



Red Tree Real Estate

COMMERCIAL PORTFOLIO

ABOUT INFO

RED TREE REAL ESTATE IS...

Red Tree was established in 2013 by longtime friends and real estate agents Jerome Bibuld, Arthur Deych, and Adam Kotkin. All three have become leaders in the local Metro Boston real estate community due to their extensive area knowledge and their commitment to personalized customer care.



THE REAL ESTATE SERVICE THAT PUTS YOU FIRST

Red Tree is a better way to find the right property for you. We use smart, modern technology to save buyers tens of thousands of dollars in short-and long-term property value.

- We collect each prospective buyer's information via a friendly, face-to-face consulting session to see whether you will be approved for financing and how much you can afford to borrow.

- As a Red Tree client, you are given access to our deep range of skilled and knowledgeable agents who guide you on every step of the home buying process, even after typical business hours.

- We provide complete transparency into the range of interest rates for your specific needs and give you the tools you need to access a network of fully vetted lenders who offer fair terms.

In conclusion, Red Tree brings clarity and transparency to an otherwise convoluted industry. We keep your best interests in mind by being truthful, and open about all aspects of the home buying process.



ABOUT

MEET THE TEAM

THE REAL ESTATE TEAM IS...

A group of dedicated and talented real estate agents, designers, linguists, accountants and entrepreneurs who live and breathe real estate and quality customer service.



Jerome Bibuld

617-642-5456 | jerome@redtreeboston.com



Arthur Deych

617-869-4907 | arthur@redtreeboston.com



Adam Kotkin

617-694-7356 | adam@redtreeboston.com



Viktoriya Ageeva

718-974-0766 | viktoriya@redtreeboston.com



Eric Anderson

781-223-5498 | eric@redtreeboston.com



Dino Bacoka

617-365-4668 | dino@redtreeboston.com



Chris Blickman

617-487-8015 | blickman@redtreeboston.com



Ben Boogers

617-606-1930 | ben@redtreeboston.com



Nick Burnes

617-272-5568 | nick@redtreeboston.com



Ye Kephenny Chen

617-999-8500 | ye@redtreeboston.com



Kurt Coleman

617-763-0335 | kcoleman@redtreeboston.com



Andrew Dilso

978-826-0228 | andrew@redtreeboston.com

ABOUT
MEET THE TEAM

THE TEAM

CONTINUED



Antonio Ferreira

508-579-9395 | antonio@redtreeboston.com



Tamas Gal

617-584-4920 | tom@redtreeboston.com



Bill Gao

617-230-2220 | bill@redtreeboston.com



Benjamin Glasser

857-204-5455 | movewithben@gmail.com



Samuel Grosso

857-352-3202 | samuel@redtreeboston.com



Angela Guo

626-476-8877 | angela@redtreeboston.com



Keith Harrington

617-821-1249 | keith@redtreeboston.com



Naveed Heravi

617-905-9611 | naveed@redtreeboston.com



Lourdes Hernandez

617-487-8015 | lourdes@redtreeboston.com



Julian Hubbard

207-242-6550 | julian@redtreeboston.com



Brandyn Huynh

508-280-5878 | brandyn@redtreeboston.com



Lee Kennon

617-584-5885 | lee@redtreeboston.com

ABOUT
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CONTINUED



James Kopecky
617-999-3772 | james@redtreeboston.com



Michael Kozlov
617-365-3460 | michael@redtreeboston.com



Kurt Massey
781-773-8880 | kurt@redtreeboston.com



Audrey Mazzola
617-870-4864 | audrey@redtreeboston.com



Douglas McCusker
617-763-0335 | douglas@redtreeboston.com



John McDonough
617-763-0335 | john@redtreeboston.com



Sarah McIntyre
617-794-2045 | sarah@redtreeboston.com



Matt McMahon
617-694-9231 | matt@redtreeboston.com



Gary Medina
617-202-3333 | gary@redtreeboston.com



Corey Moy
508-395-5876 | corey@redtreeboston.com



Katy Moy
617-804-1288 | katy@redtreeboston.com



Brandon Muroff
617-240-2007 | brandon@redtreeboston.com

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THE TEAM

CONTINUED



Paul Noyhovich
508-314-2369 | paul@redtreeboston.com



Lincoln Peart
617-593-4056 | lincoln@redtreeboston.com



James Roche
857-204-8448 | roche@redtreeboston.com



Alex Rodriguez
978-219-9278 | alexr@redtreeboston.com



Isabelle Rosenblatt
617-833-1812 | isabelle@redtreeboston.com



Maxim Rosenberg
617-835-3015 | max@redtreeboston.com



Moshe Rosenbloom
857-269-0296 | moshe@redtreeboston.com



Nicole Stabnikov
617-455-1950 | nicole@redtreeboston.com



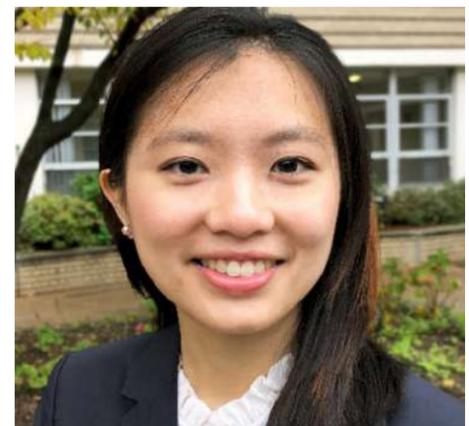
Carl Stephens
617-602-5499 | carl@redtreeboston.com



Micah Snyder
413-695-7629 | micah@redtreeboston.com



Victor Tan
310-895-9908 | vic@redtreeboston.com

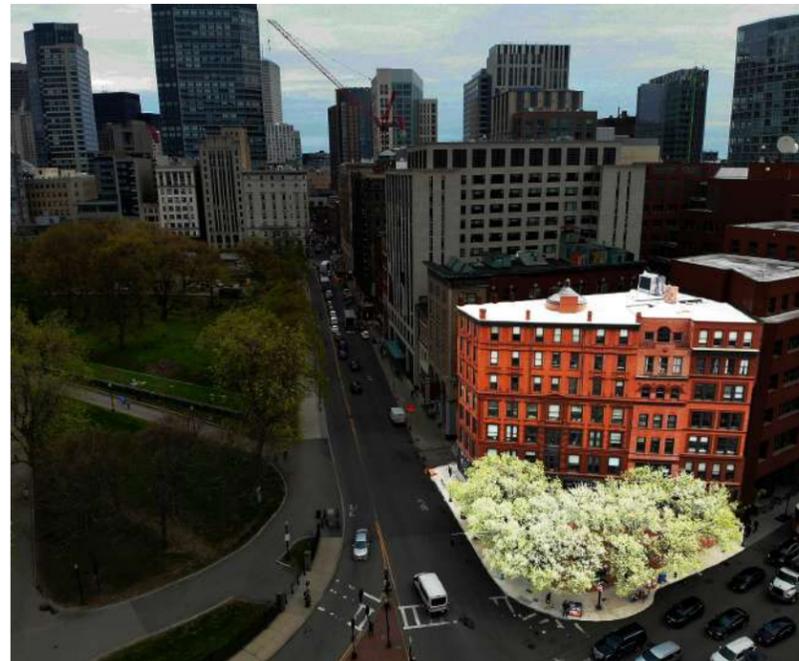


Annie Yang
617-487-8015 | annie@redtreeboston.com

EXCLUSIVE COMMERCIAL BUILDINGS

PROJECT INFO

Red Tree prides itself on our influence in the real estate market. We are in the game of being the sole representative of some of the most sought after properties in the greater Boston area. This means there are no other agencies or companies involved, we handle everything in a simple and streamlined process.



