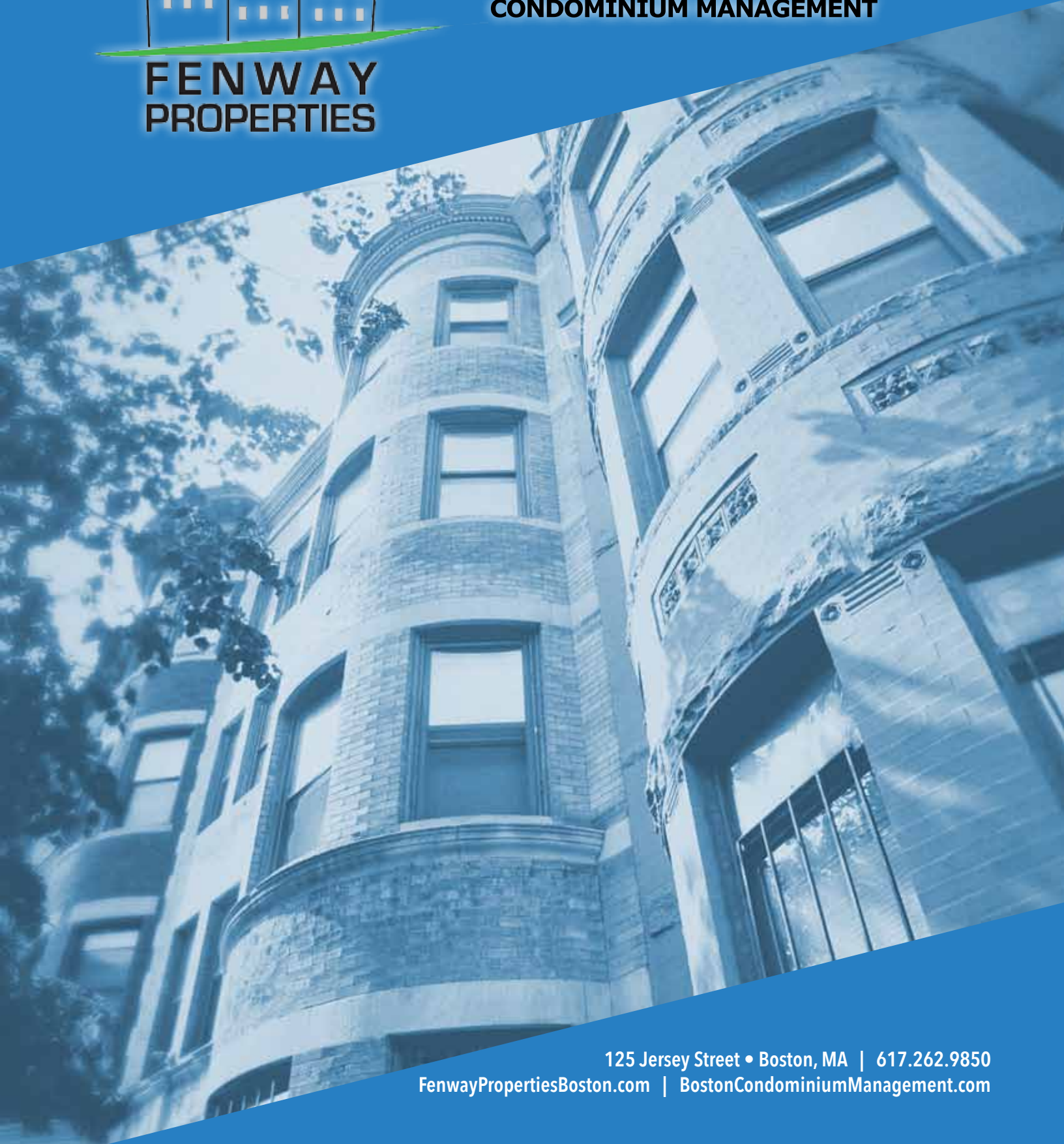




**FENWAY
PROPERTIES**

Boston
CONDOMINIUM MANAGEMENT



125 Jersey Street • Boston, MA | 617.262.9850
FenwayPropertiesBoston.com | BostonCondominiumManagement.com



WE ARE HERE.



***“Real estate is my life. It is my day job, if you will.
But it consumes my nights and weekends, too.”***

Ivanka Trump

I can certainly relate to that! I am proud to say I have had the pleasure of selling, leasing, and managing real estate in the Fenway/Longwood Medical Area since 1985. I have seen the neighborhood change drastically, people come and go, buildings go down and up, and the Red Sox win 3 championships!

All of us have our circle of trusted professionals that we count on. We don't get our cars fixed at Sears or call Olive Garden our favorite restaurant: we head to true pros who give us that local—and personal—service. In our hyper-localized real estate market, this is especially the case, as it's one of the most important investments you will ever make. Are you thinking about selling your property? Looking to make another purchase? Would you like expert service with leasing your condo? Are you interested in full service professional property management? If so, we are the local experts in the Fenway/Longwood Medical area and would like the opportunity to show you what we are all about. Please take a moment to review this brochure to learn about all the services we offer. Please also check us out online at FenwayPropertiesBoston.com & BostonCondominiumManagement.com.

