

Proposal

588 Hyde Park Avenue

Roslindale, Ma 02131

PROPOSAL FORM

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
BID COUNTER
26 COURT STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108**

DATE RECEIVED BY DND: _____

SUBMITTED BY: NAME: Stephen M. Bryan

ADDRESS: 195 Ashmont St #B1 Dorchester

TELEPHONE: 617 282 0700 ex115

EMAIL: _____

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

Property Address: 588 Hyde Park Ave

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Stephen M. Bryan

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
Individual
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: Stephen M. Bryan

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: _____
President is: _____
Treasurer is: _____
Place of Business: _____

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

A copy of the joint venture agreement is on file at: _____ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

Trust documents are on file at _____
And will be delivered to the Official on request.

- iii. Bank reference(s): Boston Private Bank
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

- v. Number of years organization has been in business under current name:
29
- vi. Has organization ever failed to perform any contract? no Yes/No

If answer is "Yes", state circumstances): _____

We propose the following purchase price: \$ 1.00

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

[Signature]
Signature of individual submitting proposal

Individual _____

Title _____

Stephen M. Bryan

Legal Name of Organization _____

Dated at: 3/7/18

This 7th day of March,

NAME OF ORGANIZATION:

Stephen M Bryan

BY: [Signature]

TITLE: Individual

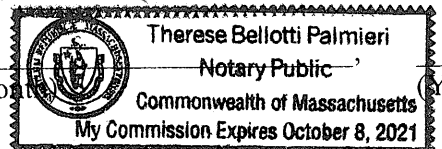
i. ATTESTATION:

Therese Bellotti Palmieri being duly sworn deposes and says that (he/she) is the Stephen M Bryan of _____ and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 7th day of March 2018

Notary Public: [Signature]

My Commission Expires: _____ (Month) _____ (Year)



NOTE: This proposal form must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

Project Summary Form

Project Name: 588 Hyde Park Ave

Project Street Address(es): 588 Hyde Park Ave

Developer: Stephen M Bryan

Types of Units: Family Individuals Elderly Special Needs

Other? (Describe) _____ Commercial Yes No

Number of Units 6 Number of Affordable Units 4 Homeless Units 1

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI				1			0
<60% AMI				1			0
<80% AMI				2			0
Market							0

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI				1.00		
<60% AMI				1.00		
<80% AMI				2.00		
Market						

Housing Budget

TDC: \$ 1,800,000.00

Hard Cost/sf \$ 240.00

Operating Exp/unit \$ 7,200.00

TDC Per Unit: \$ 300,000.00

Hard Cost/unit \$ 240,000.00

Reserves/unit \$ 10,000.00

Developer Fee and Overhead \$ 126,000.00

Funding Sources: (Check all that apply)

- | | | | |
|--|---|--|----------------------------------|
| DND – HOME <input checked="" type="checkbox"/> | DHCD-HOME <input checked="" type="checkbox"/> | DHCD-CIPF <input type="checkbox"/> | Others: <input type="checkbox"/> |
| HSNG BOSTON 2030 <input type="checkbox"/> | DHCD-HSF <input checked="" type="checkbox"/> | 9% LIHTC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| NHT <input checked="" type="checkbox"/> | DHCD-HIF <input type="checkbox"/> | 4% LIHTC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| IDP <input type="checkbox"/> | DHCD-TOD <input type="checkbox"/> | New Market TC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| FHLB <input checked="" type="checkbox"/> | DHCD-CATNHP <input type="checkbox"/> | Historic TC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| AHTF <input type="checkbox"/> | DHCD-CBH <input type="checkbox"/> | MA State TC <input type="checkbox"/> | _____ <input type="checkbox"/> |
| MTC Grants <input type="checkbox"/> | DHCD-FCF <input type="checkbox"/> | HUD-Section 202 <input type="checkbox"/> | _____ <input type="checkbox"/> |

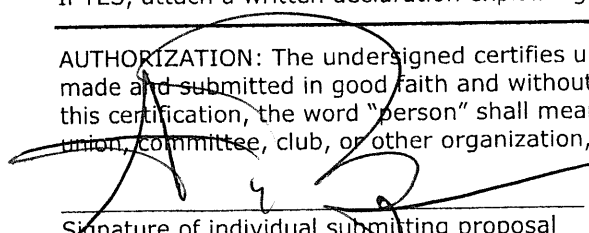
STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Stephen M Bryan
2. Names and titles of principals: Stephen M Bryan Individual
3. Names of authorized signatories: Stephen M Bryan
4. Permanent main office address: 195 Ashmont St #B1
Dorchester MA 02124
Phone: 617 282 0700 Fax: 617 282 3720 Email: steve@1810realty.com
5. Date organized: 1/1/89
6. Location of incorporation: MA
7. Number of years engaged in business under your present name: 29
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. DND
 - b. DHCD
 - c. FHLB

Has organization ever failed to perform any contract? YES NO
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.