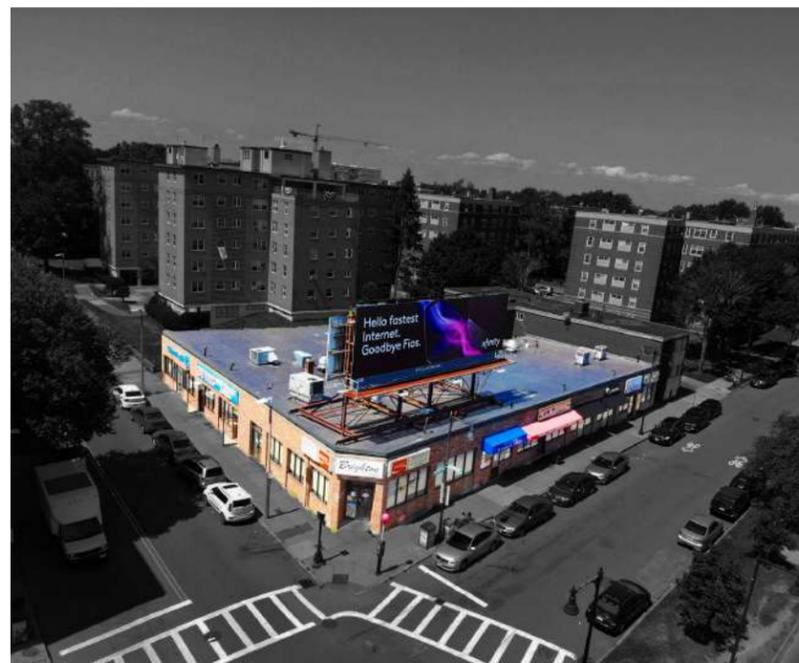
2 Park Plaza | Boston
Retail/Office



60 Brighton Ave | Allston
Retail/Office



320 Washington St | Brighton
Retail/Office



Comm Ave & Washington | Brighton
Retail



201-185 Harvard St | Brookline
Retail/Office



120 Beacon St | Somerville
Retail/Office

**EXCLUSIVE
COMMERCIAL
BUILDINGS**



237 Faneuil St | Brighton
Retail



1001 Mass Ave | Cambridge
Retail



1259 Hyde Park Ave | Boston
Retail/Office



Comm Ave & Harvard | Brighton
Retail/Residential



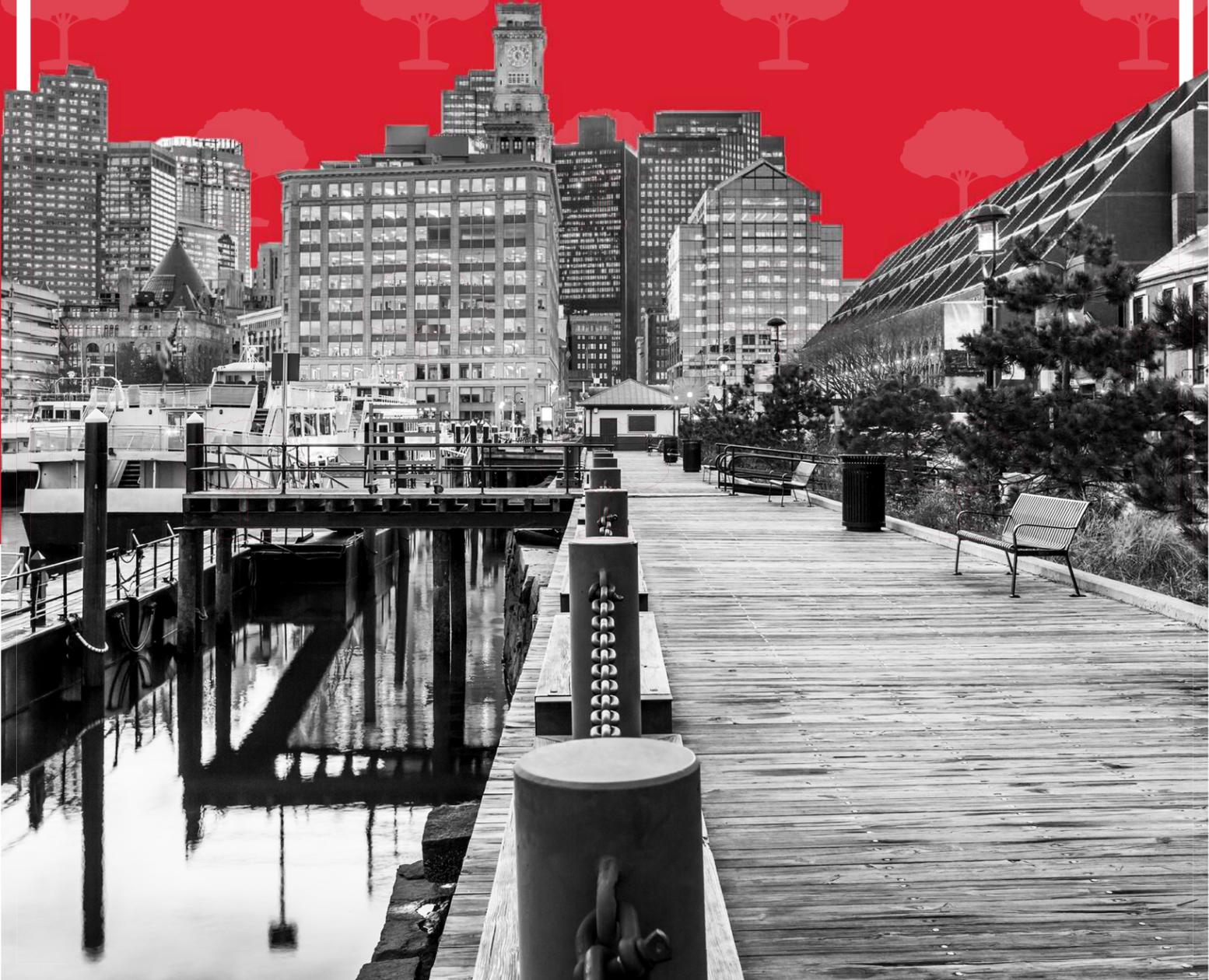
50 Needham St | Newton
Retail



229 Harvard St | Brookline
Retail

Red Tree Real Estate

The Elite Standard



Private Sales

Over the last 13 years, the most significant source of real estate conversions has been buying and selling properties on the open market through online and press publications. Before MLS, Costar, Brevatas, City Feet, Loopnet and other real estate syndicates, the sales market functioned through word-of-mouth when finding properties. We continue this practice in our private sales division, where our one goal is to operate with the utmost discretion.

Many sellers do not want their neighbors, family members, friends, and competitors to know they are selling a property. Others do not wish to alarm tenants or draw attention to their property for professional reasons, such as having relationships with multiple agents.

Buyers love this private sales process because it is far less competitive. On the open market, millions of potential buyers would see the listing fully advertised. In contrast, a private sale property might have a pool of prospects in the hundreds. This “break” in the competition gives the buyers more privacy as well as more time to analyze and walk through the property. This process usually offers fewer inspection and mortgage contingencies, but we always focus on protecting our clients. By working with Red Tree Real Estate, you will benefit regardless of whether you are a seller or a buyer.

THE 10 STEP BUYING PROCESS

A ROADMAP FOR BUYING YOUR FIRST INVESTMENT

CONTACT MULTIPLE BANKS

- Every bank offers different rates.
- Always call around for different rates.
- Send documentation to lender.



FIND YOUR NEW PROPERTY

- Use trusted property websites
- Hire real estate agent



MAKE AN OFFER

- Have pre-approval letter.
- Determine offer price.
- Determine time line dates.
- Initial deposit check (\$1k-\$10k).
- Determine all contingencies (Mortgage, Inspection, Radon, Pest, Lead).



INSPECTION

- Typically done within 5-10 days of offer.
- Work with the seller to come to an agreement about any issues with inspection.
- Expect multi-hour inspection.
- Finalize lender choice



HIRE ATTORNEY

- Hire a real estate attorney. They work with you to negotiate the Purchase & Sale agreement.
- The P+S is the offer re-written into legal language for your protection.



PURCHASE & SALES SIGNING

- Deposit check due (5% of price).
- Sign contract & make deposit.
- Obtain homeowners insurance.
- Schedule movers.
- All docs and disclosures need to be received and approved by lender.



COMPLETE MORTGAGE APPLICATION

- Send documentation to lender.
- Appraisal ordered by lender.
- Be sure to follow all dates on offer and mortgage application.
- Red Tree referred attorneys will notify in advance of relevant dates.



COMMITMENT DATE

- Are you clear to close with lender?
- Do you need an extension?
- All of your documents have been reviewed and you are satisfied?
- Closing disclosures are prepared by closing attorney.



CLOSING DISCLOSURE

- You will receive and sign your closing disclosure at least three days prior to closing.
- Review mortgage commitment with lender & your attorney.
- Title insurance.



WALK THROUGH & CLOSING DATE

- On the day before or the day of the closing there is a final walk through of the home.
- This is to be sure the home is in the same condition as when you put it under agreement. This is a point to negotiate if there are issues.
- Bring a bank check for the amount needed & two forms of identification to the closing.



Buying a home is a major milestone and one of the most important choices you will ever make. It is an exciting experience that opens a new chapter in your life, but it can also be challenging and scary. First-time home buyers deserve all the help they can get, which is why the team at Red Tree has created this guide: The 10 Step Buying Process to make the whole process as clear and simplified as possible.

THE 10 STEP SELLER PROCESS

PREPARE

- Cleaning.
- De-cluttering.
- Organizing.
- Repairs.



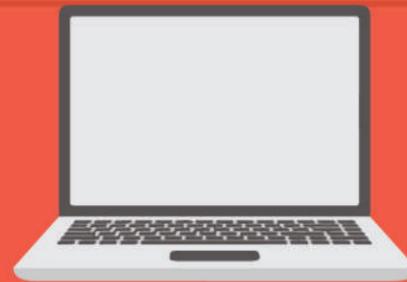
STAGE PROPERTY

- Furniture Staging.
- Photograph home.
- Order 3D tour.
- Pre-market home.
- Neighborhood mailers.



LIST PROPERTY

- | | |
|----------------|---------------------|
| Residential: | Commercial: |
| • MLS | • Costar |
| • Realtor.com | • Loopnet |
| • Zillow | • Cityfeet |
| • Craigslist | • Brevitas |
| • Trulia | • Top Agent Network |
| • Boston Globe | |



SHOWINGS

- Host as many showings as needed to get offers.



REVIEW OFFERS & NEGOTIATIONS

- Review your offers if any and decide when to negotiate.
- Sign offer and have home under agreement.



INSPECTION & RE-NEGOTIATION

- Multi-hour inspection to be expected.
- Point of re-negotiation if needed.



DRAFT P+S

- Meet with attorney and hire them.
- Attorney drafts thorough Purchase & Sale document.



PREPARE TO MOVE

- Organize and prep for your move.
- Start searching for new home.
- Prep for next purchase/rental.



FINAL WALKTHROUGH

- Prep for final walk-through.
- Home should be pristine and "broom" cleaned.



MEET WITH ATTORNEY FOR CLOSING

- Schedule to meet with attorney.
- Registry of deeds for the closing.
- Hand off keys to the buyer once everyone has signed.



RESOURCES

OUR METHOD

HOW WE HELP OUR AGENTS

PROJECT INFO

Here at Red Tree, we do everything in our power to help our sellers achieve the highest prices possible. Everything from connections for contractors, online home tours, drone photography and 3D virtual tours using incredibly sophisticated rendering software. Red Tree is also dedicated to having a strong sense of cohesion within the office. Every agent at Red Tree is able to help market and advertise every listing, which creates a scenario in where 60 brokers are helping to sell a home instead of just one. Agents help each other because we care and we want to see everybody succeed. We are more than just a team, we are a family and we feel that sets us apart from the other agencies.



Professional Photography

We train our agents to develop a keen eye for photography, giving them professional cameras and equipment to get their shots just right to maximize the beauty of the property, something that sets us apart from the competition.



Contractors

Finding the right contractor for your job isn't always an easy task. Red Tree has an established list of cleaners, handymen, contractors, and more to get your property into show quality.



Drone Photography

We offer optional aerial photography that can provide unique perspectives of your property. Drone photography can speed up the selling process by providing more visual information to potential buyers.



Open Weekly Tours

We ensure that each tour is stocked with the most up-to-date marketing material to make the best impression with your buyers. We offer weekend and weekday showings to cater to all potential buyers' schedules.



