., #6 Lowell MA 01851	Real estate activities
1 Oxford Place LLC	Jerome Bibuld and Adam Kotkin, managers	One Oxford PI, Woburn MA 01801	Lease and purchase real estate
Trueman Realty LLC	Fabio DaSilva, manager	411B Reservior Ave., Revere MA 02151	Dealing with interests in real estate
55-55A Newbury St LLC	Adam Feldberg, Marc Fronduto and James Tello, managers	Four Wayne Rd., Peabody MA 01960	Real estate activities
Karamali Properties LLC	Maureen L. Karamali, manager; Ted Courville, aka Edward J. Courville, signatory	Principal office at 7024 Cinnamon Teal Ct., Toledo OH 43617; MA office at 84 Arcadia Ave., Waltham MA 02452	Real estate
Prime Group Wilbraham LLC DBA 2350 Boston Road	Robert J. Moser, signatory	85 Railroad Pl., Saratoga Springs NY 12866	Hold real estate
Moran Realty LLC	John Moran, manager	225 Stedman St., U-6, Lowell MA 01851	Lease, manage and own real estate
14 Gosnold Road LLC	Collin E. Roche, manager; Joseph M. Guay Esq.	108 Surfside Rd., Nantucket MA 02554	Dealing with commercial and residential RE
2 Centennial LLC	Andrew D. Goldberg, Richard B. Goldberg, Steven J. Goldberg and William H. Goldberg, managers	Seven Rantoul St., Ste. 100B, Beverly MA 01915	Dealing with interests in real estate
Whipple Development LLC	Doris Marie Evancic & Kevin Michael Schumaucher, mgrs.	164 Elm St., Fitchburg MA 01420	Real estate activities
189 Fifth Street LLC	Matthew J. Meyer, manager	189 Fifth St., Fall River MA 02721	Develop, finance, lease, manage and sell real property
Twenty Three Main LLC	Alan Bourbeau and Cynthia Bourbeau, managers	23 Main St., Belchertown MA 01007	Interests in real property
Ibbetson Street LLC	Diane M. Vergnani, manager	29 Bellington St., Arlington MA 02476	Invest in and manage real estate
Park Place Wrentham LLC	Kathleen Kudirka and Thomas T. Walsh, managers	135 Lakeside Ave., Wrentham MA 02093	Develop, lease, purchase & sell real property
Pellegrino Real Estate LLC	Christopher Pellegrino and Janine Pellegrino, managers	Twenty Downer Ave., Ste. 2, Hingham MA 02043	Operate and own real estate
31 West Chester LLC	Fred Gustavson, manager; Jessie Brescher, resident agent	Principal office at 11683 Anhinga Ave., Venice FL 34929; Jessie Brescher at 37 Centre St., Nantucket MA 02554	Deal with real estate
Koi Pond Realty LLC	Loocie S. Brown, manager; Elizabeth A. Sommers, signatory	One Bailey Pl., Cambridge MA 02139	Lease real estate
Anderson Premier Realty LLC	Richard Anderson, manager	955 Massachusetts Ave., Cambridge MA 02139	Real estate
William Marsh Holdings LLC	Robert J. Laughrea, manager	164 Highland Ave., Newton MA 02465	Manage investments, incl. real prop. interests
25 Wareham LLC	Rabih Jaber, manager; Lev Agranovich, resident agent	Principal office at 321 West Grove St., Middleborough MA 02346; Lev Agranovich at 1007 Chestnut St., Newton MA 02464	Real estate
158 Athens Street LLC	Neil Gulden, manager	146 Athens St., U3, South Boston MA 02127	Develop real estate
North River VI LLC	Coleman P. Burke, Christopher S. Flagg and Christopher H. Pachios, signatories	175 McClellan Hwy., East Boston MA 02128	Real estate
16 Prospect LLC	David Reed Anderson and Gretchen Gnaedinger, managers	Sixteen Prospect St., Great Barrington MA 01230	Real estate
Howeezell LLC	Suzanne Berwind, manager; Matthew Berlin, resident agent	Principal office at 2350 NW Savier St., Portland OR 97210; Matthew Berlin, c/o Rubin and Rudman LLP, at 50 Rowes Wharf, Boston	Hold, lease and mortgage real property
52 Hartford LLC	David McDermott and Ian McDermott, managers	Seven Whitelawn Ave., Milton MA 02186	Real estate activities