Signature of individual submitting proposal

Individual
Title

Legal Name of Organization

3/20/18
Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: STEPHEN M BRYAN

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$1.00
Site Prep/Environmental	\$100,000.00
Construction	\$1,327,499.00
Construction Contingency	\$66,375.00
Architect(s) and Engineer(s)	\$72,000.00
Development Consultant	\$50,000.00
Survey and Permits	\$0.00
Legal	\$40,000.00
Title and Recording	\$0.00
Real Estate Taxes	\$5,000.00
Insurance	\$7,500.00
Construction Loan Interest	\$18,000.00
Construction Inspection Fees	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Soft Cost Contingency	\$23,625.00
Developer Overhead	\$180,000.00
Developer Fee	\$180,000.00
TOTAL: ALL USES	\$0.00

SOURCES OF FUNDING	AMOUNT
Sponsor Cash In Hand	\$180,000.00
Additional Sponsor Fundraising	\$0.00
Philanthropic Funding	\$0.00
Philanthropic Funding	\$0.00
Bank Loans	\$720,000.00
Donated Materials/Services:	
Other: STATE AND MUNICIPAL SUBSIDY	\$900,000.00
Other:	\$0.00
TOTAL ALL SOURCES:	\$0.00

Committed

-
-
-
-
-
-
-
-

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: STEPHEN M BRYAN

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
COMMERCIAL UNIT RENT	\$ 36,000.00
RESIDENTIAL RENTS	\$ 86,400.00
5% VACANCY -	\$ 4,320.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL ANNUAL OPERATING	\$ 118,080.00
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 0.00

Committed

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
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<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
ADMINISTRATIVE	\$ 13,956.00
MAINTENANCE	\$ 11,550.00
UTILITIES	\$ 17,525.00
TAXES	\$ 3,200.00
INSURANCE	\$ 5,600.00
REPLACEMENT RESERVE	\$ 2,160.00
OPERATING RESERVE	\$ 2,160.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL OPERATING COST	\$ 56,151.00
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 0.00

Continued on next page

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: STEPHEN M BRYAN

Assuming that you are designated on _____, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	6/1/18
Apply for Permit(s)	8/1/18
Zoning Relief Anticipated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
All Development Financing Committed	10/1/18
Permit(s) Issued	1/15/19
Financing Closed	2/1/19
Construction Begins	4/1/19
Construction Complete	9/1/19

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: STEPHEN M BRYAN

How many full time employees does your firm currently have?

Under 25 25 -99 100 or more

Are you a Boston-based business? YES NO

Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

Are you a Woman-owned Business Enterprise? YES NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)? YES NO

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages MIHI builders to seek to achieve the following construction employment goals:

Boston Residents	50% of project hours
Minority	25% of project hours
Female	10% of project hours

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: _____

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: Stephen M Bryan

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
See Attached	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

STEPHEN M BRYAN
 Print Name and Title Authorized Representative's Signature Date

617 282 0700
 Applicant Contact (If different from above) Telephone Number

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission Y \$ _____ N
 Signature and Date: _____

Notes: _____
Department of Neighborhood Development Y \$ _____ N
 Signature and Date: _____

Notes: _____
Public Works Department Y \$ _____ N
 Signature and Date: _____

Notes: _____
Treasury Department Y \$ _____ N
 Signature and Date: _____

Notes: _____

 DND Contact Division Program Phone: ext.

Property name	City/Locality	State	Zip	Ward	Parcel
4-6 Nelson Street	Dorchester	MA	02124	17	02131-000
8 Elwyn Road	Dorchester	MA	02124	17	00306-000
10 Cameron Street	Dorchester	MA	02125	15	02908-000
12 Wildwood Avenue	Dorchester	MA	02124	14	03418-000
17 Dunlap Street	Dorchester	MA	02124	17	00497-000
19 Marden Avenue	Dorchester	MA	02124	14	03371-000
33 Harold Street	Dorchester	MA	02125	12	01860-000
37 Erie Street	Dorchester	MA	02124	14	01007-000
87 Adams Street	Dorchester	MA	02122	15	01615-000
195 Ashmont Street	Dorchester	MA	02124	16	04753-000
257 Humboldt Avenue	Dorchester	MA	02125	12	03084-001
432 Seaver Street	Roxbury	MA	02121	14	01008-000
498 Blue Hill Avenue	Dorchester	MA	02121	14	00809-000
572 Cummins Highway	Mattapan	MA	02126	18	02463-001
580 Cummins Highway	Mattapan	MA	02126	18	02463-000
700 Cummins Highway	Mattapan	MA	02126	18	02684-000
237 Walnut Avenue	Roxbury	Ma	02119	11	01912-000
241 Walnut Avenue	Roxbury	Ma	02119	11	01913-000

