

**Copy**

**Formal Price Offer**

① ACCORDIA

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

**PRICE OFFER  
FOR THE ACQUISITION OF 115 WINTHROP SQUARE**

1. Name of individual or entity submitting proposal: ACCORDIA PARTNERS LLC

Address: 451 D STREET

SUITE 100 BOSTON, MA 02210

Telephone: 857-990-3039

E-mail: KIRKSYKES@COMCAST.NET

2. Please check one of the following:

- Corporation, incorporated in the State of:
- Partnership, names of partners are: LIMITED LIABILITY COMPANY  
CV PROPERTIES LLC, PRIMARY CORPORATION
- Individual: \_\_\_\_\_
- Other: \_\_\_\_\_

3. Price Offer: \$ 50,000,000.00

In words: FIFTY MILLION DOLLARS

Signature of authorized representative: K Syk

**In a separate sealed envelope labeled "Financial Submission,"**  
**proponents shall submit one (1) original of the Financial Submission,**  
**including the original executed Price Offer, and five (5) copies of the**  
**Financial Submission, including five (5) copies of the executed Price**  
**Offer.**

③ HYM

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

PRICE OFFER  
FOR THE ACQUISITION OF 115 WINTHROP SQUARE

1. Name of individual or entity submitting proposal: The HYM Investment Group, LLC

Address: One Congress Street, 10th Floor  
Boston, Massachusetts 02114

Attn: Thomas N. O'Brien

Telephone: 617.248.8905

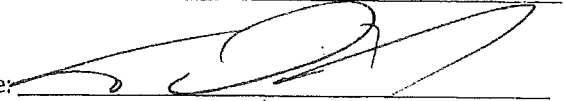
E-mail: tobrien@hyminvestments.com

2. Please check one of the following:

- Corporation, incorporated in the State of: \_\_\_\_\_
- Partnership, names of partners are: \_\_\_\_\_
- Individual: \_\_\_\_\_
- Other: Limited Liability Corporation

3. Price Offer: \$100,000,000

In words: One Hundred Million Dollars

Signature of authorized representative: 

Thomas N. O'Brien, Managing Director

**In a separate sealed envelope labeled "Financial Submission," proponents shall submit one (1) original of the Financial Submission, including the original executed Price Offer, and five (5) copies of the Financial Submission, including five (5) copies of the executed Price Offer.**

# Financing Statement

The development team is led by The HYM Investment Group, who has a long and successful track record in managing the planning, permitting, financing, construction, and management of complex redevelopments throughout the region. Furthermore, HYM has assembled a formidable team that is capable of designing, engineering, constructing, and marketing transformative projects.

HYM's success is due, in large part, to our commitment to a comprehensive neighborhood process that engages all stakeholders including community groups, landowners, local businesses, municipal departments, state agencies, and elected officials. HYM is currently active on several major development projects Greater Boston area that encompass over 9.5 million square feet of development rights, including the Redevelopment of the Government Center Garage and New Balance's Boston Landing campus. Over the last four years, HYM has completed over \$800 million in Boston-based real estate development projects and transactions.

# Price Offer

The proposed purchase price for the 115 Winthrop Square Site equals \$100 million, which is inclusive of \$31.75 million for the school development costs. An additional \$83.5 million of public improvements will also be provided as part of the proposed development program, a breakdown of which is included below:

LAND PURCHASE PRICE:	\$68,250,000
SCHOOL DEVELOPMENT COSTS:	\$31,750,000
DEMOLITION - EXISTING 115 WINTHROP SQUARE GARAGE:	\$6,250,000
NEW ST. ANTHONY SHRINE & MINISTRY CENTER COSTS:	\$62,250,000
PUBLIC PLAZA COSTS / CONSTRUCTION COST ESCALATION FACTOR:	\$15,000,000
<b>TOTAL PUBLIC IMPROVEMENT VALUE:</b>	<b>\$183,500,000</b>
<b>EFFECTIVE PUBLIC VALUE / FAR SF</b>	<b>\$229 / SF</b>

This purchase price is contingent on the ownership entity, led by HYM, securing a PDA Development Plan that includes expansion from the existing 115 Winthrop Square site to the existing St. Anthony Shrine site at 100 Arch Street. This will unlock the opportunity for the development of all of proposed project components: a minimum 800,000 FAR SF residential tower at the existing Shrine site and the new church, friary & ministry center, a new school, and below-grade parking garage on the 115 Winthrop Square site.

It should also be noted that if the City of Boston prefers, HYM is willing to provide a dollar-for-dollar cash consideration in lieu of the school development. HYM looks forward to commencing that conversation as the RFP process continues.

