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## **Kelleher and Pentore of Horvath & Tremblay broker \$2.5 million sale of 6-unit multifamily**

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13 Winter Street - Arlington, MA

Arlington, MA Dennis Kelleher and John Pentore of Horvath & Tremblay have completed the sale of 13 Winter St. for \$2.5 million. The six-unit, multifamily property closed at a 5.55% cap rate. Kelleher and Pentore represented the seller, Maggie Ash LLC, an affiliate of Capstone Communities and procured the buyer, Lakeland Capital 13 Winter St LLC.

13 Winter St. is a historic building containing six residential apartments that feature modern finishes combined with historic charm. Known as the William W. Kimball House, the property was originally

constructed in 1844 and was completely renovated and restored in 2013/2014. Additional building details include in-unit laundry for all apartments, ample off-street parking for all tenants, modern kitchens and bathrooms and traditional features throughout including ornamental fireplaces, ceiling medallions, and original restored windows. The property is located in the Capital Sq. neighborhood of town, one block from Mass Ave., the primary artery and commercial corridor in town.

Horvath and Tremblay is one of the most active and successful investment real estate brokerage firms in New England.

Their advisors specialize in the sale of apartment buildings, mixed-use properties, and development projects. They have experience successfully structuring portfolio sales and 1031 exchanges. They have a dedicated buy side desk that provides real time inventory and market data to each individual client placing capital or fulfilling a 1031 exchange requirement. The firm is dedicated to being the best source of information and expertise in the marketplace for private investors, developers, institutions, and industry professionals.

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