3D Virtual Tours

Matterport 3D Showcase can provide your listing with an immersive virtual experience that allows a buyer to digitally walk through the property from their phone or computer. This feature can be particularly beneficial for out-of-state and foreign investors.



Trash Help & Design Help

We include trash help & design services in our Realtor fee as a

HOW TO BEGIN A COMMERCIAL PROPERTY SEARCH

Are you buying or leasing commercial property?

1. EDUCATE YOURSELF

Congratulations, you have taken the first step in buying an investment.

2. UNDERSTAND HOW A COMMERCIAL LEASE WORKS

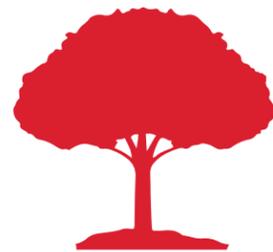
It is not as difficult as you might think.

3. DEFINE YOUR BUDGET

How much do you need to put down?
How much can you afford per month?

4. DETERMINE WHAT YOU WANT

Which type of property?
Which location?
What kind of features?



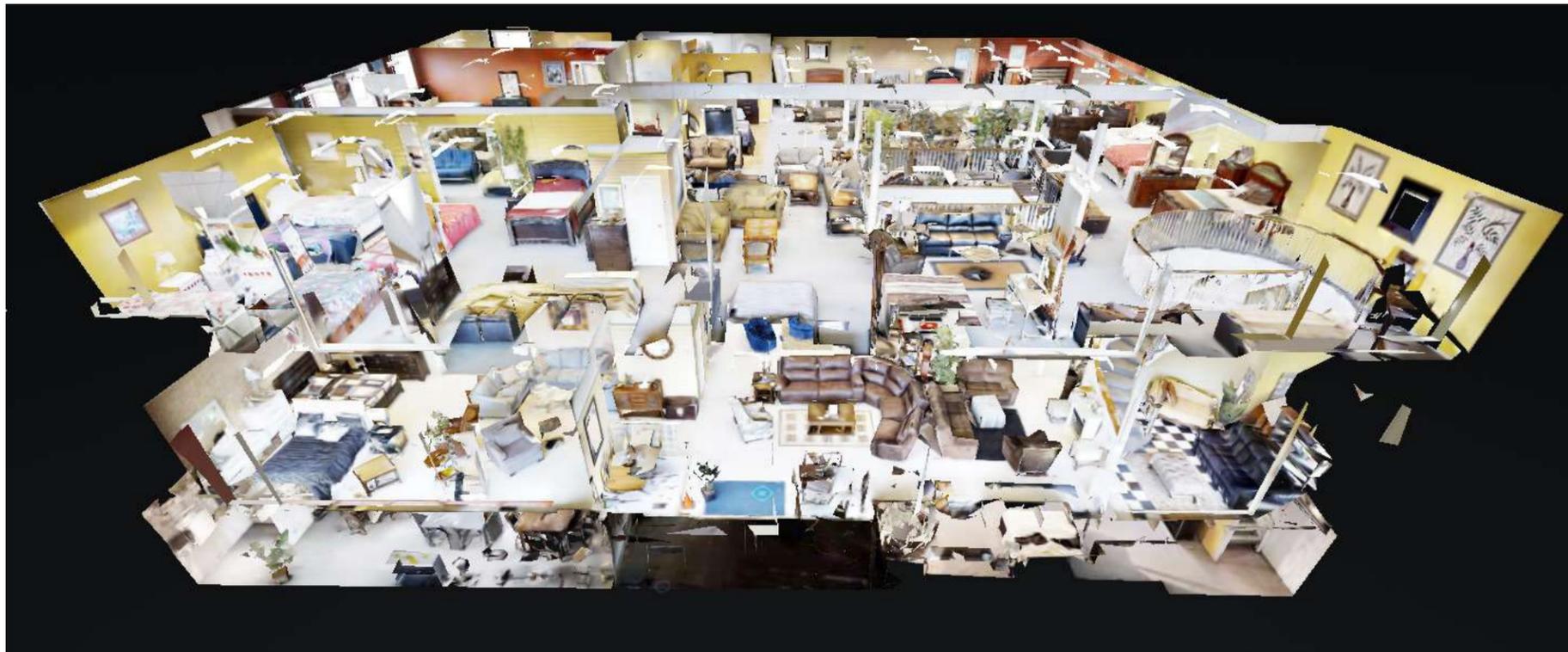
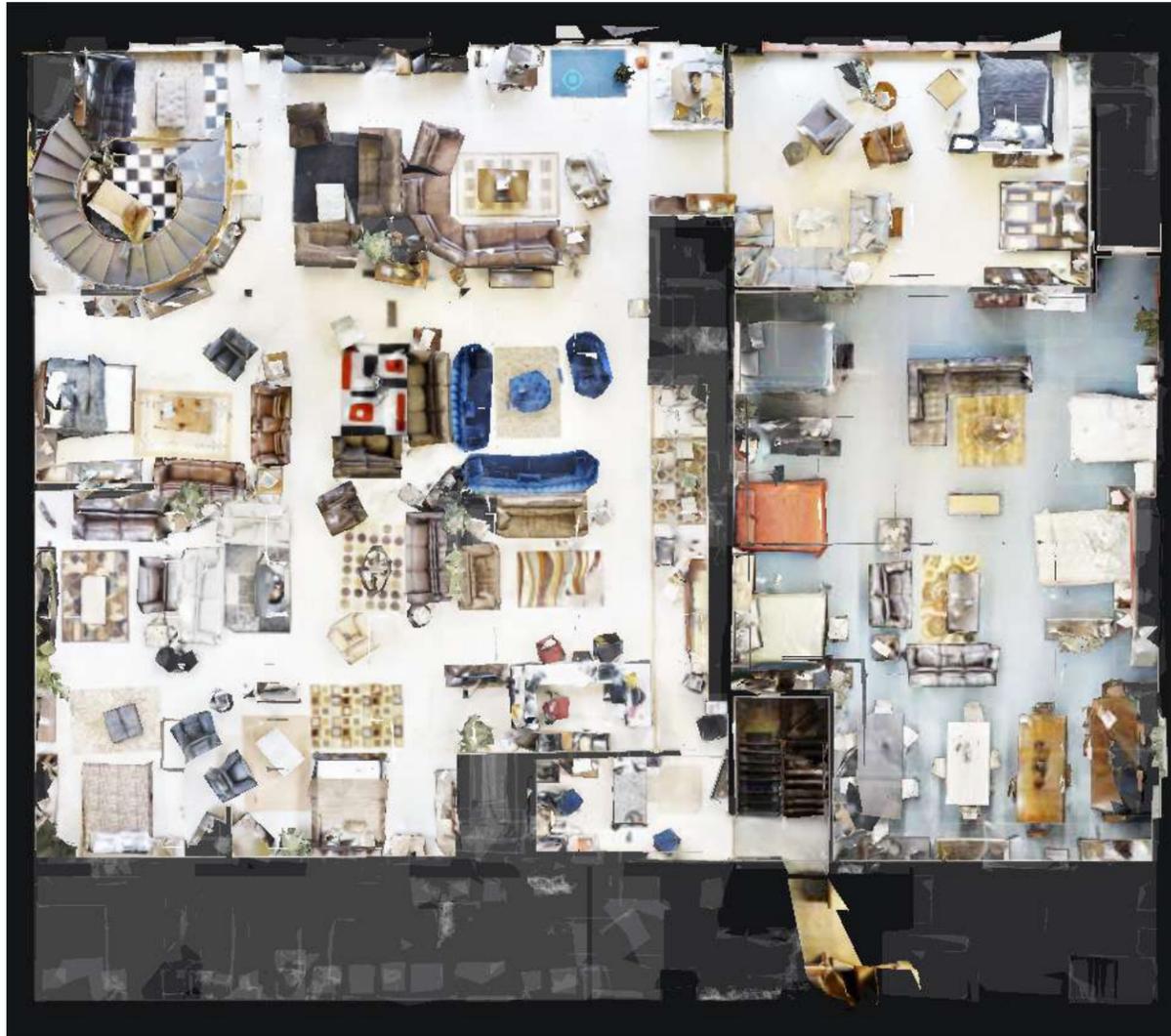
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RESOURCES SERVICES

MATTERPORT TECHNOLOGY

PROJECT INFO

Red Tree Real Estate prides itself of being on the forefront of emerging technologies that can help us represent a property to its fullest. One of these is the Matterport system. Using a simple 3D camera and a smart phone, we are able to take incredibly high resolution photographs of an entire property and stitch them together to create a highly detailed and life-like 3D model of the property. With features like "Doll House" view, "3D tours" and more, our agents are able to give clients the most in-depth experience to help close deals. This technology is targeted towards the international or out-of-state-buyer, as people can walk through the property without actually being there in person. Many people, even local buyers, have walked through the property online before they even set foot in it and are now more educated as they have already seen the property itself, and all of its nuances. We have found this technology to be a game changer.