③ LENDLEASE

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

PRICE OFFER  
FOR THE ACQUISITION OF 115 WINTHROP SQUARE

Lendlease Development Inc.  
Hudson Group North America, LLC  
Eagle Development Partners, LLC

1. Name of individual or entity submitting proposal: Eagle Development Partners, LLC

Address: 20 City Square, 2nd Floor

Boston, MA 02129

Telephone: 617.557.6417

E-mail: nicholas.iselln@lendlease.com

2. Please check one of the following:

Corporation, incorporated in the State of: \_\_\_\_\_

Partnership, names of partners are: \_\_\_\_\_

Individual: \_\_\_\_\_

Other: Joint Venture

3. Price Offer: \$ 75,000,000

In words: Seventy five million dollars

Signature of authorized representative: *Nicholas Isell*

**In a separate sealed envelope labeled "Financial Submission,"**  
**proponents shall submit one (1) original of the Financial Submission,**  
**including the original executed Price Offer, and five (5) copies of the**  
**Financial Submission, including five (5) copies of the executed Price**  
**Offer.**

PRICE OFFER

④ Millennium

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

PRICE OFFER  
FOR THE ACQUISITION OF 115 WINTHROP SQUARE

1. Name of individual or entity submitting proposal: MCAF Winthrop LLC

Address: c/o Millennium Partners

7 Water Street, Suite 200, Boston, MA 02109-4106

Telephone: (617) 451-0300

E-mail: jlarkin@millenniumptrs.com

2. Please check one of the following:

- Corporation, incorporated in the State of: Delaware
- Partnership, names of partners are: LLC. Major Owners are Christopher Jeffries, Philip Aarons, Pamela Malkani.
- Individual: Mario Palumbo.
- Other: Please see Disclosure of Beneficial Interests as part of this submission.

3. Price Offer: \$ 150,790,000 (See attached)

In words: One Hundred and Fifty Million Seven Hundred and Ninety Thousand Dollars\*

Signature of authorized representative: 

**In a separate sealed envelope labeled "Financial Submission," proponents shall submit one (1) original of the Financial Submission, including the original executed Price Offer, and five (5) copies of the Financial Submission, including five (5) copies of the executed Price Offer.**

\* Please see attached page 2 of 2

MCAF WINTHROP LLC PURCHASE PRICE OFFER FOR 115 WINTHROP SQUARE

MCAF Winthrop LLC offers to the City of Boston a purchase price of One Hundred and Fifty Million Seven Hundred and Ninety-six Thousand Dollars (\$150,796,000) to be paid as follows:

1. \$100,000,000 upon receipt of all necessary approvals to start construction, plus
2. \$50,796,000 payable as follows:  
\$100 for each saleable square foot of each residential unit to be paid at each unit closing. (There are 507,960 residential saleable square feet in this Response to RFP.)

ORIGINAL

⑤ TRANSNATIONAL

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

PRICE OFFER  
FOR THE ACQUISITION OF 115 WINTHROP SQUARE

1. Name of individual or entity submitting proposal: TRANS NATIONAL  
PROPERTIES, LLC

Address: 2 Charlesgate West  
Boston, MA 02215

Telephone: 617-638-3458

Email: jkrebs@transnationalgroup.com

2. Please check one of the following:

(x) Corporation, incorporated in the State of: MA

3. Price Offer: \$75,000,000 Fee Simple

In words: TNP submits a fee simple Price Offer of \$75,000,000 without public  
benefits consideration.

Signature of authorized representative: Steven B. Belkin

⑥ TRINITY

Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

PRICE OFFER  
FOR THE ACQUISITION OF 115 WINTHROP SQUARE

1. Name of individual or entity submitting proposal: Trinity Acquisitions LLC

Address: 75 Federal St 4th Floor

Boston MA 02110

Telephone: 617-720-8400

E-mail: rhemeway@trinityfinancial.com

2. Please check one of the following:

Corporation, incorporated in the State of: MASSACHUSETTS

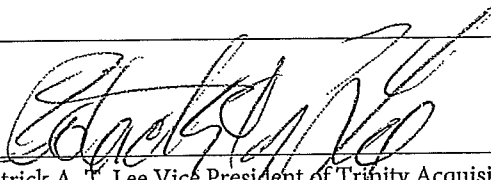
Partnership, names of partners are: \_\_\_\_\_

Individual: \_\_\_\_\_

Other: \_\_\_\_\_

3. Price Offer: \$ 60,500,000

In words: \_\_\_\_\_

Signature of authorized representative:  \_\_\_\_\_  
Patrick A. T. Lee Vice President of Trinity Acquisitions, Inc. its Member

**In a separate sealed envelope labeled "Financial Submission,"**  
**proponents shall submit one (1) original of the Financial Submission,**  
**including the original executed Price Offer, and five (5) copies of the**  
**Financial Submission, including five (5) copies of the executed Price**  
**Offer.**