Massachusetts Corporations

ORGANIZED JULY 11 - JULY 22, 2016

Corporation	Directors/Registered Agents	Address	Nature of Business
Mortgage Contracting Services LLC	Mike Henricks and Caroline Reaves, signatories	350 Highland Dr., Lewisville TX 75067	Property preservation services
Hubei Realty LLC	Frank T. Varinos, manager	38 Old Haswell Park Rd., Middletown MA 01949	Deal in real property
Sanderson Avenue Realty LLC	Matthew M. Leahy, manager	58 Sanderson Ave., Lynn MA 01902	Deal with real estate
Medfield Meadows LLC	Karina Corrigan and John P. Kelly, managers	Twelve Haven St., Dover MA 02030	Develop, lease and sell real estate
35 Old Elm Street LLC	Kristin Moraes, manager	One Winning Rd, North Billerica MA 01862	Deal in real property
163 Belmont LLC	Donald Alan Eurich and William Tom Eurich, managers	Seven Walnut St., Newton MA 02460	Real estate
C&S Harding Street LLC	Scott Rouisse and Clifford L. Rucker, managers	900 Cummings Center, Ste. 226-U, Beverly MA 01915	Real estate
Rinaldi Investment Group LLC	Joseph A. Rinaldi, manager	77 Ridge Rd., Longmeadow MA 01106	Investments, including real estate
Brackton LLC	Allen I. Kupelnick and Diane Kupelnick, managers; Paul F. Vozella Esq., resident agent	Principal office at 314 Oak Ridge Rd., Deerfield Beach FL 33442; Paul F. Vozella Esq. at 16 Harvard St., Worcester MA 01609	Acquire, develop, lease and operate real property
Samark Place LLC	Allen I. Kupelnick and Diane Kupelnick, managers; Paul F. Vozella Esq., resident agent	Principal office at 314 Oak Ridge Rd., Deerfield Beach FL 33442; Paul F. Vozella Esq. at 16 Harvard St., Worcester MA 01609	Acquire, develop, lease and operate real property
44 Wolcott Street LLC	Gregory T. Hill, manager	44 Wolcott St., Dorchester MA 02121	Lease real estate
65 Norman Street LLC	Donald F. Bornstein Sr., manager	Four Tappan Ct., Lynnfield MA 01940	Acquire, develop, lease & operate real property
Garnet Street Capital LLC	James Glaser and William Heitin, managers; Michael Khoury, resident agent	Principal office at 48 East Chestnut St., Sharon MA 02067; Michael Khoury at 124 Washington St., Foxborough MA 02035	Interests in real property
KMC Holdings LLC	Michael E. Colombo and Matthew Kelly, managers	55 West Central St., Franklin MA 02038	Buy, lease, manage and sell real estate
Merlion LLC	Edlyn Lum-Wen-ee, manager; David J. Elkund Jr. Esq., resident agent	Principal office at 75-83 Cambridge Pkwy., Cambridge MA 02142; David J. Elkund Jr. Esq. at 980 Washington St. Dedham MA 02026	Hold real estate
Harlow Property Management LLC	Michael R. Harlow and Stephen J. Harlow, managers	22 Allen Rd., Billerica MA 01821	Deal with real estate
Thorndike Annex LLC	William K. Fay, manager; Anthony Quincy Vale, resident agent	Principal office at 189 River Rd., Ware MA 01082; Anthony Quincy Vale c/o Vale Law PLLC at 44 Whittier St., Andover MA	Hold and manage real estate
The 40-42 Court Street LLC	Nicholas Valorie III and Pamela A. Valorie, signatories; Michael E. Heaney, resident agent	Princpal office at 24 Metcalf St., Milford MA 01757; Michael E. Heaney c/o Heaney & Small at 24 Asylum St., Milford MA	Buy, develop, lease, manage and sell RE
JC & Co Realty LLC	David A. Ayer and Linda M. Ayer, managers	Two Industrial Pkwy., Woburn MA 01801	Real estate
Solutions Property Investments LLC	Dawn-Marie Fortin and David Miranda, managers	800 Main St., #105, Holden MA 01520	Deal in real property
Best Deals Real Estate Investors LLC	Luz S. Mejia Alvarez and Linda C. Minaya, managers	31 Home Depot Dr., Ste. 324, Plymouth MA 02360	Real estate activities

Commercial Deals

CONTINUED FROM PAGE 21

BUYER: J&J Brothers Realty Co. LLC, managed by George Deligiannides and John Toylas

SELLER: Fast-Track LLC, managed by Peter Murphy **PRICE/ADD:** \$1,500,000; 11 Ruane Rd., West Newton

MTG: \$1,050,000 from **Northern Bank & Trust Co. NOTES:** Land parcel; lot size is 21,100 sf; last sold for \$1,250,000 in Oct. 2014

MTG: \$1,125,000 from Eastern Bank

ADD: 219-229 Lewis St., Lynn

BWR: Nguyen Properties LLC, mgd. by Henry Nguyen

MTG: \$1,100,000 from North Shore Bank ADD: 309 and 309B South Main St., Haverhill BWR: Aria Realty Limited Liability Co., managed by

Marie V. Driscoll and Patrick J. Driscoll

JUNE 14TH

MTG: \$4,500,000 from Commerce Bank & Trust Co.

ADD: 75 Shawmut Rd., Canton

BWR: C.H. Powell Company, managed by David Powell,

treasurer

MTG: \$2,283,000 from Beverly Bank

ADD: 159 Beacon Hill Ave., Lynn

BWR: Urban Renewal X LLC, mgd. by Andrew McNerney

MTG: \$2,000,000 from East West Bank

ADD: 16 Main St., Tisbury

BWR: Brown Dog LLC, managed by Michelle Min and

Bryan D. Walker

BUYER: Haverhill MOB LLC, managed by Peter J.

McManus and Robert F. Murphy Jr.

SELLER: Pilgrim Lanes LLC, managed by Dale R.

Angelotti, president and treasurer

PRICE/ADD: \$1,500,000; 600 Primrose St., Haverhill **NOTES:** Retail property, constructed 1968; building size is 22,075 sf, lot size is 2.4 acres; seller's family ownership in property dates to Dec. 1966

MTG: \$1,100,000 from Middlesex Savings Bank

ADD: 23 Cleveland St., Somerville

BWR: 23 Cleveland St LLC, managed by Rafal Borkiewicz and Siyuan He

JUNE 13TH

MTG: \$29,400,000 from Northwestern Mutual Life Insurance Co.

ADD: 193 Boston Tpk., Shrewsbury

BWR: MCA Lakeway Commons Owner LLC, managed

by Howard D. Grossman

MTG: \$18,500,000 from Service Capital LLC

ADD: 1 Audubon Rd., Wakefield

BWR: Meera LLC, managed by Ashok Patel

BUYER: TCB Sever Street LLC, managed by The Community Builders

SELLER: Fruit + Sever Associates, managed by Helen

L. Hayeck, president and treasurer

PRICE/ADD: \$8,725,000; 6, 8, 10, 11 and 12 Sever

St., Worcester

MTG: \$9,025,000 from Community Economic Development Assistance Corp.