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RESOURCES
SERVICES

MATTERPORT
TECHNOLOGY

CONTINUED

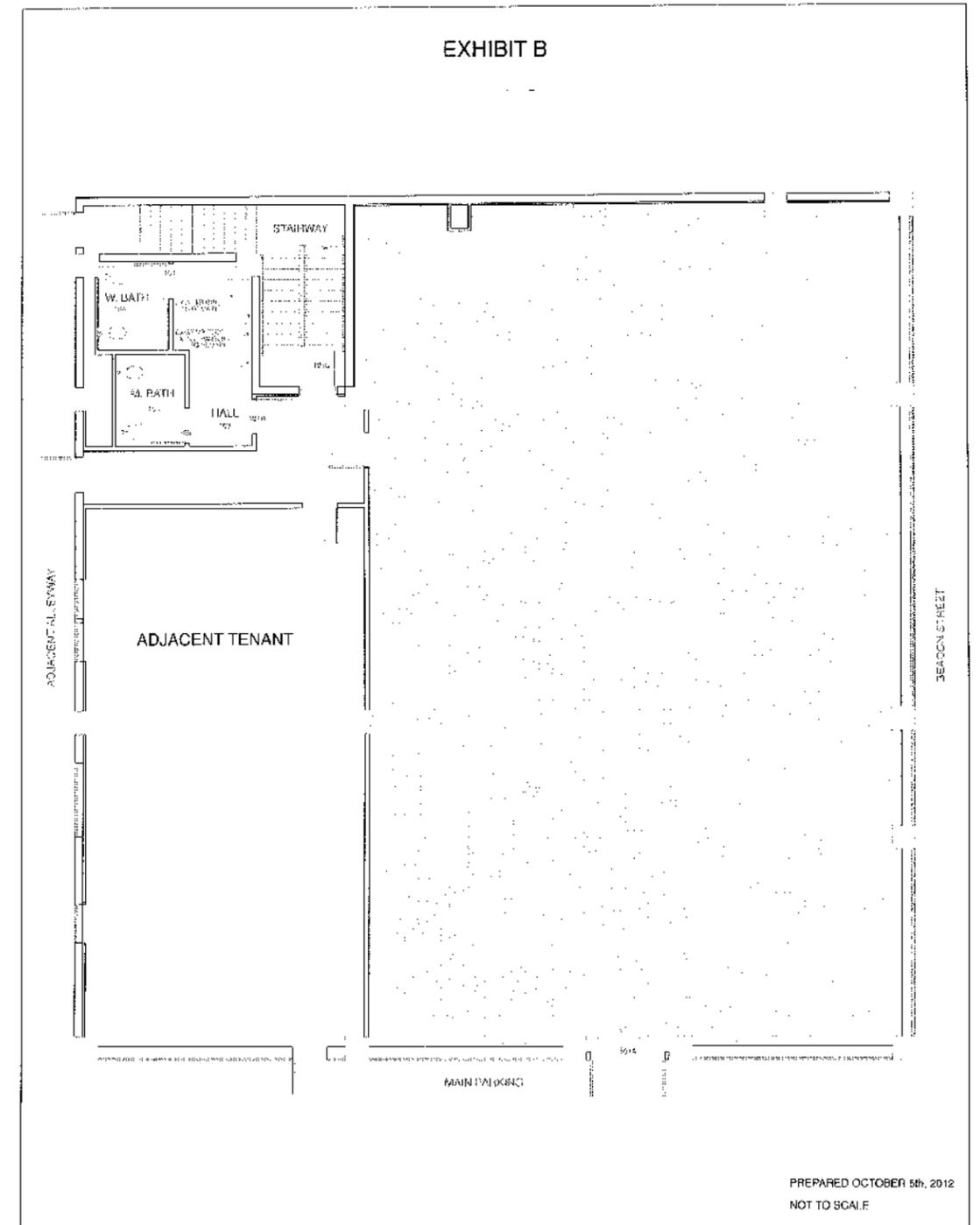
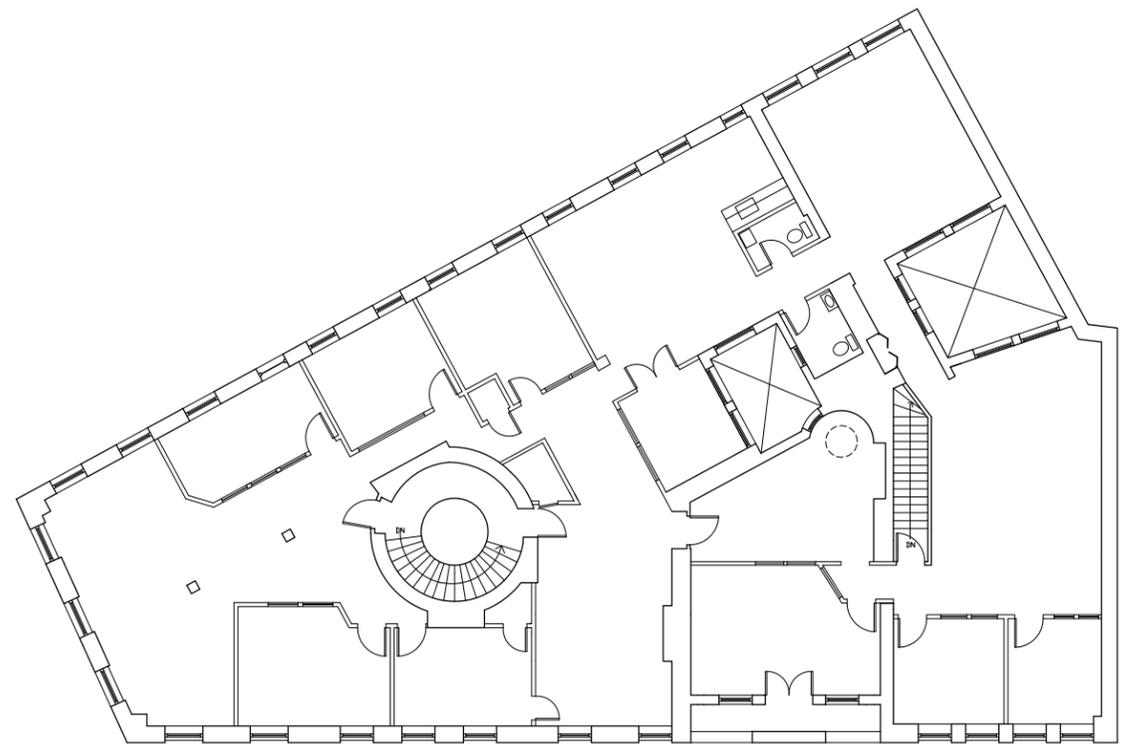
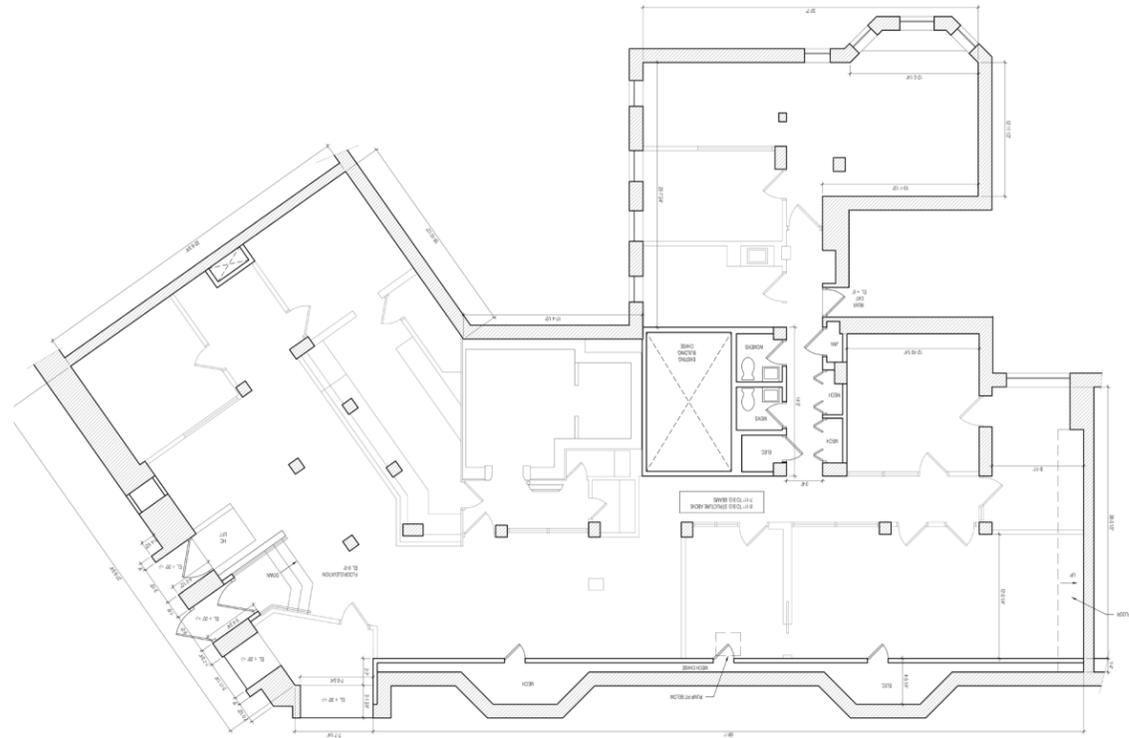


