



D I A M O N D S I N A C O R I
REAL ESTATE DEVELOPMENT



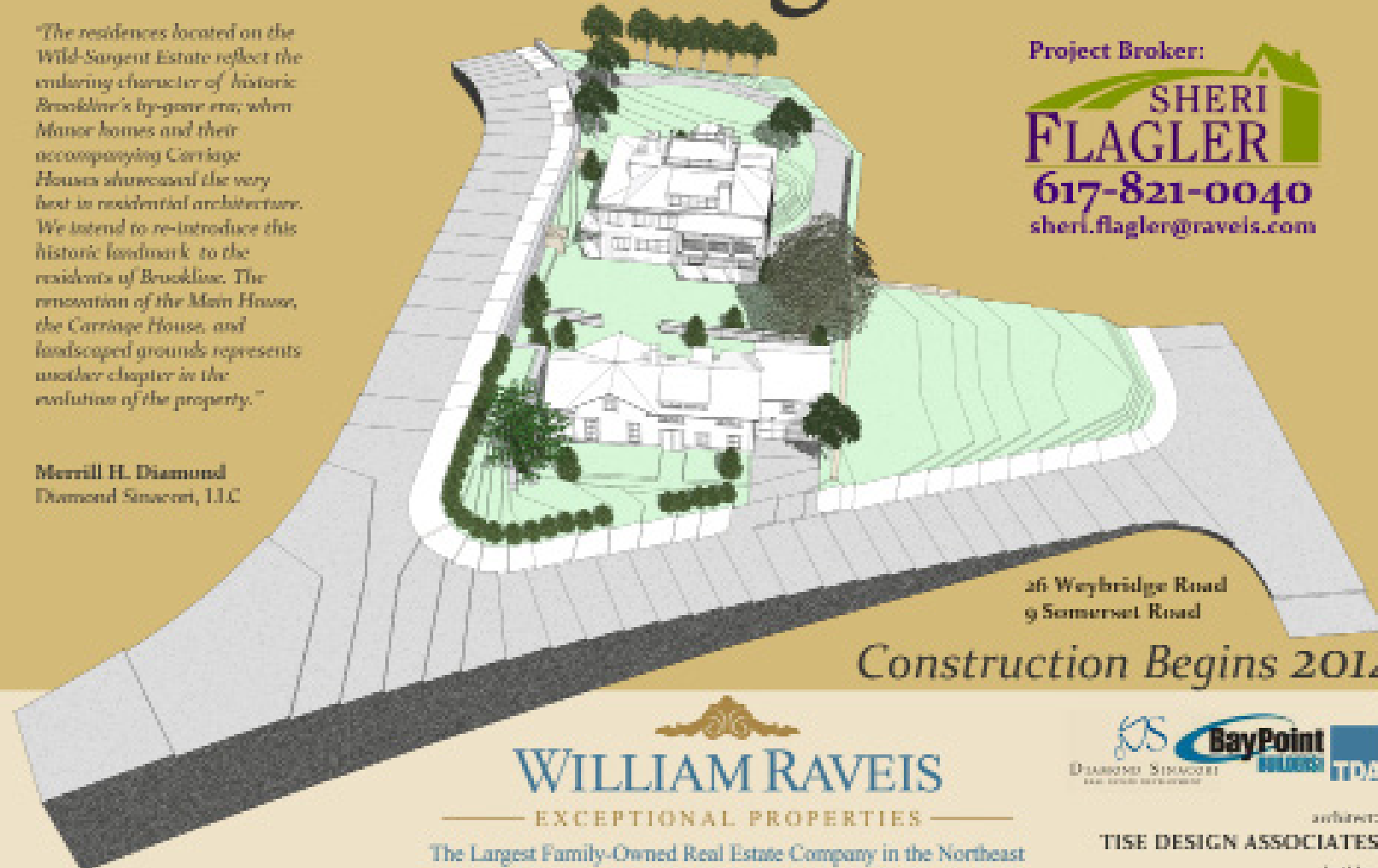
The Wild-Sargent Estate

"The residences located on the Wild-Sargent Estate reflect the enduring character of historic Brookline's by-gone era; when Manor homes and their accompanying Carriage Houses showcased the very best in residential architecture. We intend to re-introduce this historic landmark to the residents of Brookline. The renovation of the Main House, the Carriage House, and landscaped grounds represents another chapter in the evolution of the property."