NOTES: Multifamily properties, const. 1965; first bldg. size is 8,200 sf, lot size is 1.5 acres; six units; second bldg. size is 10,025 sf; six units; third bldg. size is 15,775 sf; 12 units; fourth bldg. size is 16,200 sf; 12 units

MTG: \$3,500,000 from Santander Bank

ADD: 3 Van De Graaf Dr., Burlington

BWR: American Landmark III LLC, managed by Robert

L. Riemer, president and treasurer

MTG: \$3,370,000 from Mutual Bank

ADD: 15 Jonathan Dr., Brockton; and 650 Plymouth

St., East Bridgewater

BWR: Edward Baggia, trustee of the Brendini Realty TR

MTG: \$2,400,000 from Metro Credit Union ADD: 161-171 Salem St. and 6 Washington St., Medford

BWR: Malina Realty LLC, managed by David Rufo

MTG: \$1,451,250 from East Cambridge SB

ADD: 27 Grant St., Cambridge

BWR: 27 Grant Street LLC, managed by Lauren

Harder and Martin Hill

JLL Cambridge Deals

CONTINUED FROM PAGE 1

million. Now, the firm led by Managing DIrectors Christopher Angelone and Frank F. Petz has a trio of prime assets that estimates say could collectively approach \$120 million. About \$30 million of that has already been doled out in the form of a sale consummated this week at 733 Concord Ave. in Alewife where Morgan Stanley bought a majority stake of the asset from King Street Properties, the laboratory-centric investor that has been tearing up the west Cambridge and suburban markets this decade under the leadership of founder Thomas Ragno and principal Stephen Lynch.

Petz declined comment on the status of that transaction, citing confidentiality agreements, beyond confirming his team's role in the marketing that did culminate in two deeds registered on Monday, the larger of \$27,689,173.59 and the second for \$1,457,324.93, no explanation as to





Frank F. Petz

why they were split. The entity PPF Off King 733 Concord Owner LLC acquired the asset from King 733 Concord LLC and indicated a 95 percent purchase of the asset, with King Street Christopher Angelone apparently retaining a minority stake.

The headliner of the three listings by JLL would be Blackstone Science Square in the eclectic CambridgePort neighborhood near the Charles River and Massachusetts Institute of

Technology. Client Brickman Associates paid \$31.5 million to acquire the assemblage in September 2014 as previously detailed in Real Reporter. Its location and quality of tenants is expected to be major lures, Petz says in acknowledging the exclusive assignment whose team members include Managing Director Jessica Hughes, Senior VPs Robert Borden and Matthew Sherry plus Analyst Tom Ragno.

"We do have that in the market." Petz says of Blackstone Science Square, his firm guite familiar with the asset which they had listed when Brickman came along. The asset joins two 139 Main St. and 733 Concord St. that have been in



733 Concord Ave., Cambridge MA

circulation since the spring, although Petz declined to discuss strategy or pricing targets that market watchers indicate could

yield somewhere in the \$60 million sphere for the CambridgePort asset and another \$30 million or so for 139 Main St. Petz did say while reporting 733 Concord St. received "substantial" interest when it hit the block, and he adds that reaction is following suit for the newest arrival.

According to Petz, "the Cambridge address has become very important and recognized" to CRE investors from near and far, and he says the institutional set he anticipates will chase Blackstone Science Square and 139 Main St. has learned to love laboratory product as the asset class has become more mature and understandable. "They now recognize the sustainability of life sciences (real estate) as an investment—it has become much more acceptable as an asset class and I don't think that is going to change . . . especially in Cambridge," Petz outlined.

JLL pegs the vacancy rate for laboratory space in Cambridge at a razor-thin 1.1 percent, an environment helping to drive asking rents above \$70 per sf. Blackstone Science Square is at 92 percent occupancy in 19-23 Blackstone St. and 237 Putnam Ave. with an assemblage of first-class facilities comprised of "institutional quali-

ty laboratory (space) and a collaborative brick-and-beam" constitution, JLL relays in marketing materials. Molecular diag-

nostics company Good Start Genetics has its headquarters at the complex which is shared by a blend of life sciences and tech-

nology firms.



Jessica Hughes



Robert Borden



Matthew Sherry



Good Start is in place until 2022 after a recent lease extension that gives on-going cash flow while JLL is also promoting inplace rents that are 21 percent below current rents. "The leasing history is very strong," reports Petz, further estimating market demand is outpacing supply by a three-to-one ratio. Other professionals familiar

with Cambridge agree Blackstone Science Square is seen as an enticing opportunity that meets institutional mettle and maintain 139 Main St. would have a chance for even greater action given the lower cost of entry meets the formats of more investors. "Cambridge is white hot right now, and there is just no lab space at all," says one industry veteran who puts the Blackstone Science Square battle in the range of \$785 per sf, or a hair under \$60 million.

The 139 Main St. offering is supremely located at the foot of the Longfellow Bridge, the five-story building adjacent to the 101 Main St. office tower and at the gateway to Kendall Square. "It is an incredible location," declares Petz whose firm is representing the American Red Cross, owner/occupant of the 38,000-sf brick-faced

building. If achieved, that would equate to almost \$790 per sf even though—or percontinued on page 41

Newmark Exclusive

CONTINUED FROM PAGE 1

fund that had held the five-story asset since paying \$36.1 million in Sept. 2008 on the eve of the nation's financial crisis.

Deka already had posted an even bigger closing this spring, shelling our \$139 million to buy 175 Federal St., the 17-story, 227,000-sf tower across from South Station bought from Blackstone Real Estate Partners in a deal negotiated by JLL and first unveiled by therealreporter. com on April 11th, with that asset chaning hands the following day.



Robert E. Griffin Jr.



Edward C. Maher Jr.



in its role as the region's top Capital Markets operation which has orchestrated many of the cross-border outcomes. Boston is considered among the top three cities attracting foreign investment, its rivals New York City and Washington D.C. And if anythiing, the Brexit dustup appears to be enhancing the popularity of buildings and venues exuding stability, as the Boston and Cambridge office markets have come to be regarded. By one estimate, 30 percent of Boston's office skyline is now owned by offshore capital players in the wake of three especially

Newmark is well aware of Europe's rising clamor to buy US CRE

active campaigns.