OUTREACH FLOOR PLANS

DESIGN SOLUTIONS

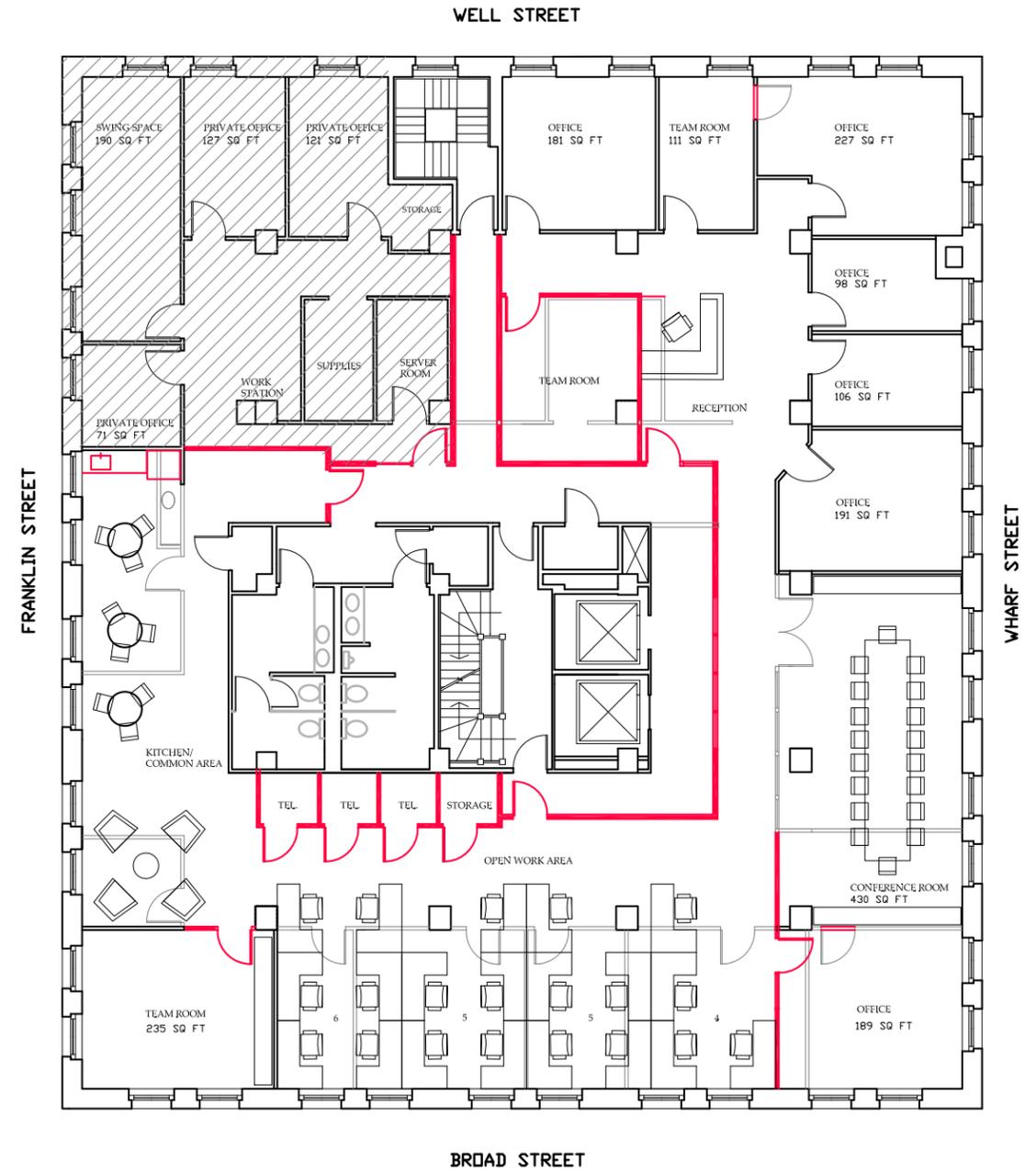
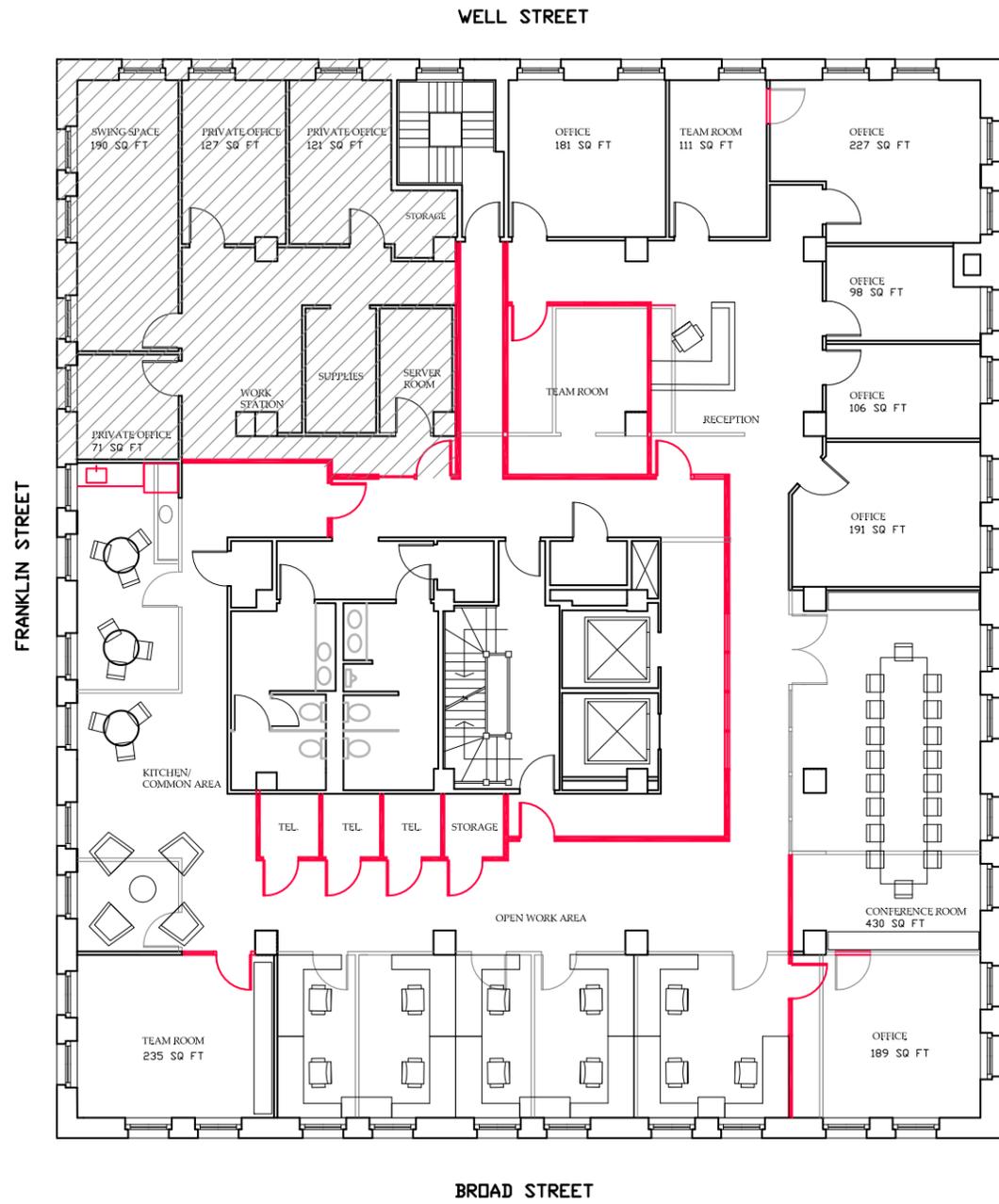
LISTING SHEETS

We make it our mission to have the right kind of information on every property we choose to sell. This includes creating well designed floor plans to give our clients a straightforward view of what their property will look like.



2A

OUTREACH FLOOR PLANS



3

RESOURCES

PHOTOGRAPHY

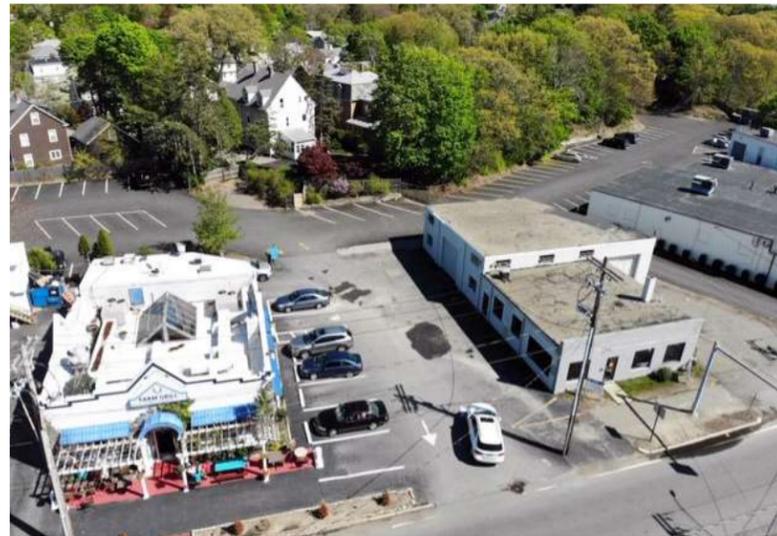
HIGH QUALITY PHOTOGRAPHY

Red Tree has a strong presence in the real estate market because of the effort we put into showcasing our properties. We hire only the best real estate photographers and most talented stagers. We also train all our agents in real estate photography as part of their orientation. Every Red Tree agent develops “the eye” for presentation.



DRONE
PHOTOGRAPHY

We have invested in high-tech drone services so we can display our listings like nobody else in the Boston real estate market. Any agent worth their salt knows that properly executed photography is invaluable to marketing their listing, and Red Tree kicks it up a notch by offering aerial photography through our trusted drone partners. In addition to refining and expanding our online presence through unconventional marketing, we also pride ourselves in investing in the latest technology as soon as it becomes available.



4

SOCIAL MEDIA RENTALS

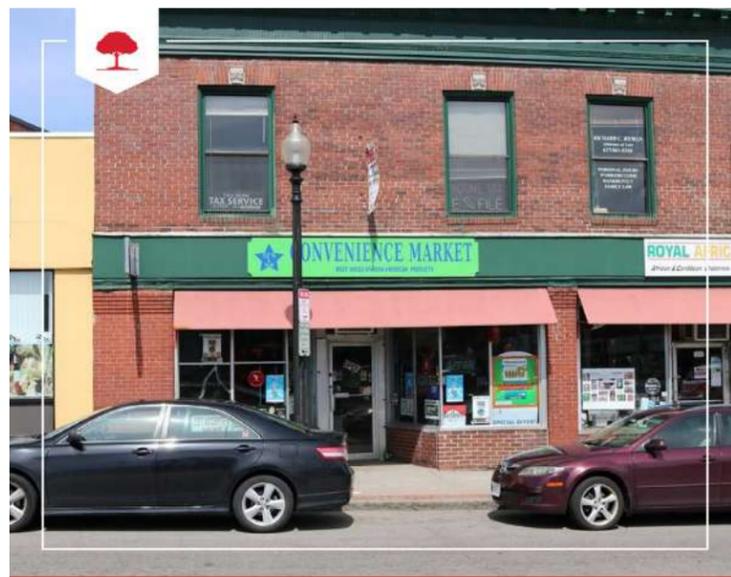
Our vast portfolio of successful commercial rentals is a testament to our skill and expertise as real estate professionals. One of the reasons our marketing is so successful is because of our use of social media outlets like Facebook, Instagram, Twitter, LinkedIn & Email Blasts. These social media platforms give us the space to advertise our commercial properties and set up showings to reach the broad audience we need to find the right clients.



