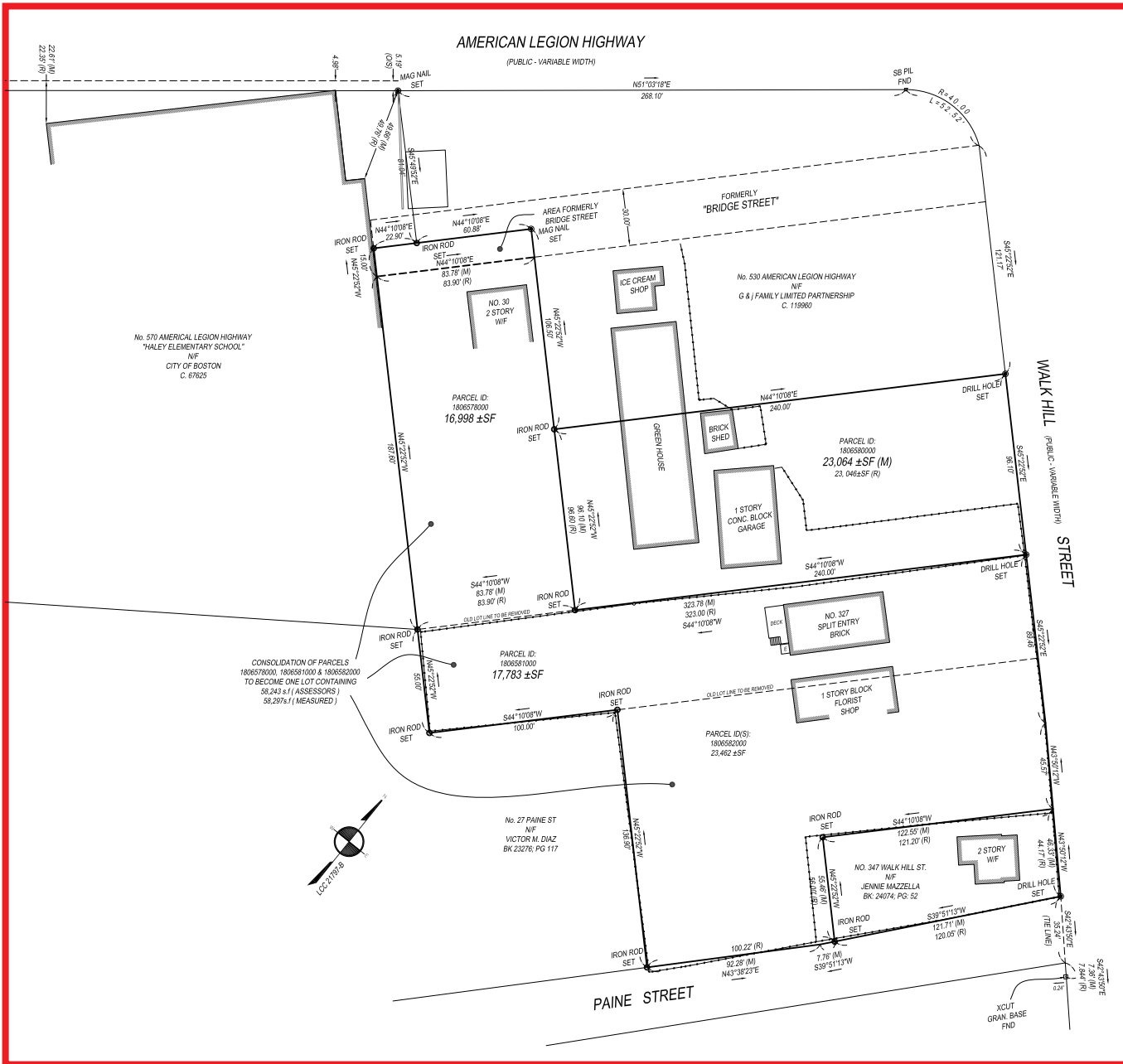


JACK CONWAY

COMMERCIAL

Offering Memorandum | High-Traffic Land Lease Opportunity



30 Bridge Street,
327, 335 & 347
Walk Hill Street
Roslindale, MA

Craig S. Shames
COMMERCIAL BROKER
508-988-0702
cshames@jackconway.com

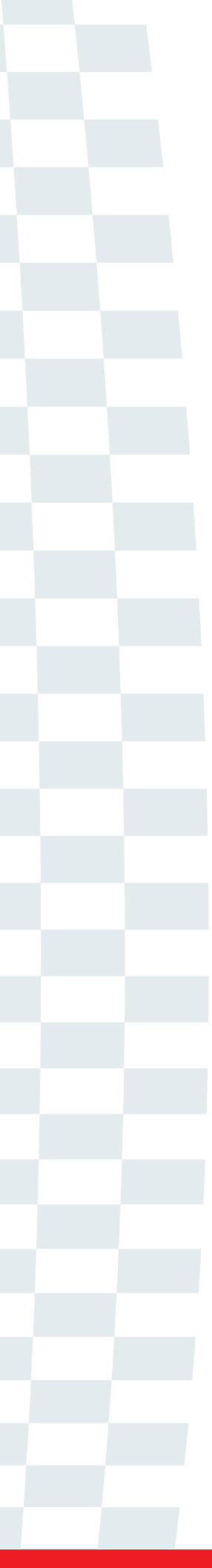


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JACK CONWAY

Craig S. Shames ▪ 508-988-0702 ▪ cshames@jackconway.com

Disclaimer & Limiting Conditions