The Newmark team which orchestrated a record price for 101 Seaport Blvd. in April and now has completed the 70 Franklin St. transaction includes US Head of Investments Robert E. Griffin Jr., Vice-Chairman Edward C. Maher Jr. and Executive Managing Director Matthew E. Pullen. Both separately listed deals were first detailed by Real Reporter, the Seaport District asset sold by Newmark for Skanska USA is part of another banner season shaping up at the Capital Markets crew enjoying its first full year under the Newmark flag, having moved over last autumn from Cushman & Wakefield.



101 Seaport Blvd., Boston MA

Regarding the latest assignment completion, Maher outlined in a press release a litany of attractions that drew a wide berth of prospective buyers, relaying that "70 Franklin's timeless architecture combines with its flexible floor plates, open office layouts and modern building systems to create one of Boston's premier Class B buildings." Currently 91 percent occupied



Jonathan Sullivan



by eight tenants whose anchor is Fortune 100 financial services firm TIAA-CREF, the building which dates to 1910 "boasts exceptional leasing momentum with tangible upside potential" in the tight downtown market, adds Maher.

Mid-year figures compiled by Newmark Research Manager Jonathan Sullivan and Dan Carucci indicates a continued increase in metro Boston rents, with a 5.6

percent gain registered in the second quarter alone driven by "robust tenant demand" and new construction. "Boston's office market remains on solid footing," the Q2 report conveys, crediting the thriving life sciences and technology sectors that continue to drive activity in both the CBD and suburban locations. And while the suburbs were more vibrant, with 88 percent of the area's 513,525 sf of positive net absorption reg-

istered through mid-year occurring there, Boston proper was in the black on that metric by 124,125 sf to push the vacancy rate down to a mere 9.3 percent.

JLL Cambridge Deals

CONTINUED FROM PAGE 40

haps because—the non-profit intends to vacate upon an exchange. Office space in Kendall Square is hovering around 5 percent, and Petz says the building is ripe for a value-add makeover justified in average market rents at \$70 per sf.

A flurry of suitors pursued 733 Concord Ave., Petz says in declining to name names but pointing again to it being "a rare opportunity" to buy laboratory in Cambridge and the seller's infusion eclipsing \$10 million in capital improvements that has created "unique brick-and-beam laboratory space" while tenants provide stable cash flow "with mark-to-market upside" going forward.

And while west Cambridge pales in comparison to values found in Kendall Square, Petz notes the district has undergone transformational changes over the past decade to establish a viable LWP environment that is easily accessible via Route 2 from such tony bedroom communities as Arlington, Belmont, Concord and Lexington. Lab vacancy there is 1.4 percent and being fully leased, 733 Concord Ave. actually beats that metric and its tenants are there for a while given 6.1 years of average term remaining.

Horvath & Tremblay

CONTINUED FROM PAGE 1

last week of an Allston Walgreens and earlier \$7.44 million harvesting of a 13,325-sf Walgreens south of Boston in Plymouth.

The Allston Walgreens is situated in the teeming Union Square business district where Cambridge Street intersects with Brighton Avenue and North Beacon Street, carved out as the end cap to a retail strip where it encompasses 14,875 sf. Principal Robert Horvath, who joined Todd Tremblay as agents for the seller and also procured



Robert Horvath



Todd Tremblay

the buyer, says the store "benefits from its prominent location and high visibility at the signalized intersection" where a number of retailers are clustered, including Burger King, Dunkin' Donuts, KFC and Tedeschi's. It is barely a halfmile from the transformative Boston Landing complex headquartered by New Balance Athletics and sits in a five-mile radius of 400,000 wallets.

Walgreens has 17 years remaining on its

lease plus 50 one-year options at 465 Cambridge St. and 87 Hano St. Managed by Yuk Kam Francini, seller GFL Group LLC, had owned the asset since paying \$9.3 million in Dec. 2010. Eastern Bank loaned \$7.0 million to the buyer, API-Allston, an affiliate of Abramson Properties Inc. The Allston Walgreens sold at a 5.0 percent cap rate.

On the Plymouth deal, seller AJE Route 44 LLC was advised by Horvath and Tremblay. The all-cash buyer of 165 Samoset St. is 55 Cherry Hill Drive LLC and its managers, Anahid Mardiros and Aurelian Mardiros of Peabody. Arthur J. Epstein is manager of AJE Route 44 LLC, which in October 2005 paid \$1.5 million for a property that had opened the previous year on a 1.5-acre parcel at the juncture of Pilgrim Hill Road and Samoset Street.

Achieving the taut cap rate of 5.7 percent is attributed by Horvath to having pharmacy kingpin Walgreens on a 14-year triple-net lease that carrys 50 one-year extension options with rent escalations. The location is another plus, he conveys, with 165 Samoset St. accessible via Route



Walgreens, 165 Samoset St., Plymouth MA



152 Orswell St. aka 145-165 Rhode Island Ave., Fall River MA

6 off the Route 3 corridor where traffic counts eclipse 70,000 vehicles daily. Samoset Street carries 36,000 in its own right, and the retail footprint is "massive," he says, highlights including the 117,000-

sf Pilgrim Plaza and Pilgrim Hill Marketplace, its tenants featuring Shaw's Supermarket, while other draws in the assemblage include national and regional entities such as Advance Auto Parts, Best Tile, Grossman's Bargain Outlet, Rockland Trust Co., Valvoline and Work Out World. Dining options include Burger King, Dunkin' Donuts and McDonald's to service both locals and tourists headed to and from Cape Cod.

