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## **Sidel and Sheehan of EagleBridge Capital arrange \$6.5 million financing**

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EagleBridge Capital has arranged permanent mortgage financing in the amount of \$6.5 million for a portfolio of three properties situated in the Brighton section of Boston, on the Brookline line.

The mortgage financing was arranged by EagleBridge principals Ted Sidel and Brian Sheehan who stated that the loan was provided by a leading regional bank.

The portfolio is composed of Brighton Heights, a two-story 15,000 s/f office building located at 167 Corey Road, 3 Washington St. which is leased to the Brighton Auto Clinic, and 5 Washington St. which is leased to U.S. 1 Petroleum. The buildings are located across from the Brighton Whole Foods Supermarket in an area of apartments, office buildings, and retail stores.

Tenants at the Brighton Heights office building include medical, medical related, educational, software, and real estate firms. Brighton Auto Clinic is a long established auto repair and maintenance shop. U.S. 1 Petroleum is a full service gas station.

Sidel and Sheehan said, "This was an unusual combination of properties, but the superior location and experience of the borrower allowed us to refinance the property for a second time with the same lender. We are pleased that EagleBridge was able to increase the mortgage amount and structure very competitive mortgage financing that met the borrower's needs."

EagleBridge Capital is a Boston-based mortgage banking firm specializing in arranging debt and equity financing as well as joint ventures for industrial, office, and r & d buildings, shopping centers, apartments, hotels, condominiums and mixed use properties as well as special purpose buildings.

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