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## New England

# ON BEHALF OF SOVEREIGN BANK ON FEBRUARY 8<sup>TH</sup> AT NOON Sullivan & Sullivan to auction off 1000-1020 Main St. in Hanson, Mass.

**HANSON, MA** Sullivan & Sullivan Auctioneers, LLC will be putting the hammer down at 1000-1012 Main St. (Rte. 27) at a foreclosure auction for Sovereign Bank on February 8<sup>th</sup> at noon. The 38,000 s/f commercial building is partially occupied and offers warehouse, office & retail facilities and could be set up for single- or multiple-tenant use.

Sullivan & Sullivan has a history of selling commercial properties in the area. In January 2012, they sold 68 Industrial Blvd. at public auction. That auction drew a decent crowd and generated quite a bidding war, which started at \$100,000 and finally sold for \$800,000.

"With the outlook for commercial real estate continuing to improve in 2013, investors are expected to allocate substantial sums of capital to the commercial real estate market," said Marianne Sullivan, president. "Scouring the market for foreclosures & buying them at a bargain, improving the property and leasing and/or selling within a 1-year timeframe is what we are currently seeing in the marketplace."

Sovereign Bank is the holder of the mortgage for 1000-1012 Main St. and is highly motivated to sell it at the auction. As an added incentive, Sullivan is offering a broker participation fee to any broker or salesperson that pre-registers their



1000-1012 Main Street - Hanson, MA

buyer according to the guidelines, provided their buyer is the successful high bidder at the auction and the sale closes. Please call their office for additional information and to request the broker participation

guidelines and forms.

Sullivan & Sullivan Auctioneers, LLC currently schedules approximately 250 sales each month in Mass., New Hampshire and Rhode Island.

## Resnick and Petty of EXIT Realty broker \$617,500 sale

**ALLSTON, MA** Sam Resnick and Matt Petty of EXIT Realty Associates have brokered the sale of a 10 bedroom lodging house located at 49 Gardner St. for \$617,500. The three story brick/wood structure contains 10 plus bedrooms and three bathrooms and is currently being operated as an interim lodging house for short/intermediate term rentals. The buyer plans to operate it as short term rentals for graduate students and medical/working professional due to its location on public transportation and proximity to Packards Corner



49 Gardner Street - Allston, MA

and Boston University. Resnick and Petty procured the buyer, 49 Clipper Realty Trust.

## 2<sup>nd</sup> Annual HELP Conference



April 8 & 9 | Seaport Boston Hotel

**The Hotel Equity and Lender Perspectives (HELP) Conference** is a two-day networking event bringing together owners, investors and lenders in the hospitality investment community. Interact and make connections with key industry players to position your portfolio through transactions, debt raising, or complete a capital restructuring.

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**Network Opportunities:** It's all about relationships and HELP focuses on providing its attendees with ample time to conduct meetings and network with colleagues. With our attendance of key investment executives, HELP is positioned to allow you to meet and network with your key targets.

**HELP Dine Around:** The most popular and sold out aspect of HELP 2012. Dine Around is a way to interact with attendees in one of the four top restaurants on the Boston waterfront. This year's selection includes: Del Frisco's, Action Kitchen, Legal Harborside and Morton's. Sign up today as this event will sell out quickly!

**Insightful Content:** Attendees will gain new insight from top leaders in the hotel investment community.

**Convenient Location:** The Seaport Boston Hotel is located 5 minutes from Logan Airport and 5 minutes from the financial district.

**Late Night at HELP:** Brand new networking event for 2013! Socialize with colleagues following Dine Around in a fun, informal atmosphere.

**Comedy & Cocktails:** Grab a beverage, sit back and get ready for HELP's signature comedy cocktail hour with headliner, Bob Marley, one of the most sought after comedians in the country. Marley has been featured in his own special on Comedy Central, and has been seen on the complete late-night TV circuit: "The Late Show" with David Letterman, "The Tonight Show" with Jay Leno, "Late Night" with Conan O'Brien and "The Late Late Show" with Craig Ferguson and Craig Kilborn. This event is not to be missed!



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