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## JLL Capital Markets arranges \$3.6m financing for Eden Properties

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Brookline, MA JLL Capital Markets has arranged \$3.6 million in acquisition financing for 1429 Beacon St., a 7,955 s/f, fully leased, multi-tenant retail building in the city's Coolidge Corner area.

JLL worked on behalf of the borrower, Boston-based Eden Properties, to place the 10-year, fixed-rate, non-recourse loan with Eastern Bank. The debt placement team representing the borrower was led by managing director Greg LaBine and director Martha Nay.

The one-story 1429 Beacon St. was completed in 1922 and has been updated throughout its almost century-long history. The building has a basement level and is home to three tenants: East Boston Savings Bank, Brookline Ballet School and the School is Cool daycare. Situated on 0.16 acres, the

property occupies the corner of Marion St. and Beacon St., one of the main thoroughfares in the area. 1429 Beacon St. is adjacent to the Summit Ave. stop on the MBTA's Green Line C Branch.

, which provides access to downtown Boston 3.5 miles away via Park St. and North Station, two of Boston's mass-transit hubs.

"It's easy to understand why Eden was drawn to this retail asset, given its irreplaceable location on Beacon Street in Brookline's Coolidge Corner," Nay said. "The sponsor's vision for the asset and reputation helped JLL to secure superior financing terms from Eastern Bank."

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