Solid demographics there combined with the continued demand for net leased retail overall further enhanced the interest level, says Horvath, whose operation that

was launched in February following several years with Marcus & Millichap has hit the ground running, with 60 closings already stretching from Maine down to Florida and out to Texas. "Net lease retail is

still very popular," Horvath reports. "A lot of capital is chasing product, and we don't see any sign that is slowing down at all."

Indeed, the Brexit imbroglio is seen by many as decreasing the chances for any





Peter Butler

meaningful interest rate increase in the US, keeping debt near-record lows and enabling more investors to pursue passive investments. Whatever the influences, Horvath & Tremblay has seemingly ramped up overnight, the other flurry of activity occurring just prior to the Plymouth closing and headlined by a newly constructed multi-tenanted plaza in Fall River while southeastern US conclusions came with a McDonald's in Jacksonville, North Carolina, and Starbucks in Mount Pleasant, South Carolina. In the latter two cases, the brokers were advising buyers who were each completing

1031 exchange requirements.

As to Fall River, Horvath and Tremblay advised 152 Orswell Street LLC in selling 145-165 Rhode Island Ave. to Goldfield continued on page 43

Cambridge Apartments

CONTINUED FROM PAGE 6

Chicarelli is listed as chief trustee of the hands-on operation.

According to Sower, "a portfolio of this size and scale is rarely available in Cambridge," being one that "provides investors with immediate economies of scale in one of the country's most sought-after residential markets." Given the subject matter, foreign capital has been "all over" the opportunity, he says, though Sower declined to provide names of anyone stepping up in the early going. Still, he observes that "you see a ton of overseas investors" whenever the Cambridge address pops up, partly due to the global cachet provided by super-universities MIT and Harvard University and the intensely strong multifamily fundamentals.

For those and other suitors who often have to build their holdings one three-decker or two-family at a time, the eight buildings including a nine-unit property at 423-429 Franklin St. should raise the chances of bidders trying to buy the entire package in one fell swoop. Sower would not say how much of the initial interest is from the take-all camp.

Greater Boston's condo conversion constituency is expected to show up thanks to a city where YOY unit pricing jumped an astounding 44.8 percent while new condos are fetching over \$650 per sf. On the apartment side, Cambridge apartment rents are running \$2,900 for a one-bedroom unit and \$3,100 for a two-bedroom format. Colliers is also touting the prospects for value-add in the buildings through renovations "and re-configurations" of units. Having full ceiling height basements with window



32-36 Speridakis Ter., Cambridge MA

lines in some properties could possibly result in additional units, and Colliers says excess lots at 423-429 Franklin St. and 105 Oxford St. totaling nearly 20,000 sf could support even more residential. "There are a lot of possibilities," he says.

Properties in the mix besides 423-429 Franklin St. which has two one-bedroom apartments and seven two-bedrooms include a trio of buildings each with six units. That would be 350 Allston St./344 Putnam Ave., 381-383 Cardinal Medeiros

Ave., and 54 Kelley Rd./198 River St., the latter of which has one commercial unit and five three-bedroom apartments. There are five apartments at 105 Oxford St., a two-bedroom and four one-bedroom formats, while the remaining nine are split evenly between 80 Garfield St., 32-36 Speridakis Ter. and 21-23 Tufts St.

The timetable will allow for tours in the coming weeks of the buildings and then a call for offers by the Colliers Capital Markets team.

Horvath & Tremblay

CONTINUED FROM PAGE 42

Properties LLC of Westborough for \$5.2 million, or a 6.1 percent cap rate. The seller is an affiliate of First Bristol Corp., whose President is James J. Karam. Goldfield Properties LLC is managed by Anil Kumar Penikelapati. The buyer borrowed \$3.6 million from People's United Bank to facilitate the acquisition of a 19,800-sf freestanding building leased to Dollar Tree and O'Reilly Auto Parts on a 1.6-acre site.

"It's a really nice property," Horvath says, attractive enough to lure Dollar Tree from another nearby site and ink a 10year lease plus a pair of five-year options, while O'Reilly Auto doubled down on that commitment, taking 20 years and four five-year options. Exercising them would trigger rent escalations and Horvath says there is the ability to install a bank ATM on the premises going forward. There is upside in the surroundings as well, according to the brokers, pointing to next June's opening of South Coast Plaza and a Market Basket that will replace the New Harbour Mall. The city also is welcoming a 1.2-million-sf amazon.com fulfillment center that will create over 1.000 jobs.

The sum total of those features contributed to the buyer paying over list price

to win the competitive listing.

The Horvath & Tremblay contingent was on the prowl for 1031 Exchange clients in the North and South Carolina transactions, with Brian Ahrens and Peter Butler bringing in the buyer of a Starbucks in Mount Pleasant, SC, secured for \$1.47 million, a 5.1 percent cap rate. Ahrens performed a similar task when a free-standing McDonald's in Jacksonville, NC, changed hands for \$1.8 million, a cap rate of 4.1 percent. Horvath says those assignments reflect his company's ability to help exchange buyers find desirable properties at the trading desk operating from the firm's Lynnfield headquarters.

Secondary Retail

CONTINUED FROM PAGE 2

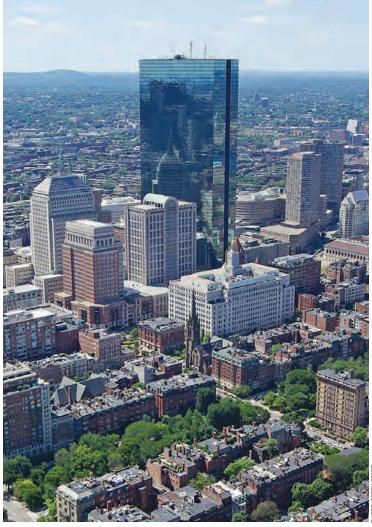
management at homegrown heavyweight AEW Capital Management. Rounding out the lineup were prolific New England investors Daniel Katz, principal of Gotham-based Katz Properties, and Adam Winstanley, principal of handson, value-add developer/owner Winstanley Enterprises; and another HFF professional, Director Porter Terry, a specialist in structured finance.

