

## Team Executive Summary

- **Boston Real Estate Capital** and **Legacy Capital Ventures** have actively developed property in Boston proper for the past 20 years.
- General partners **Joseph Hassell** and **Anthony Rich** have worked together for 20 years as developers and partners on various projects, most notably and recently 365 Western Ave in Brighton, Ma. 365 Western Ave - a 57-unit multi-family rental project under construction 1/4 mile away from Seattle Street Development.
- Both entities have strong ties to the area, growing up in Boston suburbs, going to college in Boston and coming from third generation local construction families.

**We are humbled and excited at the opportunity to partner with Harvard on this community project and be part of the once-in-a-lifetime development Harvard's 10-Year Allston Master Plan!**

DEVELOPMENT TEAM OVERVIEW

DEVELOPER

Joe Hassell

Managing Partner, Boston Real Estate Capital



*BostonRealEstateCapital@gmail.com*



*781-727-7678*



*10 Post Office Sq., 8<sup>th</sup> Floor, Boston MA*

EQUITY PARTNER

Anthony Rich

Managing Partner, Legacy Capital Ventures



*Anthony@legacycv.com*



*508-250-1428*



*80 Broad Street, Boston, MA 02110*



# DEVELOPMENT TEAM OVERVIEW

## ARCHITECT

### Choo & Co.

Choo & Company was founded in 1993 by Arthur Choo Jr and focuses on multi-family residential projects. BRC team has completed 8 projects with this team.



*choo-design.com*

## LAWYER

### Marc LaCasse Law

Marc has been practicing law in Massachusetts since 1988. Marc specializes in advising developers on Article 80 residential real estate. BRC team and Marc have completed 8 projects together.



*lacasselaw.com*

## ENGINEER

### Zade Associates

Zade Associates is a multi-disciplinary engineering firm offering full mep/fp consulting and design services founded in 1963. BRC team has completed 5 projects with ZA.



*zadeengineering.com*

## STRUCTURAL ENGINEER

### TLH Consulting

TLH was founded in August 2008 and focuses on multi-story residential buildings. BRC team has completed 5 projects with TLH.



*tlhstructuralconsulting.com*



## DEVELOPMENT TEAM OVERVIEW

## Boston Real Estate Capital

**Founded by Managing Partner, Joe Hassell in 2008, Boston Real Estate Capital was built on a strong foundation of vision, know-how, and drive.**

Armed with an extensive background in construction management from his start at working construction while in college, Boston Real Estate Capital is committed to creating high quality places to live. Since its establishment, Boston Real Estate Capital has completed multiple successful development projects totaling hundreds of units with hundreds of thousands of square feet. Most recent/relevant we permitted 57 units at 365 Western Ave down the Street from the Seattle site. We worked with all the city and community agencies as well as local charities and neighbors and have a good standing rapport with all of them.

### NOTABLE RECENT PROJECTS:

- **881-893 E Second St. South Boston** 31 units, 68 Parking spaces, 2 IDP units
- **55 W5th, 34 B St. South Boston** 96 units, 65 parking spaces, 17 IDP units
- **187-211 Condor Street East Boston** 22 units, 2 IDP units
- **365 Western Ave, Brighton Ave.** 57 units, 37 Parking spaces, 10 IDP units
- **150 W Broadway, South Boston** 25 units, 32 parking spaces, 3 IDP units
- **3340-3440 Washington St. Jamaica Plain**  
250 units, 175 Parking, 50 IDP units +/-as this project is in the planning process



## DEVELOPMENT TEAM OVERVIEW

*Boston Real Estate Capital has collected the following references for contingent deals:*

**01**

**Jason Penn**

31 units, South Boston

 **617-590-6935**

**02**

**John Tamvakologos**

25 units, South Boston  
96 units, South Boston  
250 units +/-, Jamaica Plain (*in progress*)

 **617-780-9014**

**03**

**Ron Campisi**

57 units at  
365 Western Ave, Brighton

 **617-594-4319**





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## DEVELOPMENT TEAM OVERVIEW

# Legacy Capital Ventures

**Founded by Bryan Rich Sr, Bryan Rich Jr, Anthony Rich and Michael Kneeland, Legacy Capital Ventures was built to invest in the built world by partnering with forward-thinking operators and builders to create a legacy asset portfolio that will carry on for generations.**

We believe in the network effect of building long term generational relationships and networks. By investing alongside partners we unlock value that strengthens with each build and partnership. We provide infrastructure, capital, local knowledge and support in all aspects of the build. This programmatic approach builds a subject matter expertise and long-term relationship – like our partnership with Joe Hassell and Boston Real Estate Capital.

## NOTABLE RECENT PROJECTS:

- **3531 Washington Street, Jamaica Plain, Boston Ma** 82 units, 63 Parking spaces, 12 IDP units, 25,000 sq.ft of retail.
- **187-211 Condor Street East Boston** 22 units, 2 IDP units \*BRC and LCV Partner Deal.
- **365 Western Ave, Brighton Ave.** 57 units, 37 Parking spaces, 10 IDP units \*BRC and LCV Partner Deal.



LegacyCV.com

**LEGACY**  
CAPITAL VENTURES

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DEVELOPMENT TEAM OVERVIEW

*Legacy Capital Ventures has collected the following references for past development projects:*

**01**

**Mike Durand**

Back Bay Development Group



**857.233.2125**

**02**

**Brendon Giblin**

*Brendon Properties, Inc*



**508-259-4024**

**03**

**Larry Smith**

Restoration Capital



**617-834-2556**



## DEVELOPMENT TEAM OVERVIEW

### FINANCING NARRATIVE

*BRC and LCV's objective is to present Harvard a private funding and conventional financing development partnership option. The opportunity to partner and build with conventional financing will greatly accelerate our speed to market and lessen the complexity and risk of completion.*

*Boston Real Estate Capital has strong banking relationships. Please see attached bank letter for additional credit support in Exhibit "A"*

*Boston Real Estate Capital has confirmed that no local, state, or federal taxes are due and outstanding for the development team or any constituent thereof.*

*Legacy Capital Ventures is a fully committed \$60m investment fund that has only allocated \$18.8m of equity to date. Please see attached bank letter for additional credit support in Exhibit "A"*

*Legacy Capital Ventures has confirmed that no local, state, or federal taxes are due and outstanding for the development team or any constituent thereof.*