2 PARK PLAZA
BOSTON, MA: MIDTOWN, 02116

500

RENTED



1283 RIVER ST
BOSTON, MA: HYDE PARK, 02136

500

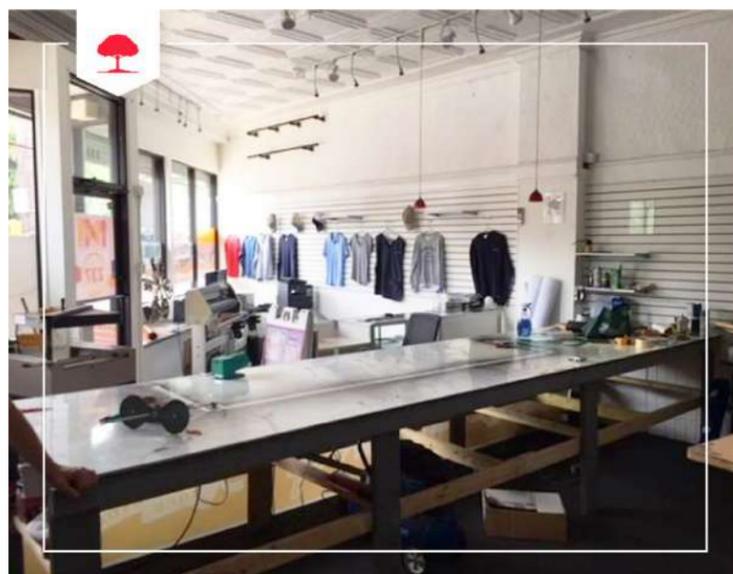
RENTED



1041 COMMONWEALTH AVE.
BOSTON, MA: ALLSTON, 02134

12,000

RENTED



1283 RIVER ST
BOSTON, MA: HYDE PARK, 02136

600

RENTED



1 KIDDIE DRIVE
AVON, MA 02322

76,000

RENTED



1259 HYDE PARK AVE
BOSTON, MA: HYDE PARK, 02136

400

RENTED

SALES LISTING SHEETS

SALES MARKETING

PRINT MEDIUM

We use a combination of both print and digital media to help display our available properties, everything from listing sheets to tri-fold brochures: we have it covered.

15 N BEACON BOSTON, MA: ALLSTON, 02134 FOR SALE



Amazing opportunity. Building will have Brand New Entry Walk Way and Roof Deck/Pool area. Assessment will be paid by owner. Huge Commercial condo-retail space that is perfect for someone looking for an office or retail business. Unit can be split into 2 units with condo association approval. Space has 3 sets of kitchen cabinets, storage areas, 3 bathrooms, large wrap around porch, glass walls on two sides and opens to rear patio area with seating. 2 Deeded parking spots (One outside and one in garage). Condo fee is \$1,010.00. Don't miss this opportunity to own the real estate your business is in. 175 Residential Units, 10 Commercial units

MLS # 72082307
Listing Price: \$689,000

2,942



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

1249 COMMONWEALTH AVE BOSTON, MA: ALLSTON 02134 FOR SALE



Building, Business and Full Liquor License #11 am are all included in sale!! 151 people allowance Roggies "The Avenue" for sale or lease. Bring Offer! 2100 sq ft. Bar and additional basement sq ft. Very rare Brick Retail store front in heavily trafficked Harvard and covers ave intersection. Full bar and kitchen. Everything is in working condition. 2 breezers in basement. This bar has been in business for over 10 years. A major name in the Allston Bar scene. A great sports bar

MLS # 71138908
Listing Price: \$1,680,000

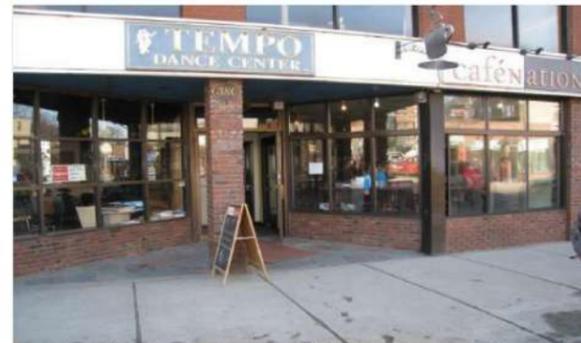
2,570



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

378-380 WASHINGTON ST BOSTON, MA: BRIGHTON 02135 FOR SALE



Enormous Commercial building with 2 Retail store front units. 60%+ VACANT. Retail space has signage to very busy Washington Street. Building is 3 levels of commercial-office space: all open and spacious (3,000-6,000 Sq ft. each). Open floor plan in rear makes it perfect for mattress store, any furniture store, mortgage offices, etc. Building is easily subdividable. Tax, and Cam charges are included in rent. 12,000-14,000 sq-Vacant. 1st floor rear + 85% of 2nd floor is vacant. \$11,500/month income

MLS # 70885504
Listing Price: \$2,500,000

10,033



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

250-260 WOODROW BOSTON, MA: DORCHESTER 02124 FOR SALE



ATTENTION DEVELOPERS, END-USERS AND INVESTORS: Two-level warehouse near public transportation, over 30,000 square feet of space on a 15,656 sq ft lot. The open space and high ceilings (14' on upper level, 12-14' on lower level) make it ideal for a developer of mixed use, affordable housing, senior living, athletic facility, auto-storage, self-storage, school, etc. Plans were previously approved for a 3 story structure on this lot, so this property offers no shortage of opportunities! It features a solid cement brick construction, 2 garage doors for loading and unloading.

MLS # 72429362
Listing Price: \$1,999,888

15,656



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

200 HANCOCK ST BOSTON, MA: DORCHESTER 02125 FOR SALE



CALLING ALL INVESTORS/CASH BUYERS/CASH COW! RARE OPPORTUNITY! GORGEOUS BRICK 37 UNIT BUILDING IN A HIGHLY SOUGHT-AFTER BOSTON NEIGHBORHOOD! Fully leased. 16- 2 beds, 18- 1 beds, and 3 Studios. Tenants pay their own heat. Modern gas hot water system. 18 parking. Located just west of South Hill. One of Dorchester's best known areas!! Building features Rubber roof (older but in fine condition), common laundry room in basement, and 5 storage rooms. Email for the pro forma and rent roll.

MLS # 71458729
Listing Price: \$3,900,000

8,000



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

2578 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02138 FOR SALE



Parcel includes 2574 Mass Ave and 20 Magoun Street and is located near the Red Line rapid transit stations at both Davis Square and Alewife. Also on bike path. Current uses are residential and repair garage. Seller anticipates cooperating with buyer in seeking zoning relief.

MLS # 70108638
Listing Price: \$2,000,000

16,841



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

511-529 BROADWAY LAWRENCE, MA 01841 FOR SALE



Located on the highly sought after and heavily traveled Route 28 Interstate Highway. Tri level brick structure improved by 8 total elevators with long standing tenants in place. Long term Verizon cell tower lease in place on rooftop. Sprinkler system and fire prevention system nearing completion. Storefronts having their own separately metered utilities, including self contained heating and cooling systems in place. Two additional floors consisting of unfinished space. The unfinished additional two floors lends itself to unlimited configurations for Office space, Apartment conversion etc. Present and still in below market leasing room for larger bottom line. Located on bus line. The asset is positioned across from the newly developed Mallen Mills Loft community Loft Phase 2B consisting of first phase development with an additional projected 200 plus units with second phase near development.

MLS # 71944058
Listing Price: \$1,200,000

8,242



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com

RED TREE REAL ESTATE

**1962 BEACON ST
BOSTON, MA: BRIGHTON 02135** **FOR SALE**



Don't miss this prime location! The heart of Cleveland Circle. Commercial condo, 4250 sqft. Formerly used as a Citizens Bank. Now vacant and ready for next user. Available for sale or lease. This is an opportunity to buy in a location that will always be desirable. Included in the condo fee is access to the pool and Jacuzzi out back. Condo fee is \$1,575/month. Unit has a handicap elevator for ADA compliance. Building features: four elevators, pool, Jacuzzi, live-in super, picnic table area, grill storage, two laundry rooms, and professional management.

MLS # 72197065
Listing Price: \$1,500,000

4,250



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



**370 CHESTNUT HILL AVE U
BOSTON, MA: 02135** **FOR SALE**



Amazing Location! Proud to sell 2 adjoined commercial condos located in the heart of Brighton's Cleveland Circle on the Brookline Line! The units are currently being used as a real estate office and would be perfect for practicing professionals, business owners and investors who want to own a newly available commercial unit in a PRIME LOCATION! Hundreds of people walk by daily! Features over 2400 sq ft of living area and 3 major green lawns! Steps just footsteps away! Short walk to Boston College, Brookline and transfers from Chestnut Hill, Newton and downtown Boston. Heat, hot water and swimming pool access are included in the condo fee. The building is professionally managed and very well cared for! A number of uses are allowed for these condos, please inquire for further details. Do not miss this incredibly rare opportunity.

MLS # 71736845
Listing Price: \$799,000

886,888



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Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



**2574 MASSACHUSETTS AVE
CAMBRIDGE, MA: 02140** **FOR SALE**



TRUE DEAL! \$6500 mo Income Now. 3 family, 2 family, and residential 2 family Garage (vacant 4500 sq ft). Could be income property if you fresh garage or single family/house development opportunity. Parcel is on sunny corner at the entrance of Cambridge. ~ 7,000 sq ft total lot (3 continuous parcels). Garage is currently vacant and ready for developer (2 family house), 17 ft ceilings/rows. Addresses: 20 magoun st, 2574 mass ave, and 2578 mass ave. Bring offers. Priced to sell

MLS # 71062904
Listing Price: \$2,100,000

2,942



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



**1795-1799 COMMONWEALTH AVE
BOSTON, MA: BRIGHTON 02135** **FOR SALE**



\$15,000/Month Income- 4.5 CAP RATE. Fully leased retail strip in Cleveland Circle. Strong rents and the best location make this a prime property. Located in the Aberdeen area of Cleveland Circle. This building is adjacent to the D-line and the B bus stop, which makes for alot of foot traffic. Short walk to C-D-lines and Cleveland Circle's Heart of commerce. Tenants: New Japanese restaurant/remodeling now!, Hunting-ton convenience market, Bluestone Pizza, and Hershaw laundry.