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: STEPHEN M BRYAN

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
NO

2. Are any of the principals employed by the City of Boston? If so, in what capacity?
(Please include name of principal, name of agency or department, and position held in that agency or department).
NO

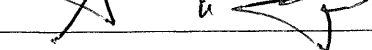
3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
NO

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?
NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?
NO

Signed under the pains and penalties of perjury this

10TH day of MARCH, 20 18

SIGNATURE: 

TITLE: INDIVIDUAL

ORGANIZATION: _____

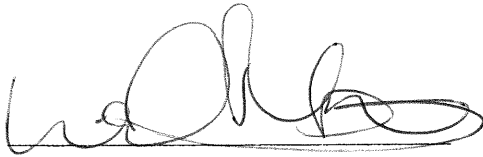
ADDRESS: 195 ASHMONT ST DORCHESTER MA 02124

Conflict of Interest Affidavit Form

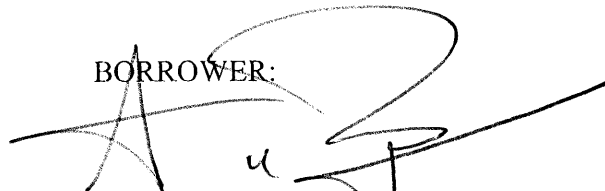
The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:


Leila Estay

BORROWER:


STEPHEN M BRYAN

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

3/7 2018

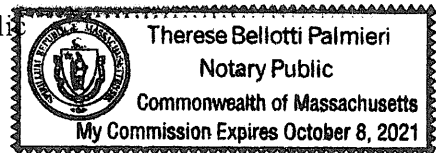
Then personally appeared the above named Stephen M Bryan, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.



Name:

Notary Public

My Commission Expires:



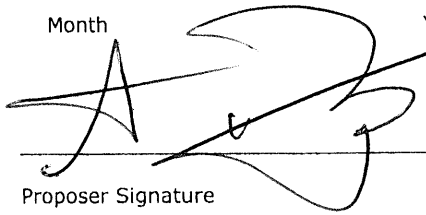
CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 10TH day
of MARCH, 2018

Month

Year



Proposer Signature

Co-Proposer Signature (If Applicable)

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
588 Hyde Park Avenue Roslindale, Ma 02131
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
Purchase
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
City of Boston Department of Neighborhood Development
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
Stephen M. Bryan, Individual
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
- | | |
|---|---|
| <input type="checkbox"/> Lessor/Landlord | <input type="checkbox"/> Lessee/Tenant |
| <input type="checkbox"/> Seller/Grantor | <input checked="" type="checkbox"/> Buyer/Grantee |
| <input type="checkbox"/> Other (Please describe): _____ | |

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Stephen M. Bryan	44 Howe Road Cohasset, Ma 02025

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): **none**
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

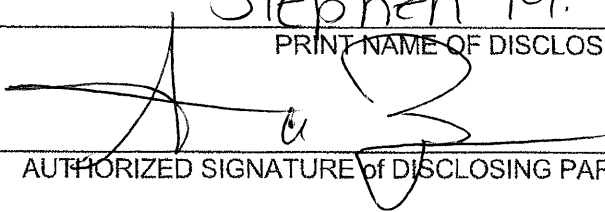
filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Stephen M. Bryan
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)


AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Stephen M. Bryan
PRINT NAME & TITLE of AUTHORIZED SIGNER

Proposal Summary

588 Hyde Park Avenue

Roslindale, Ma 02131

Introduction:

The proposal is being submitted by Stephen M. Bryan, President of The 1810 Realty Group, Inc. in Dorchester. The 1810 Realty Group, Inc. is a real estate development and management company located in Boston since 1988. We have been involved in the development and management of hundreds of affordable housing units throughout Boston.

Development Plan:

The 1810 Realty Group, Inc. has experience and a clear understanding of the services to be performed. Our development plan coincides with DND's stated scope and project requirements. The development plan will work to comply with all guidelines and objectives stated in Section 3 of the RFP. Please see attached an elevation drawing of the site and proposed structure.

Operational Plan:

The 1810 Realty Group, Inc. will manage the facility once the development is complete. Please see attached budget and sources and uses for annual costs and planned sources of funding.

Housing Affordability Plan:

As requested in the proposal, the facility will consist of four affordable housing units. Two units will be restricted at 80% of the area median income, one unit will restricted at 60% of the area median income and one unit will be set aside for homeless.