"To say that the (retail capital markets picture) is a little confusing is a little bit of an understatement," Koury told the gathering, then began the discussion asking investors what the general attitude towards acquisitions is today. Fryer reported seeing greater interest in core-plus to value-add assets. "We're in the process of marketing our next generation of value-add funds to respond to what our clients are requesting, and we're orienting that a little more conservatively than our last generation of value-add

funds, where you would lift a broken asset or a development deal to a fully stabilized core asset," he relayed. "Right now there is more focus on steady reliable income, and that may mean you're only going to lift that asset half a quality tier. There's more focus on current income production with a little less leverage at this point."

AEW is looking closer these days at (noncore) middle income, densely populated, major metro areas (such as Sacramento or Louisville) rather than secondary markets, as well as "centers anchored by obsolete anchors that are likely to be replaced and lifted up sometime over our hold."

Katz, whose firm deals with high net worth and family investors from around the world, said it's about "cash flow, cash flow, cash flow" for his capital, so the strategy is focused on infill centers, not just in New England but farther down the Interstate 95 corridor into the Southeast. "Given the retail environment—with the Internet pushing into some store sales—



on the bricks and mortar side, we've seen a lot of people wanting to focus on a viable location for any type of retail, not just what's there today," Katz reported. "The real push, more than anything, is the idea that, what's the next generation (of retail) that will want to want to be in that location? So I'd say location and cash flow are the keys."

Describing his family owned, Concord-based operation "deep value-add specialists," Winstanley told the audience the company typically seeks deals for troubled assets such as completely vacant malls or ones with an anchor that has gone under, as well as properties that have been over-leveraged. The firm is well-funded via three different types of capital sources, he outlined, including a very strong relationship with a hedge fund, syndications with high net worth investors, and for select opportunities, an endowment from a "major university" he did not identify. "Value-add means different things to different people," Winstanley observed, adding that, "For some it may mean the lease up of the last 10 to 15 percent of a center until it comes back to full occupancy. Most of the deals we work on are deeply troubled, so it requires us to select the right deals and (pair with) patient partners that understand what the turnaround strategy is and the time it takes."

Winstanley cited transformation of the Norwichtown Mall in Connecticut as a real-world example. The asset repositioned as Norwichtown Commons in summer 2012 had a vibrant Stop & Shop but was saddled with 300,000 sf of vacant space. Winstanley "sawcut the mall in half" and did the same with an empty 100,000-sf former Caldor store. After significant upgrades, they attracted a Planet Fitness and a Big Lots, leased up the remaining space to smaller tenants, and it is now thriving. The key, according to Winstanley, was that "Stop & Shop had very strong store sales, and that was a sign to us that there was vibrancy in $\frac{2}{5}$ the location, but it just needed

a new format to be successful." Winstanley said that "B' malls are getting crushed" today in markets with a dominant property, and each week his firm is looking at a couple of proposed deals for B malls that could potetially be upgraded or re-purposed for other uses such as car dealerships or mixed use properties.

Acadia's Braun spoke to opportunities in the secondary and tertiary markets, particularly for firms like his that do not need to rely on debt to finance deals. "When you look at today's situation, probably the biggest hole that we see is the scarcity and skittishness of debt," he opined. "If you go to the secondary and tertiary markets, you're really going to have a difficult time financing your projects. And to me, that's an opportunity. If you're sitting with cash—which we are—and you're looking for the next place to put it that has a higher return than the average . . . I see opportunities in the tertiary markets because people can't get debt."

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Secondary Retail

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HFF's Terry attributes some of that lack of debt to a precipitous drop in CMBS volume. Although CMBS rates have come down (and some local markets are now



David Steinberg

companies), there has still been a 42 percent vear-over-vear drop in CMBS originations (from \$59 billion to \$34 billion YTD). So while the life companies have been making up some of the difference for the low leveraged, cash-flowing deals focused on quality assets, and they are slightly ahead of last year's (\$64 billion) volume, they can only absorb so

much of the hole in the

competitive with life



Porter Terry

debt market. Banks are stepping up to fill that void, as PNC, Bank of America, Wells Fargo and J.P. Morgan recently reported that their commercial real estate loans were up by 15 percent in Q2. "We're also



Norwichtown Commons, Norwichtown CT

very lucky in New England because we have a very strong local banking community, and they've been the ones that have stepped up, but it's unique (to this part of the country)," said Terry. "Going forward, people are going to be conservative, but for the right deal, there's a lender out there for you."

Although panelists were generally in agreement the secondary markets represent the best opportunities for yield, opinions on issues such as where interest rates and cap rates are going and the future impact of e-commerce was less in concert.

"One of my takeaways from the session was how uncertain things are," Koury told Real Reporter following the event. "We had all these experts, and where they see us going in the next 18 months—as it relates to how to approach your capital stack for property, where interest rates are going, how much to borrow, how to take advantage of your equity capital—there was really a variation (of opinions). But (the common thread) was where people really saw a lot of opportunity is in taking advantage of the excess returns in secondary markets."

Malden Project

CONTINUED FROM PAGE 5

idences at Malden Station 138, 126-150 Pleasant St. being a quick walk to the MBTA Station at Malden Center that has both MBTA Orange Line and commuter rail service connecting to Boston. "The strength of the sponsor and excellent location" were positive influences also, Coulombe detailed, adding, "We were delighted to deliver very attractive terms to our client, while limiting the amount of equity the borrower needed to contribute."

Built in 2014 on a 1.5-acre site, the original Residences at Malden Station project later had the Eastern Bank construction loan converted to a permanent refinancing provided by Lincoln National Life Insurance Co. in the amount of \$19.9 million. Fantini & Gorga processed that arrangement as well in a loan that closed last October. Corcoran Jennison had paid \$2.12 million in July 2013 for the Florence Street parcel, a surface parking lot at the time owned by the Malden Redevelopment Authority.