Merrill H. Diamond
Diamond Sinacori, LLC

Project Broker:

**SHERI
FLAGLER**
617-821-0040
sheri.flagler@raveis.com



26 Weybridge Road
9 Somerset Road

Construction Begins 2014

WILLIAM RAVEIS
EXCEPTIONAL PROPERTIES

The Largest Family-Owned Real Estate Company in the Northeast

developer:
**DIAMOND SINACORI, LLC
THE EVEN GROUP LLC**



architect:
TISE DESIGN ASSOCIATES
builder:
BAYPOINT BUILDERS CORP.
financier:
MANSFIELD BANK



The Brighton Partnership for Community Reinvestment, LLC

a Joint Venture of
Diamond Sinacori, Hard Development & Urban Spaces
231 West Canton Street, Suite One
Boston, MA 02116
617-512-1827
rdiamond@diamondsinacori.com



100% COMMERCIAL HEALTH APPROVAL, BOSTON

THE LANCASTER

55 new and extraordinary condominiums





THE WATERWORKS AT CHESTNUT HILL





THE WATERWORKS AT CHESTNUT HILL





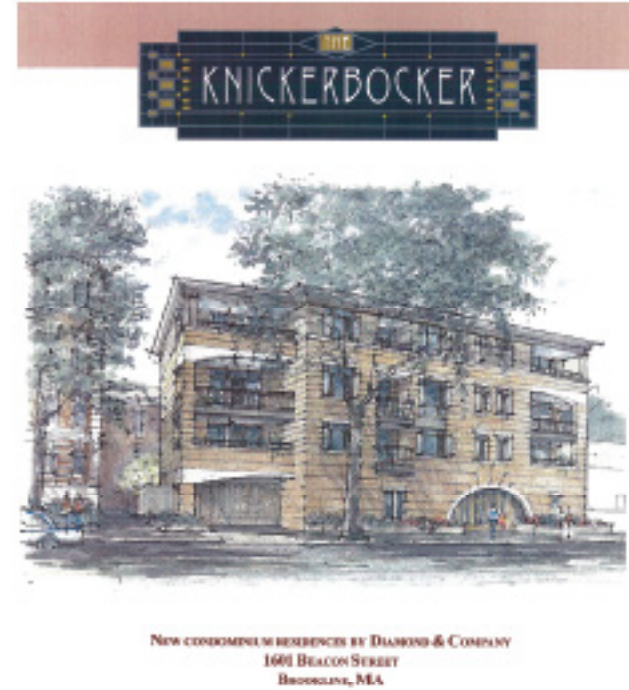
THE KNICKERBOCKER

Project Description:

Located at 1601 Beacon Street near busy Washington Square, The Knickerbocker featured three residential floors of three units each, all over a parking/lobby level. The building was designed to reflect the scale and character of adjacent properties while evoking replication of 19th century details. The building was lauded as, "a beautiful piece of urban sculpture" by the local Planning Board.

Marketing Challenge:

To build a 9-unit new condominium building along Beacon Street in the Washington Square area to appeal to a target market of urban "empty-nesters."





**Two Dutch Masterpieces.
 One Awaits Your Signature.**




There is, in Brookline, a Rembrandt of a mansion... awaiting a very special talent that can restore it to its original splendor, that can fashion an original within the framework of a recognized masterpiece.

The Mansion at The Trust... a 19th century Holland-Jacobean that cannot be seen overlooking acres of rolling topographical splendor and deservedly proud of its listing on the National Register of Historic Places in America.

To stay inside is to experience, indeed appreciate, the restoration possibilities that you can bring to one of Brookline's finest estates. The price, \$1.5 million. The restoration. Put your signature on a masterpiece. To arrange for a private viewing, call 781-567-0200.

Developed exclusively for the world's leading group of realtors.



Also offering: An opportunity to build your dream home on one of TWELVE OVER-ACRE HOMESITES. NADAR's group is ready for your brush. Design guidelines by FANTAUZZI and GILBERTI. Great space saving. Storage will surround your new masterpiece. From \$615,000 to \$925,000. Call 781-567-0200.

The Trust

THE TRUST

Project Description:
 Formerly the Faine Estate, this 19 acre site was developed into 19 home-sites, inclusive of the original Faine Mansion and Carriage-House. In order to retain the green spaces and specimen plantings of the original grounds, more than 85 percent of the land was left undeveloped. Many of the plants and trees planted by the Faine family decades ago remain, along with the 19th century stone wall surrounding the property. Both the Arnold Arboretum and the Brookline Historical Commission was invited to participate in the planning process for this development which included a four-acre conservation restriction granted to the Brookline Conservation Commission.