MLS # 70990895
Listing Price: \$2,590,000

12,560



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



**36-40 ORANGE ST
CHELSEA, MA 02150** **FOR SALE**



Very rare, 12 Unit Brick Building!! Many upgrades, 2012 Updated, including renovated kitchens with granite counters and stainless steel appliances, modern tile baths, gleaming hardwood floors, crown moldings, decor swatches and outlets, many replacement windows, updated common areas. All units have separate electric heat, tenants pay. Exceptional opportunity for the investor focused on value and cash flow. Email for a prospectus or call agent for further details and to schedule showing.

MLS # 71540612
Listing Price: \$1,500,000

3,916



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



**135 MOUNT AUBURN
WATERTOWN, MA: 02472** **FOR SALE**



Business For Sale- Pizza Restaurant- Dine-in, Take out, and Delivery. Must see opportunity. Totally renovated 5 years ago including plumbing, electric, ceiling tiles and more. 2 Electric ductless A/C's for summer time. This is a great business and rent is LOW! Don't miss this one. Email to inquire about income expense. Rent is \$2,050/mo. Walk Score- Very Walkable- 74. Motivated seller.

MLS # 71917263
Listing Price: \$115,000

900



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



**375 SOMERVILLE AVE.
SOMERVILLE, MA: 02143** **FOR SALE**



Amazing Corner Retail space in a condo building. Previously used for money wire transfer business with Brazil. Totally renovated space with need for light cosmetics to customize your business. 1100 sq ft. Central Heat / A/C. Megalotable! Bring offers.

MLS # 72067450
Listing Price: \$339,900

1,100



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



384 WASHINGTON ST
BOSTON, MA: BRIGHTON 02135

FOR RENT
Retail



Incredible Heart of Brighton Center location! 2 levels with over 2500 sq ft. 4 parking included! (during the day) Totally renovated space formerly Centre Realty Group real estate office. Perfect for office use with signage so you have a presence to the neighborhood.

MLS # 72429227
Listing Price: \$4,000

2,500



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



1041 COMMONWEALTH AVE
BOSTON, MA: ALLSTON, 02134

FOR RENT
Retail



This is a high profile retail space with 5-10 off street parking. High density retail corridor along Commonwealth Avenue in Boston. Space is 12,000 SF. Previously Eastern Mountain Sports. Restaurant food uses okay but will need a change of use with city. Surrounded by apartments and condos. Situated right near to Boston University with the B-line train stop right out front. Densely populated market with more than 30,000 residents. Strong retail neighborhood includes Star Market, CVS, Dunkin' Donuts, paradise rock club, Sunset Centre, Laundry's Bicycles, Brown Sugar cafe, Otto's Pizza Shop and several branch banks. Superior visibility with over 50' of footage along Commonwealth Avenue. Call for a tour today.

MLS # 72193065
Sale Price: \$25/FT

12,000



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



50 NEEDHAM ST
NEWTON, MA: 02461

FOR RENT
Office



Prime location. Build your brand! Sub-divisible. Doesn't get better than beginning of Needham St for pass by traffic. 32,000 vehicles per day pass by this location. 13-15 parking spots. Perfect for a bank, mortgage office, catering co, shared cooking space, fitness studio, yoga, bar, massage parlor, salon, etc. Bring your creative ideas for this empty space. Amazing brick and beam construction in back and concrete block upfront. Building has a brand new fire system installed. Owner is very flexible as far as build out options. 3 garage doors. Don't miss this one! 50 Needham Street has a Walk Score of 72 out of 100. 50 Needham Street is a 12 min walk to Newton Highlands T (D-Line).

MLS # 72498946
Listing Price: \$27/FT

12,000



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



1001 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

FOR RENT
Retail



One-of-a-kind PRIME RETAIL SPACE in mid-Cambridge at intersection of Massachusetts Avenue and Cherry Street. 2 or 3 retail spaces combined. 7375 sq ft min or 13,975 max sq ft. Corner unit with 65 feet of Massachusetts Avenue side footage and 28 ft footage on Elery. Large street level space with additional second floor selling space via an imposing cherry circular staircase. Renovated by Camcondito Bko, this space is ready for occupancy. Just blocks to Harvard Campus, and 5 blocks to Central Square. Must see space. Surrounded by retail and one of the most dense locations in Cambridge. Join co-tenants Do Concept, Dunkin Donuts, Oz yoga, Sita Naturals, Flame Hot Pot, and Harvest of India. Harvard University offices, Cambridge College, and other leading office and retail tenants directly across the street. Will go quickly.

MLS # 72490663
Listing Price: \$45/FT

13,795



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



120 BEACON ST
SOMERVILLE, MA 02143

FOR RENT
Retail



120 Beacon Street, Somerville on the Cambridge/Somerville line-Adjacent corner retail space at signalized intersection with 72 feet of footage on Beacon Street and 70 feet of footage on 15-car surface level parking lot. Previously occupied by Xfinity. Perfect for a restaurant/bank/mortgage co./fitness/yoga, etc. Currently 2 separate retail spaces but will be combined into one 5,060 sq ft space. Retail customers have exclusive use of the private parking lot for the building. 40,000 of building, which has 2 levels of underground parking. 80 cars for office employees. Rent is NNW. Office tenants include P&Pac, security purchased by Amazon for nearly \$1 billion. Retail co-tenants include Bank of America ATM as well as Bergdorf and The Retail Factory, two award winning retailers. Surrounding retail tenants include "The Kicked Top and "Toter", "The Baker", "Cafe" and "The Wine and Cheese Cafe". Cambridge Hospital main campus is adjacent to east side street.

MLS # 72471549
Listing Price: \$1/FT

5,060



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



233 NEEDHAM STREET
NEWTON, MA 02464

FOR RENT
Retail



Prime building on Needham Street in Newton. Suite is in excellent condition. Newly renovated common kitchen/lounge area, fitness center and locker room to be renovated in 2018.

MLS # 71947095
Listing Price: \$30/FT

100,000



Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



1906 MASSACHUSETTS AVE
CAMBRIDGE, MA: 02140

FOR RENT
Retail



Amazing retail space right next to the T at PORTER SQ. Come and see the hustle and bustle of Porter Sq. Huge retail space that gives way back. Lots of parking available or included. Space needs cosmetic upgrades, but amazing location. Perfect for retail, law office, mortgage office, or any business that wants to be in the center of a busy area. 1st floor retail space. Call today. Should not last long. As many parking as you need.

MLS # 70932941
Listing Price: \$4,000

3,000



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Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



LEASING LISTING SHEETS

MARKETING

PRINT MEDIUM

35 KINGSTON ST U: 2A
BOSTON, MA: 02111 **FOR RENT**
Office



The appointed level retail/office condominium provides the rare opportunity to own your business' real estate. Located on the southern edge of Downtown Crossing, the location affords excellent exposure and for the highway/I95A access via I90, 293, Park Street, Downtown Crossing and Chinatown T Stations. The space features 15 bathrooms, a kitchenette, extraordinarily high ceilings, exposed brick walls, and a floor-to-ceiling glass window display overlooking Kingston Street.

MLS # 71130426
Listing Price: \$3,999

2,012

Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



202-204 HARVARD AVE
BOSTON, MA: ALLSTON 02134 **FOR RENT**
Retail



Basement retail space. Large storage possibilities, CORNER OF HARVARD AND COMM AVE!!!! Prime location in allston and close to Brookline. Bus stops right out front and 1 stop is 30 yards away. Amazing building in great tenants that already drive traffic to the building. Great space in need to some cosmetics. New flooring and paint needed. Very negotiable on renovations. Will be gone soon.

MLS # 71130426
Listing Price: \$2.89/SqFt

900

Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



1216 COMMONWEALTH AVE U: A
BOSTON, MA 02134 **FOR RENT**
Retail



Rare Retail Availability Heart of Allston, Ma. Busiest intersection in Boston. B-line train stops right out front. Below grade space next to a home really, galaxy insurance, east coast really, Great Scott, TD bank, McDonald's, 7 eleven, and 5 guys.

MLS # 72437987
Listing Price: \$3,200

800

Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



214-218 CAMBRIDGE ST
BOSTON, MA: BEACON HILL 02114 **FOR RENT**
Retail



Ask about dividing... 3 levels of prime commercial space in the heart of Beacon Hill. 5,500 sq ft gross and 3700 sq ft Net. 1st floor, second floor and basement make this space perfect for spa, medical offices, law office, real estate office, local restaurant or large tech store. Everything is in great shape. Multiple offices already built out. Triple Net lease, w/ No Cam charges. Initial deposit is negotiable based on tenant and their financial situation. Lots of windows.

MLS #70812915
Listing Price: \$32.43/Ft

1,880

Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



358 BOYLSTON ST
BROOKLINE, MA 02445 **FOR RENT**
Retail



Tiny Retail Space. 1st floor-basement space. Corner of main intersection. Must see!! Walk to D-line train and Brookline School High School.

MLS # 71944172
Listing Price: \$1000

350

Red Tree Real Estate
Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



224 WASHINGTON STREET
BROOKLINE, MA 02445 **FOR RENT**
Retail



Perfect Brookline Village location! Options for this space are nearly unlimited - great glass storefront, retail showroom, complete with office space, half bath and finished basement (storage room, etc.). Exposed brick, multi-use space - keep as is with conference and work rooms; or open up for different use. Triple net.

MLS # 71749956
Listing Price: \$3500

300

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Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



1475 BEACON ST U: 1
BROOKLINE, MA 02446 **FOR RENT**
Retail



UNIQUE!! Single Retail Space among all residential properties on Beacon St in Coolidge Corner!!! Large Open Space, No Food!!! Full basement (1800 sq ft). Thousands of cars pass this location daily... Amazing advertising for any business!!! Must see space. NEGOTIABLE>>>. Call for a showing

MLS # 71299117
Listing Price: \$5000

2,500

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Arthur Deych
(617) 869 4907
arthur@redtreeboston.com



LEASING

COMMERCIAL LEASING

We don't just deal in sales when it comes to commercial properties, we also offer a variety of leasing plans so your small business or office can have the space you need.