Norwichtown Commons, Norwichtown CT

The 126-150 Pleasant St. asset was acquired for \$1.29 million in March 2013. The developers agreed to maintain the venerable building's facade and key interior historic features of a property dating to 1898, elements seen as contributing to the living experience of tenants. An addition to the rear of the 35,675-sf structure

will house 40 of the residential units, while amenities will include a new fitness center, open seating areas with a cafe station and televisions plus a furnished roof deck, fireplace and meeting rooms.

According to Fantini & Gorga, unit interiors are designed to be "modern, spacious and featuring an open layout."

CBRE Secures Deal

CONTINUED FROM PAGE 4

Howard Grossman offered salutations for the results delivering "such prestigious partners" that paves the way for the experienced retail to develop "an exciting, community friendly mixed-use destination that all will be proud of." The infill site had been coveted by many groups but GDG ultimately took control of the parcel. The effort required a complex permitting process and had to endure an abutter lawsuit finally dismissed earlier this year, with Grossman and crew in the meantime

The

financing

nance team that also includes John Kelly, Mi-

helped



John Kelly

Michael Prakken



Sam Dylag

chael Prakken and Sam Dylag who began the second quarter nailing down \$84.3 million in preferred equity and a construction loan on Serenity, a 195-unit luxury apartment high-rise in the Longwood Medical Area being developed by hometown firm Longwood Group. "It was a pleasure to work with the developers on this ground-up construction financing opportunity," Kelly recounted in a

press release after than springtime closing. Terms of the agreement were not provided, but Kelly offers that "this structure matched Longwood Group's long-term business plan."

CBRE/NE's multi-faceted debt and equity capabilities were among the reasons Longwood Group member Anthony Nader said the firm was "very pleased with the financing terms CBRE produced," explaining that "the ability to raise the whole capital stack was a big value-add" which helped advance the project's launch described by the developer as "a transit-oriented community featuring stateof-the-art amenities and on-site services"



Serenity Apartments, Boston MA (RENDERING)

sporting "an appealing design" maximizing views of the LMA eastward and Olmsted Park to the southwest and west.

"We look forward to delivering a best-

in-class product for our future residents and continuing to foster the live-work-play atmosphere that will drive Boston forward," Nader says of a project comprised of a 15-story tower with both low- and mid-rise sections plus 1.850 sf of street-level retail. Construction is steel-frame with an exterior of brick, glass and metal panels plus oversized windows. Stainless

steel appliances, stone countertops with wooden cabinetry in the kitchens and walk-in closets are among the unit attractions in chasing an upscale renter.

The trio of Juszczyszyn, Coutts and Pierce also assisted a CBRE/NE client in finding acquisition financing for a pair of flex/industrial buildings in Chelmsford as Calare Properties paid \$8.9 million to Campanelli for 19 and 21 Alpha Rd. while Cambridge Savings Bank stepped in to loan \$7.8 million for the Hudson-based client who is among the Northeast's leading owners of industrial real estate. The Chelmsford additions total 127,500 sf, of which all 63.250 sf in 19 Alpha Rd. was available at the time of closing, while 21 Alpha Rd. is 100 percent leased to such

> firms as NRG Energy, Thermo Fisher Scientific and Universtal Hospital Services.

"Calare will leverage its fully integrated operating platform to retain the long-term tenants at 21 Alpha Road and lease the space at 19 Alpha Rd.," Coutts outlined, adding he believes the mix of an experienced landlord and improving submarket fundamentals bode well for filling

the fallow facility, calling it "ideally positioned for stabilization." Calare Director of Acquisitions Andrew Iglowski shared that notion while praising lender response for the single-story assets which were "well-maintained" by its seller and were secured as part of an ongoing campaign to identify opportunities "that meet our risk-adjusted returns."

In the case of Chelmsford., Iglowski says Calare's asset management crew "has a well-defined business plan for both assets and we have a significant interest for the available building."



This joint venture is an ideal partnership combining local retail development expertise with exceptional institutional partners.



Kyle Juszczyszyn CBRE/NE

Atlantic Fulcrum Buys

CONTINUED FROM PAGE 7

anchored by a 109-acre campus on Forest Street undergoing transformative changes from an aging office complex to mixed-use featuring a hotel, multifamily and retail.

Based in Framingham, Atlantic Management Corp. has a lengthy history buying in Greater Boston dating to the early 1970s, with its principals including founder Anthony G. Capobianco, Chief Operating Officer David Capobianco, President/CEO Joseph Zink and CFO Irene T. Gruber aiming to provide investors long-term capital growth through conservatively structured ventures. Today, Atlantic manages and owns over five million sf regionally.

Robert Kirschner and Richard Putprush launched Fulcrum in 2014 and had made two significant purchases in subur-



500 Donald J. Lynch Blvd., Marlborough MA

ban Boston and Rhode Island by mid-year 2015. Both bring institutional-grade experience to markets such capital seldom delves into, part of the strategy by the Needham-based company as their put 50 years of experience together in search of office and industrial opportunities throughout New England.

BioRes Build-to-Suit

CONTINUED FROM PAGE 8

and Colliers International negotiating for the landlord. Connolly is a fifth-generation owned company founded in 1880 which separately constructed a private school next door in a recently completed 45,000-



Tim Brodigan

sf build-to-suit, with 102 Cherry Hill Dr. sited on five acres of excess land next door from New England Academy.

School officials were so enthralled by the project, they named their gymnasium after

the father of current principal Steve Connolly, and HighRes President and CEO Lou Guarracina was also praiseworthy of his experience, declaring Connolly Brothers to be "instrumental in guiding the design so the new facility fit our needs and was achievable within our budget constraints." Guarracina says the firm was selected because of a value-add project support platform extending from conception and design through construction management.