Marketing Challenge:
 To market an historic 19 acre estate in a manner that would maximize profit while minimizing risk for the developer.

B.R.O.O.K.L.I.N.E
CITIZEN

Brookline's Paid Circulation Newspaper Since 1874 Wednesday, November 25, 2009 Vol. 112, No. 48 28 Cents a Copy



Standing on either side of Dr. Dan Albert (center) are: Patricia Faine, President of the Brookline Historical Commission; Dr. Albert; and Dr. Dan Albert. (Photo by Dan Albert)



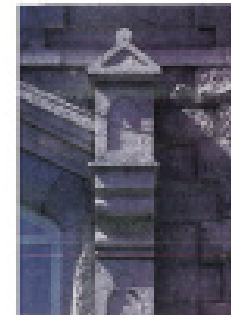
STONELEIGH

Project Description:

Located in the heart of Dedham's historic District One, the Old Norfolk County Jail is a magnificent granite structure whose earliest elements date back to the early 19th century. Aside from the architectural significance of this facility, the jail is historically important for having provided temporary housing for Sacco and Vanzetti while they awaited trial in the 1920s. This development, the result of the developer's designation resulting from an RFP process put out by the Commonwealth, consisted of twenty-four duplex-style condominium residences, with ancillary structures transformed into four additional condominium houses. The entire site was landscaped to feature small "victory gardens" for residents and the creation of a public park which was given to the Town of Dedham.

Marketing Challenge:

To convince the target market, "empty-nesters" from Dedham and the surrounding towns, to purchase residences in a former prison and to pre-sell 50% of the condominiums before construction began.






DIAMOND SINACORI
 REAL ESTATE DEVELOPMENT




DREAMWOLD

Project Description:

Once the 1000-acre estate of Thomas W. Lawson, known as 'The Copper King' at the turn of the last century, Dreamwold ("Dream Fantasy") had fallen into a state of serious disrepair. The developer, Diamond Sinacori, purchased the property and, working with municipal, community and historic preservation groups, renovated the main mansion house into twenty-six condominiums. Seven units were developed within the original mansion building and another nineteen units, each architecturally and historically compatible with the main mansion house, were developed in and around a newly constructed six-garden and pool.



Marketing Challenge:

To market the very first condominiums ever developed in this South Shore community and to achieve 100% pre-sales prior to the start of construction.



Diamond & Company
Real Estate Development

Dreamwold
Situate, MA

Once the 1000-acre estate of Thomas W. Lawson, who was known as the 'Copper King' at the turn of the century, Dreamwold and its surrounding grounds had fallen into serious disrepair. In 1988, Diamond & Company purchased the property and, working with municipal, community and historical preservation groups, renovated the property into 26 condominiums. Seven units were developed within the main mansion building and 19 additional units, each architecturally and historically compatible with the main mansion, were developed in and around a newly constructed six-garden.

Dreamwold was the first condominium project to be developed in the South Shore community. A century after its original construction, the original mansion has regained its former and restored best features.

Diamond & Company
Real Estate Development



KENDALL CRESCENT

Project Description:

This project was the result of a regional competition held by the Town of Brookline for the disposition of the historic Town Yard, the former DFW facility. In addition to encompassing two complete city blocks, the property included a three-story Victorian schoolhouse and a two-story 18,000 square foot Victorian Barn. The Master Plan connected these two disparate elements with a "crescent" of 14 newly constructed townhomes designed to accommodate home offices and small ground level retail spaces. The Sewall School was converted into 21 additional condominium houses and the Town Barn was redeveloped into medical office space.

Marketing Challenge:

To market a variety of residential and commercial uses on one site and to achieve 50% pre-sales prior to the start of construction.





JAMES LANDING

Project Description:
 The result of a complex and inclusive permitting process involving The Army Corps of Engineers, various environmental permitting groups, historians, and various other civic organizations, James Landing is probably one of the last residential waterfront projects to be constructed in this idyllic seaport town. The complex, which includes fifty luxury condominiums and a community building, overlooks thousands of acres of scenic salt marsh and features a state-of-the-art, ocean-access marina. Both its architecture and landscaping have won national acclaim for their compatibility with an environmentally-sensitive, breath-taking natural environment.

Marketing Challenge:
 To pre-sell half of the proposed 50 waterfront condominiums and an adjacent ocean-access marina prior to the start of construction.