Jack Conway has been retained as the exclusive listing broker to arrange the sale of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition, and other factors, which, therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, suitability, or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon their own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks, and other information provided in connection therewith.

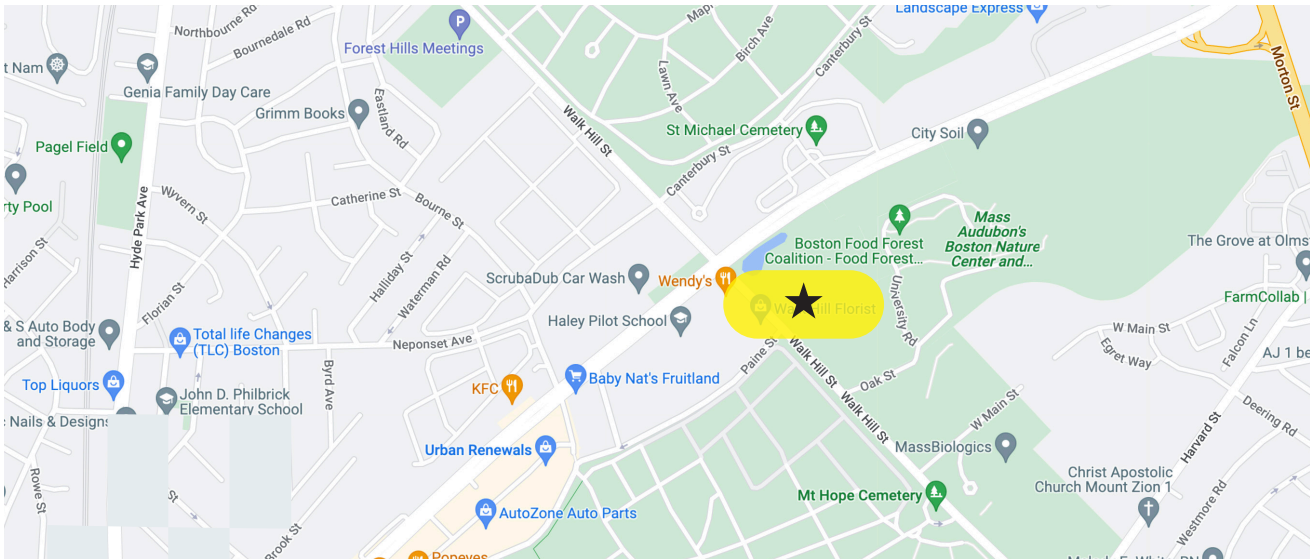
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Executive Summary

Highlights:

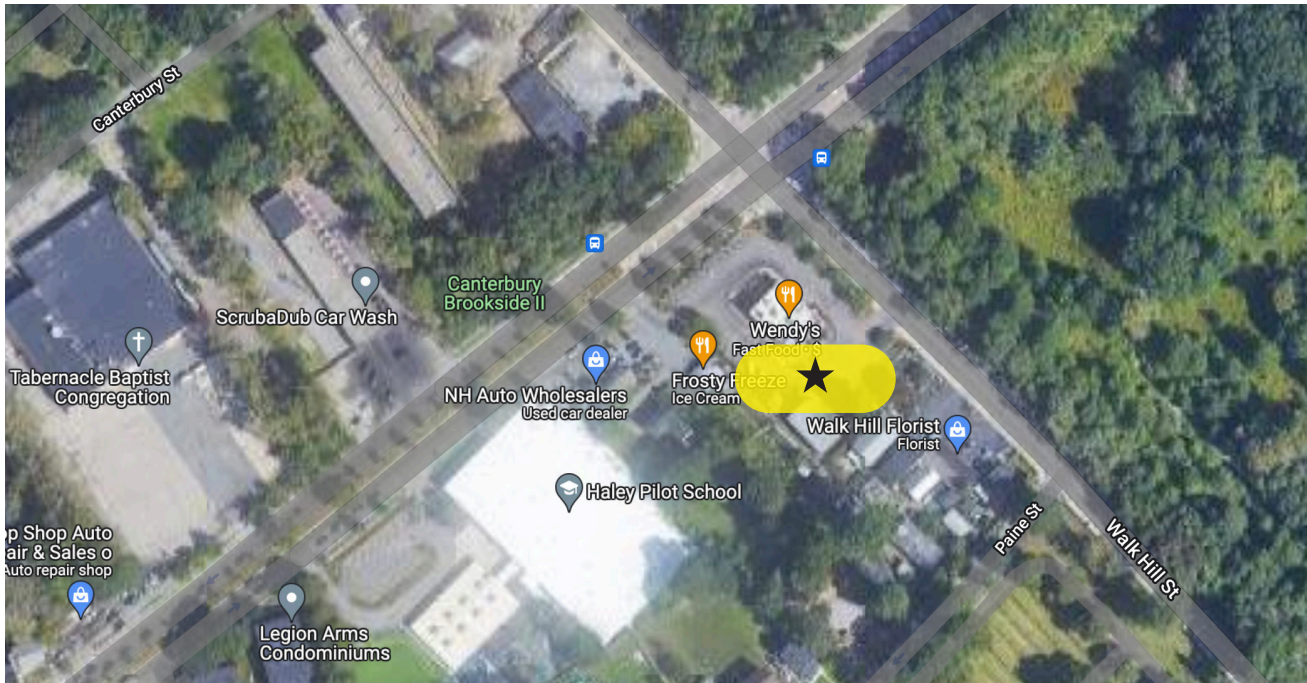
- Next to the one of the most profitable and highest traffic Wendy's in the Country at 80 cars an hour on a 10 year lease through 2034
- Great location high traffic American Legion HWY. 30 minutes from downtown Boston. Part of the Emerald Necklace
- 335 -337 Walk Hill 2 bed 1 bath Single family
- Car dealer lot is registered land that Wendy's pays the taxes
- Great potential redevelopment site with the option to acquire attached residential units.
- 3.2 Acres total land available
- Near many new developments Harvard Street Grove Apartments and Harvard Commons CVS and Trader Joes.
- 1 mile from Morton Street T station Forest Hills



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Property Overview



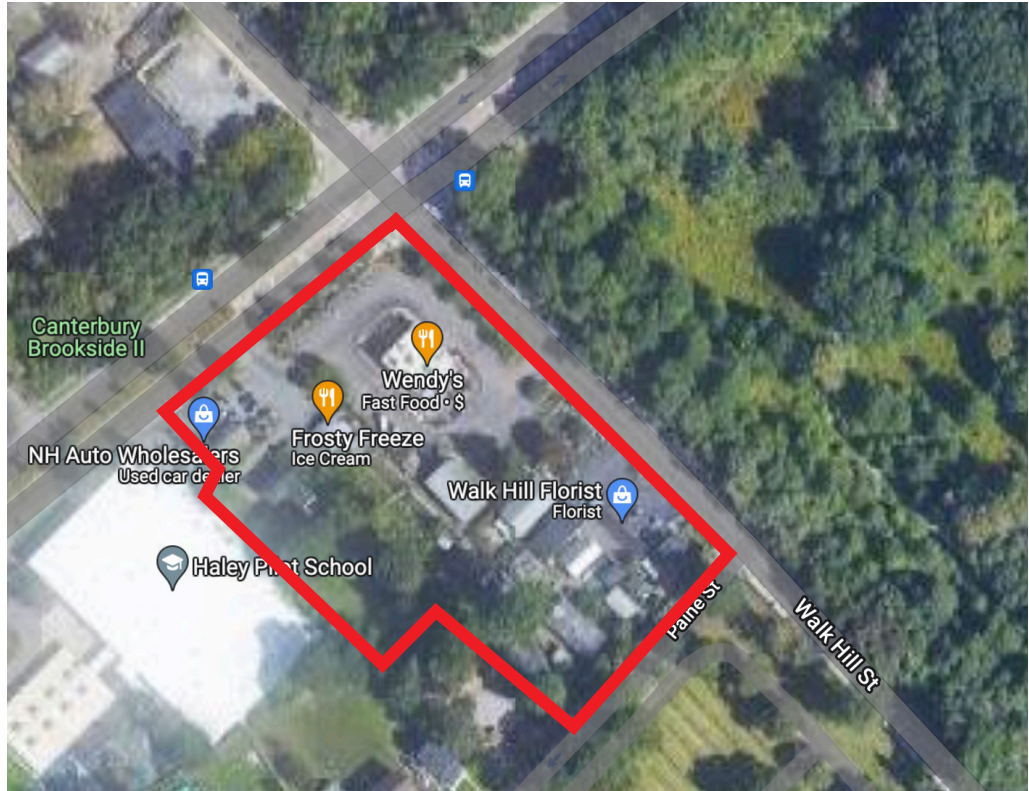
Stats:

- Address: 30 BRIDGE STREET, 327, 335 & 347 WALK HILL STREET ROSLINDALE, MA
- County: Suffolk
- Zoning: L5 2.6 commercial 0.4 acres residential
- Site Size: 30k SF - 2 Acres
- Parking: Variable

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Tax Parcel



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Property Offering:

The Lessor is offering the entire parcel of 2 acres of land, improved with the two buildings for a long-term ground lease of up to 99 years. There will be no published ground lease rate. Proponents will be expected to offer lease rates based on fair market value and a good faith offer.

Proposal Submission Requirements:

The Lessor will entertain offers after the marketing period after which an evaluation process will determine the highest and best use for the parcel. Offers should reflect fair market value. The lessor reserves the right to reject any and all offers.

An original and three copies shall be submitted to:

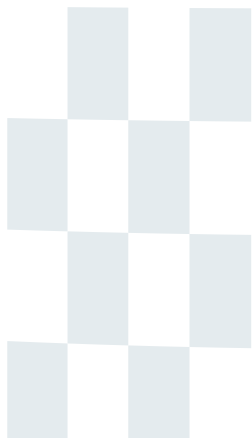
Craig Shames
Conway Commercial
183 Columbia Street
Hanover MA, 02339
508.988.0702

Each proposal shall contain:

1. Letter of Interest. A letter indicating the proponents interest in leasing the parcel, the amount the proponent is offering for lease, a timetable for closing, any financing or other contingencies pertinent to the offer.
2. Proponent Qualifications. The proponent shall provide the financial qualifications of the development team.
3. Proponent Statement. The proponent shall submit a statement agreeing that if selected and upon the execution of a ground lease, an additional deposit shall be made in the form of a certified check made payable to Conway Commercial. Upon execution of a ground lease all deposits shall be subject to conditions outlined in the ground lease agreement.

Disclosures:

The lessor reserves the right to amend this offering document and to reject any or all proposals submitted. The information provided herein is considered reliable but subject to errors, omissions, and/or change.



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Broker Profile

Longtime Bay State attorney, real estate investor, and business owner Craig Shames is an integral member of the team at Jack Conway Commercial. Shames specializes in serving the sales, leasing, and development needs of Boston, Jamaica Plain, and Roxbury areas.

A former Assistant District Attorney and Assistant Attorney General for the Commonwealth of Massachusetts, Shames left the legal field to work for the Hanover-based Conway Commercial Group. He holds a bachelor's degree in Justice Studies from Arizona State University and a Juris Doctorate from the New England School of Law. He is also an MBA candidate at Northeastern University.

Experience

- 20 years

Education

- JD New England Law Boston
- BA Arizona State University
- CRED Certified real estate developer -REDI Foundation

Professional Associations

- Massachusetts Association of Realtors
- Greater Boston Association of Realtors
- National Association of Realtors

Craig S. Shames

COMMERCIAL BROKER

508-988-0702

cshames@jackconway.com

JACK CONWAY

Confidentiality Agreement

This Marketing Brochure and the information contained within, is propriety and strictly confidential. It is intended to be used only by the party receiving it from Broker. It should not be made available to any other person or entity without the express written consent of Broker.

Release

This Marketing Brochure has been prepared to provide basic, unverified information for prospective purchasers. By accepting this Marketing Brochure, the recipient agrees to release and hold harmless Broker from any claim, demand, liability or loss arising out, or relating in any way, to the information contained in this Marketing Brochure and from Buyer's investigation of the property. In no event shall Ascension Advisory or Broker be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this Marketing Brochure or any information contained herein.

Non-Endorsement

Broker is not affiliated with, endorsed by or sponsored in any way by any tenant or lessee identified in this Marketing Brochure. The presence of any entity's logo or name is not intended in any way to indicate affiliation, sponsorship or endorsement by said entity of Broker.

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