Vice President Jay Connolly explains the HighRes project "allowed us to show-case our full capability of taking a project from the client's idea through programming, budget estimating, design and, ultimately, construction." Connolly adds that, "we couldn't be more proud that HighRes entrusted the design and construction of



HighRes BioSolutions headquarters, 102 Cherry Hill Dr., Beverly MA (RENDERING)

their new headquarters to us."

Colliers International principal Greg Klemmer calls the solution to HighRes Biosolutions' rapid growth "a nice story with a great outcome" where the tenant will be able to house all of its operations from the headquarters on a site that provides immediate highway access and close proximity to community amenities. "Everything worked out perfectly," says Klemmer, whose team included Tim Brodigan, Dan Driscoll and Rob Glor.

LPC had conducted a regional search on behalf of HighRes Biosolutions, initially focused on the Interstate 93 corridor until various

factors pointed them to the North Shore where the Connolly site soon got attention. The client had considered retrofitting existing structures, but in the end the



Dan Driscoll



Roh Glo

size of the requirement and its specialized needs made a build-to-suit more palatable, explains LPC broker Rob Cronin, joined by Ken Oppenheim as agents for the tenant. Once that was determined, "Connolly Brothers did an excellent job putting together an agreement that worked for HighRes and they have been able to move everything right along" to getting the project launched with an eye towards completion in early 2017.

Terms of the lease were not divulged beyond the commitment being for 10 years. Connolly Brothers and HighRes were

joined at the groundbreaking celebration by public officials and other dignitaries including the Mayor of Beverly, Michael P. Cahill.

Berkadia

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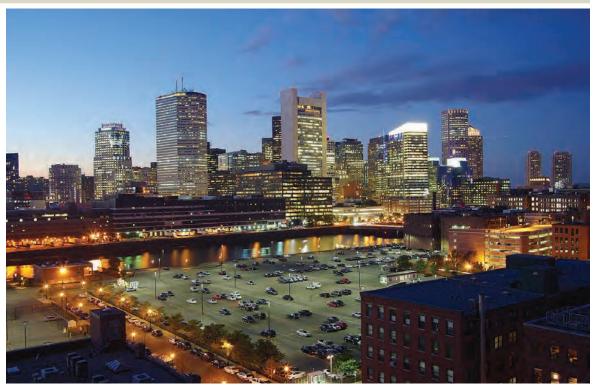
Zeman, which operates more than 40 properties nationwide, will use the Fannie Mae loan to refinance the properties' existing debt and the excess proceeds will be used for Zeman's continued acquisition growth in the manufactured housing space. The Zeman transaction included an acquisition loan funded through Berkadia's proprietary lending platform.

As outlined in the release Berkadia's Fannie Mae loan includes multiple tranches of fixed and floating rate debt

with maturities from seven to 12 years. The tranches are there to give Zeman flexibility to make further acquisitions, dispositions, substitutions and future borrowings as the portfolio's value increases., according to company officials "Further, the loan delivers Zeman the reduced future risk that comes with staggered maturity dates," adds the overview which puts the Fannie Mae loan-to-value ratio at 75 percent.

Deal highlights include Caribbean Park, MHC located in Naples, Florida, which Zeman acquired in early June as part of a strategic plan to expand into that submarket. Zeman announced its plan to acquire Caribbean Park during ongoing negotiations with Fannie Mae and in order to help facilitate this timely purchase, Zeman utilized Berkadia's proprietary lending platform for a short-term acquisition loan. The Berkadia loan on Caribbean, which closed within 30 days from initiation, was then paid off via the Fannie Mae credit facility.

"Zeman Homes is very pleased to have completed this important transaction with Berkadia and Fannie Mae," Zeman CFO Mark Connolly said in a prepared statement where he offered that, "As a long-term owner in this space, we appreciate both groups' dedication to the manufactured housing industry" and in obtaining the favorable terms. "With this loan, Zeman gained significant flexibility as we



move forward with our strategic goals to grow our footprint of high quality communities," Connolly concluded. The firm was founded in 1983.

C&W New CEO

CONTINUED FROM PAGE 5 clients' properties."

Boasting annual revenues nearing \$1 billion, C&W Services is considered among the most successful facility management machines in North America. The entity provides a range of tasks from critical environments, janitorial and maintenance expertise to mail room duties and office functions plus relocation programming. The current book of business encompasses over 600 academic, commercial, industrial and public venue clients.

In the release, Bedborough praises C&W Services and its legion of 14,000 professionals who daily "improve the value of the property and deliver a total quality service experience." Those efforts "each and every day . . . make a positive impact in our clients' environment," Bedborough adds in predicting the platform will continue to thrive. "The momentum we've created over the past two years has been phenomenal, but it is only the beginning chapter of our industry's most compelling growth story—we have a tremendous opportunity to continue to grow."

Berkadia, a joint venture of Berkshire Hathaway and Leucadia National Corp., offers a suite of services to multifamily and commercial property clients.

Transwestern RBJ Hire

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ers, Greater Boston Chamber of Commerce, Jamestown LP, Steward Health Care, Vertex Pharmaceuticals and Westbrook Partners.

Before beginning his commercial real estate career, Lahey played professional baseball for seven years, including time with the Philadelphia Phillies' 2008 World Series team.

Lahey also earned a bachelor's degree in politics from Princeton University and is a board member of the Princeton Alumni of New England group. Professionally, he is a member of the Greater Boston Real Estate Board's Commercial Brokers Association and is a licensed real estate salesperson in Massachusetts. Lahey has volunteered with Year Up, been a keynote speaker for Central Massachusetts Scholar Athletes and is a Bay State Savings Bank Corporator.

The new arrival comes to a firm with a deep history covering the Boston and Cambridge laboratory and office markets, a group that includes Purpura himself and Robert B. Richards Jr.