James Landing makes an incredible berth announcement:
 2 years interrupted with one home purchased before May 15. On a two DRI, Boat of Wales.

James Landing

Everything you've worked for. 25 miles from work.
 A harbor from the seaport city, less walking for you on the Scituate Shore.

James Landing

All the comforts of vacation.
 A harbor from the seaport city, less walking for you on the Scituate Shore.

James Landing



The Boston Globe
 SATURDAY, APRIL 11, 1997
 REAL ESTATE

After 7 years, Scituate condos rise along marsh

By Andrew J. Fink

It took seven years to get the James Landing project off the ground. The result of a complex and inclusive permitting process involving The Army Corps of Engineers, various environmental permitting groups, historians, and various other civic organizations, James Landing is probably one of the last residential waterfront projects to be constructed in this idyllic seaport town. The complex, which includes fifty luxury condominiums and a community building, overlooks thousands of acres of scenic salt marsh and features a state-of-the-art, ocean-access marina. Both its architecture and landscaping have won national acclaim for their compatibility with an environmentally-sensitive, breath-taking natural environment.

James Landing

THE SEARS ESTATE AT LONGWOOD

Project Description:

The Sears Estate was somewhat of a groundbreaking development effort, capitalizing on Brookline's recent (at the time) recognition that the only way to save some of the Town's historic architectural legacy was to allow large mansions and their apartment outbuildings to be changed from a single-family occupancy to multi-family occupancy. In this instance, the mansion house was converted to five large condominiums and the rear carriage house was converted to one large condominium unit. This approach became the paradigm for many other adaptive re-use and historic preservation projects that now typify the approach to saving once common single-family homes and bringing them into the 21st century.

Marketing Challenge:

To encourage condominium buyers to eschew new construction in favor of purchasing a home in an historic estate building, one of the first such mansions to be converted to condominiums in Brookline and, as such, a new housing type when first marketed.



Buried Treasure

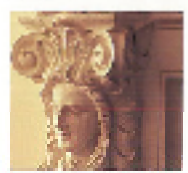
HOME AGAIN

When you buy a house, you're not just buying a structure. You're buying a piece of history. And when you buy a house in Brookline, you're buying a piece of the town's rich architectural heritage.

The Sears Estate, a magnificent mansion built in 1888, has been converted into five luxury condominiums. Each unit is a masterpiece of architecture, featuring high ceilings, ornate moldings, and period-appropriate finishes.

These homes are not just places to live; they are works of art. They offer a unique blend of historic charm and modern amenities, making them the perfect choice for those who appreciate the finer things in life.

Don't miss out on this incredible opportunity. Contact us today to learn more about these exceptional properties.




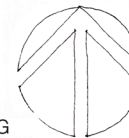
The highly detailed moldings and decorative elements are a testament to the craftsmanship of the original architect.





- 1 RICHARDS HOUSE
- 2 BRIDGE HOUSE
- 3 COTTAGE (NEW)
- 4 CLAPP BUILDING (5 DWELLING UNITS)
- 5 HILLMAN HOUSE
- 6 BOAT HOUSE (RELOCATED)
- 7 SHORE HOUSE
- 8 NEW HOMES (2,800 TO 3,600 SF)
- 9 21 NEW 1,800 SF OCEAN UNITS
- 10 PRIVATE GARAGES
- A NEW 40 CAR PARKING & WATER ACCESS

 REMOVE EXISTING STRUCTURES & PAVING






BENEFITS TO THE TOWN OF DUXBURY

- A. A QUIET PASTORAL ADDITION TO THE DOWNTOWN
- B. AN APPROPRIATE USE RELATIVE TO THE NEARBY RESIDENCES AND CHURCHES
- C. AN OPPORTUNITY FOR DUXBURY "EMPTY-NESTERS" TO REMAIN IN TOWN
- D. A SIMILAR LAND USE PATTERN TO THE EXISTING BATTELLE CAMPUS
- E. AN ENHANCEMENT OF THE EXISTING WASHINGTON STREET STREETScape
- F. AN ENHANCED CUSTOMER BASE FOR LOCAL BUSINESSES
- G. ADDITIONAL NEEDED PARKING FOR SNUG HARBOR
- H. PUBLIC PEDESTRIAN ACCESS TO DUXBURY BAY
- I. AN INCREASE IN THE TAX BASE (APPROXIMATELY \$ _____)





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