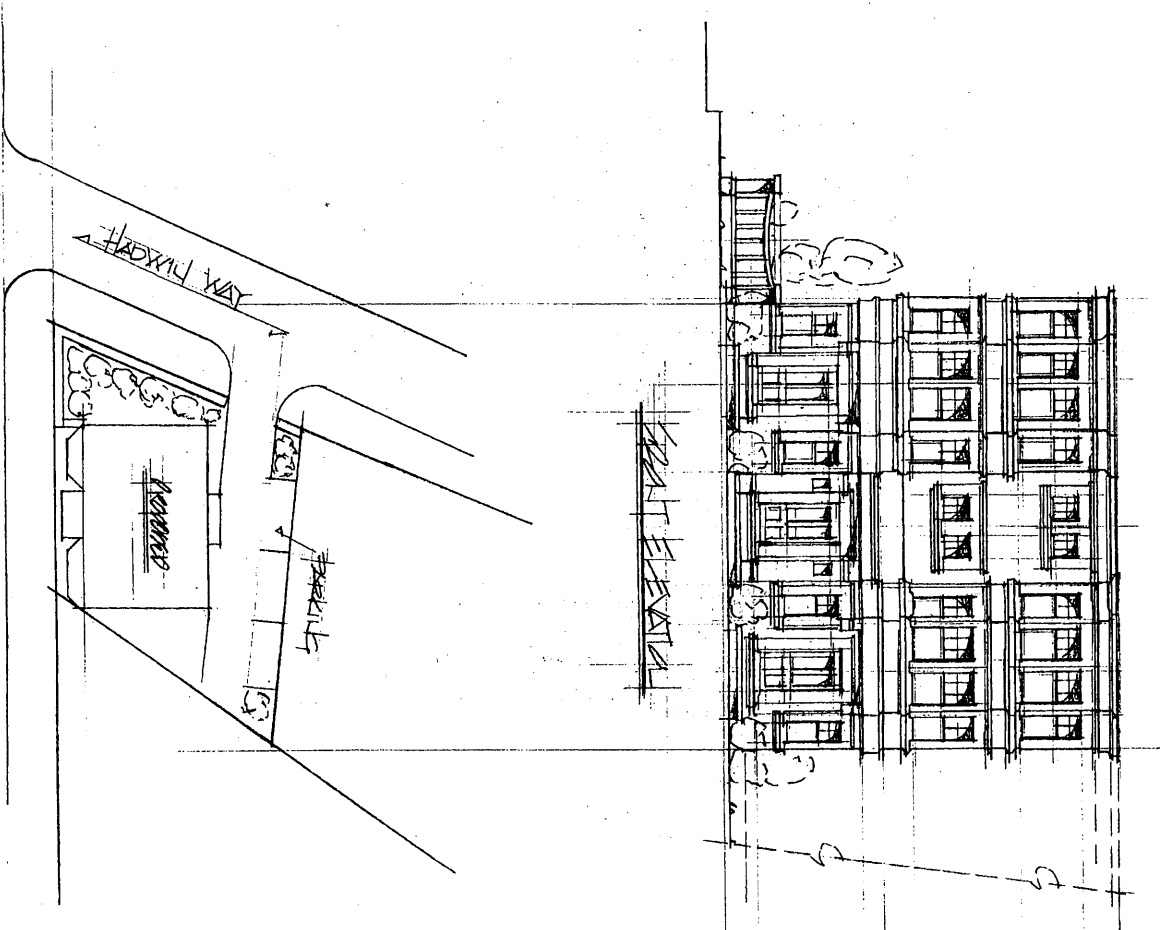
Developer Qualifications

The 1810 Realty Group, Inc. was founded in 1987 as a property management and development company in Boston. Our company has maintained relationships with the City of Boston Department of Neighborhood Development and the State of Massachusetts Department of Housing and Community Development since 1991. Over the years, The 1810 Realty Group has successfully developed and currently manages affordable and supportive housing in Boston.

Our management portfolio consists of approximately 350 units of which 150 are affordable housing. We have been involved in renovations that include projects ranging from a single condominium unit to a thirty-seven-unit apartment building.

We provide hands-on, full service management of residential properties of all sizes, utilizing our experience and reputation for successful management. Our clients include private owners, developers and nonprofit organizations. We have also managed properties for major banks, mortgage companies and the F.D.I.C.

The 1810 Realty Group, Inc. is a community-based company which focuses our employment opportunities on Boston residents. We operate with a strong commitment to provide quality service to our tenants. We are proud of our fine reputation for excellent management procedures.



THE PARK AVE
#108
WELL BORN

WELL BORN / WOOD	
SCALE: 1/8" = 1'-0"	DATE: 10/10/18
DESIGNED BY: [Signature]	APPROVED BY: [Signature]
DRAWN BY: [Signature]	CHECKED BY: [Signature]
DATE: 10/10/18	PROJECT: [Blank]
NO. 1	DATE: [Blank]
DATE: [Blank]	DATE: [Blank]