50 Needham St Newton, MA:
Newton Highlands, 02461 | Retail



320 Washington St
Boston, MA: 02135 | Office



1001 Massachusetts Ave
Cambridge, MA 02138 | Retail



120 Beacon St
Somerville, MA 02143 | Retail



85 Main St
Watertown, MA 02472 | Retail



189 Harvard St
Brookline, MA: 02446 | Retail



1259 Hyde Park Ave - Unit 11
Boston, MA: 02136 | Office



237 Faneuil st
Boston, MA: 02135 | Retail



1283 River St
Boston, MA: 02136 | Retail



2 Park Plaza - Unit Retail
Boston, MA: 02116 | Retail



370 Chestnut Hill Ave - Unit B
Boston, MA: 02135 | Retail



1041 Commonwealth Ave.
Boston, MA: 02134 | Retail



15 N beacon - Unit NR
Boston, MA: 02134 | Retail



229 Harvard St - Unit 2nd
Brookline, MA: 02446 | Office



145-155 Brighton Ave
Boston, MA: 02134 | Retail

6A

LEASING

COMMERCIAL LEASING

CONTINUED



105 Eastern ave - Unit 203
Dedham, MA 02026 | Office



1224 Hyde Park Ave
Boston, MA: 02136 | Retail



1220 Hyde park ave - Unit 2
Boston, MA: 02136 | Office



567 Washington St
Boston, MA: 02135 | Retail



519-531 Columbia Rd
Boston, MA: 02125 | Retail/Office



1627 Beacon St - Unit 2
Brookline, MA 02445 | Retail



193 Harvard Street
Brookline, MA: 02446 | Retail



410 Moody St
Waltham, MA 02453 | Retail



1220 Hyde Park ave
Boston, MA: 02136 | Office



1627 Beacon St - Unit 1
Brookline, MA 02445 | Office



1616 Beacon street
Brookline, MA 02445 | Retail



1032 Commonwealth Ave
Boston, MA: 02215 | Retail



60 E Springfield St
Boston, MA: 02118
Commercial 6 Units + Retail



997 Massachusetts Ave
Cambridge, MA: 02138 | Retail



320 Washington St
Boston, MA: 02135 | Office

OUTREACH GRAPHICS

DESIGN SOLUTIONS

LISTING SHEETS

Our full-time graphic design department assembles everything you need to market your listings. Make an impression at your next open house by giving your guests something to remember.



BEAUTIFUL CORNER BRICK SOUTH END BROWNSTONE FOR SALE WITH 6 UNITS! 5 RESIDENTIAL UNITS AND 1 COMMERCIAL SPACE OCCUPIED BY A CAFE IS AVAILABLE FOR PURCHASE IN COMPLETELY FINISHED, RENOVATED AND OPERATIONAL CONDITION. THIS BUILDING HAS FANTASTIC POTENTIAL FOR A NEW BUYER WITH A BUILT IN CLIENTELE OF MEDICAL TENANTS AT BOSTON MEDICAL CENTER RIGHT ACROSS THE STREET. FANTASTIC OPPORTUNITY FOR SHORT TERM FURNISHED RENTALS TO MAXIMIZE PROFIT FOR THE PEOPLE COMING FROM ALL OVER THE WORLD FOR MEDICAL ATTENTION. MINIMAL EXPENSES FOR THE OWNER WITH ALL UNITS BEING HEATED & COOLED BY MITSUBISHI DUCTLESS SYSTEMS. THE COMMERCIAL SPACE IS 5 YEARS INTO A 10 YEAR LEASE AND PAYS NNN FEES OF 40.55% OF THE BUILDINGS EXPENSES.



PROPERTY SUMMARY

Price	\$5,600,000
Gross Rent	\$229,488
Rented Space	6,009 sqft.
Total Living Area	4,938 sqft.
Taxes	\$38,404.48
Insurance	\$12,680
Water & Sewer	\$1,885.64
Year Built/Renovated	1910/2011



60 E SPRINGFIELD ST
BOSTON, MA 02118

60 E SPRINGFIELD ST, BOSTON MA 02118
8 BD | 6 BA | 4,938 SQ. FT. | 1,331 SQ. FT. LOT
OFFERED AT \$5,600,000

OPEN HOUSE

To get listing and finance info about this property, text LIST24327 to 6037018509

ABOUT THIS PROPERTY
Beautiful Corner Brick South End Brownstone for sale with 6 units! 5 Residential units and 1 commercial space occupied by a cafe is available for purchase in completely finished, renovated and operational condition. This building has fantastic potential for a new buyer with a built in clientele of medical tenants at Boston Medical Center right across the street. Fantastic opportunity for short term furnished rentals to maximize profit for the people coming from all over the world for medical attention. Minimal expenses for the owner with all units being heated & cooled by Mitsubishi ductless systems. 55% of the buildings expenses.

8 BED
6 BATH

ARTHUR DEYCH
Red Tree Real Estate
Tel: (617) 869-4907
e: movewitharthur@gmail.com
w: www.movewitharthur.com
153 Harvard St, Brookline, MA 02348

RICHARD ROSEMAN
Trusted Mortgage Advisor & Senior Loan Officer
NMLS# 412840
Tel: (781) 910-8280
e: rrossman@fairwaymc.com
w: www.fairwaymc.com

FAIRWAY
MORTGAGE LENDING CORPORATION
100 Wells Avenue Suite 300, Newton, MA 02459
Branch NMLS# 85791

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ListReports

60 E SPRINGFIELD ST, BOSTON MA 02118

AREA REPORT

VERY CONVENIENT
This home is in a very convenient area. Some daily errands in this location require a car and most major services are within 1 mile.

Medical, Cleaners, Gym, ATM, Groceries, Movie Theater, Pharmacy, Coffee, Gas

Distance markers: <0.1 Miles, 0.1 Miles, 0.2 Miles, 1.5 Miles, 0.4 Miles, 0.3 Miles, 0.2 Miles

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

60 E SPRINGFIELD ST, BOSTON MA 02118

OUTDOOR REPORT

THE GREAT OUTDOORS
This home is located near a variety of outdoor activities.

POPULAR

98 Parks, 33 Golf Courses, 6 Dog Parks, 1 Hiking

DOG PARK JOE WEX DOG RECREATION SPACE 0.6 MILES
PARK BOSTON COMMON 1.4 MILES
HIKING FORT INDEPENDENCE PARK 3.2 MILES
GOLF COURSE JESSE STRUEBING GOLF 3.5 MILES

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

60 E SPRINGFIELD ST, BOSTON MA 02118

FOOD REPORT

NEIGHBORHOOD EATS
This home is located near 273 moderately priced restaurants and has an above average variety of cuisines.

271 Restaurants within 5 miles

GOOD EATS BY CATEGORY

- AMERICAN: 81
- BAR: 33
- CAFES: 18
- COFFEE AND TEA HOUSES: 18
- FAST FOOD: 18
- SEAFOOD: 17
- INTERNATIONAL: 14
- SPORTS BARS: 12
- ITALIAN: 11
- FRENCH: 9
- OTHER: 13

Price range: \$ (98), \$\$ (125), \$\$\$ (36), \$\$\$\$ (9)

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

60 E SPRINGFIELD ST, BOSTON MA 02118

SCHOOL REPORT

SCHOOLS IN YOUR AREA
The assigned schools are above average for the area. There are also 86 private schools and 21 charter schools within 5 miles.

PK-5 BRADLEY ELEMENTARY SCHOOL ASSIGNED 6 RATING
PK-8 JOHN ELIOT ELEMENTARY SCHOOL ASSIGNED 7 RATING
6-8 CLARENCE R. EDWARDS MIDDLE SCHOOL ASSIGNED 1 RATING

7.3 Miles, 5.6 Miles, 3.3 Miles

ListReports

DISCLAIMER: School data is provided by Great Schools, ATTOM Data Solutions and is intended for reference only. Contact the school district directly for enrollment eligibility.

OUTREACH

TV & VIDEO MARKETING

VIDEO & TV

From social media contests to appearing on the local news, we dedicate ourselves to spreading our message and values across a variety of media.



9

COMMUNITY

MULTI
LINGUAL

HOW WE HELP OUR CLIENTS

Red Tree Real Estate takes pride in being located in such a culturally diverse city like Boston. As a result we make it our mission to make sure all of our clients feel comfortable while here. We have agents that speak a wide variety of languages, everything from Spanish, French, Russian, Cantonese, Italian and Mandarin just to name a few.



您的当地 房产经纪人

- 发达的当地房东以及物业管理公司关系网
- 更多的一手房源，私人房源直销渠道以及独家房源
- 我们的经理人皆为土生土长的波士顿人，对这座城市的每个角落都了若指掌。
- 您的房产一站式服务平台：租赁，买卖，投资规划，物业管理等服务
- 房地产交易不必错综复杂，我们经验丰富的经纪人帮您简化交易流程！

联系我们团队 免费房产咨询

hongshu@redtreeboston.com
193 Harvard St, Brookline, MA 02446



ANGELA GUO

Real Estate Professional
精通普通话

WeChat ID: movewithangela
angelaguo8@gmail.com
617-221-4252



NAVEED HERAVI

Real Estate Professional
专业中英翻译

WeChat ID: naveedheravi
naveed@redtreeboston.com
617-905-9611



KEPHENY CHEN

Real Estate Professional
精通普通话 | 广东话

ye@redtreeboston.com
617-999-8500



VICTOR TAN

Real Estate Professional
广东话

vic@redtreeboston.com
310-895-9908

中文

普通话

Español

Italiano

Русский

COMMUNITY

ACHIEVEMENTS

Since Red Tree's start in 2013, we have grown at an incredible rate thanks to the hard work and determination of our agents. This hard work and determination sometimes gets recognized and here are a few of our achievements so far.

BOSTONAGENT
MAGAZINE

2016 Who's Who in Boston
Residential Real Estate Award

Arthur Deych

XFINITY
ON DEMAND™

As seen on XOD as the exclusive
broker of Brookline

Arthur Deych

MASTERMIND 2017

100 Most Influential
Real Estate Agents

Jerome Bibuld & Arthur Deych

THE AMERICAN DREAM
EDUCATE ★ EMPOWER ★ ENGAGE

As seen on CBS Boston's
myTV38

Arthur Deych



100
MOST
INFLUENTIAL
REAL ESTATE
AGENTS