Thank you,



A handwritten signature in black ink, appearing to read "Michael J. Foley". The signature is fluid and cursive.

Michael J. Foley
President, GRI, ABR
Fenway Properties & Boston Condominium Management

BUYING AND SELLING

“Look at market fluctuations as your friend rather than your enemy; profit from folly rather than participate in it.”

Warren Buffett

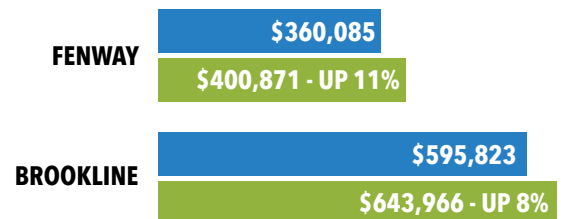
Thinking of selling your condo?

I always get asked the question “is now a good time to sell?” My answer today is simply, YES! Supply is down and demand is way up, driving sale prices in the Fenway/Longwood area to an all-time high.

Picking the “perfect” time to sell is very difficult. There’s no way to predict the future economy. If you are thinking of selling in the next few years why not take advantage of the record high prices that we are enjoying right now?

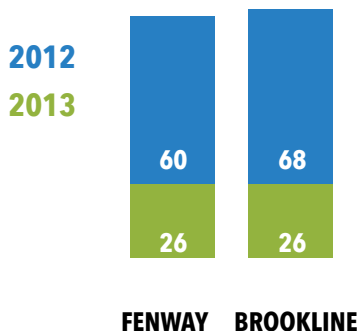
Our agents are keenly aware of all the recent sales in the area, and know exactly how to market your property for maximum profit. From the new developments and the best restaurants to the area demographics and fine details of each condo association on every street, our Fenway/Longwood expertise will get you the highest possible price for your investment. Contact us today for a free, no obligation, broker price opinion of your condo. You will be pleasantly surprised at how much prices have risen lately!

AVERAGE SOLD PRICE 2012 2013



Thinking of purchasing another condo?

DAYS ON MARKET



The Fenway/Longwood Medical Area is now undergoing a major transformation. In the next five years, public, institutional, and private development of approved projects will top \$5.6 billion dollars! Once considered second fiddle to Back Bay, Fenway/Kenmore will be THE hip place to live and own property in Boston. I think it is the best place in Greater Boston to invest; while other up and coming areas could prove lucrative, Fenway/Longwood is hardly a risky speculation.

Our agents at Fenway Properties can provide expert advice on the key locations to purchase for maximum return on investment. We are extremely familiar with the best buildings and will provide trustworthy advice on what fair bids are for specific properties. Contact us today and we will set you up with daily alerts, and you’ll know every new option in your price range as soon as it is listed!

LEASING SERVICES



We make rentals our business.

Did you know?

About 90% of Boston leases renew on September 1st.

Most agencies in Boston specialize in sales. Here at Fenway Properties, rentals are a major factor in our success. We clearly understand that the rental of our client's property is very serious business. We do everything we can to insure that we provide only the highest quality applicants possible for our owners. We are acutely aware of how much rents have risen in the neighborhood and we will make sure your condo is listed at the highest current market value.

With an office in the heart of the Fenway/Longwood area, most of our customers come to us from the many area hospitals, corporations, and graduate schools nearby. We personally accompany all rental showings and get to know the prospect before we take an application—our agents fully screen applicants by doing reference checks, credit checks, salary verification, and more. We are extremely familiar with the many required rental forms and contracts; accuracy is our utmost priority. Wonder what your rental property is worth? Give us a call—we can tell you over the phone the approximate current value, and an accurate market rental price after visiting the condo.

"If you think it's expensive to hire a professional to do the job, wait until you hire an amateur."

Red Adair

We take the headache out of owning investment property.

Boston Condominium Management provides full-service property management of associations and individual condominiums throughout the many neighborhoods of Boston, Brookline, Cambridge and Somerville. Our company mission is to provide property Owners with professional management services, which oversees the day-to-day management of their property, protecting their investment, minimizing expenses, and maximizing profits.

Our management services include:

- Flexible, customized service packages tailor-made to your specific management needs.
- State of the art, propriety, web-based property management software.
- Periodic preventive maintenance inspections and repairs to insure that minor maintenance issues do not become major capital expenditures.
- Full in-house maintenance services that include emergency repairs, unit turnover, minor plumbing & electrical, carpentry, janitorial services, leak investigation, general repairs, pest extermination, and handyman services.
- Long-term relationships with licensed contractors such as electricians, plumbers, HVAC contractors, and general contractors. These vendors provide BCM with preferred pricing and expedited services.
- Rent collection and distribution using state of the art accounting software providing owners with detailed and accurate income and expense reporting.

Boston Condominium Management understands that the key to successful business is in maintaining long-term relationships with our property owners by providing professional, friendly, reliable, and cost effective management. We protect your investment, saving you time and money in the process. For more information on our comprehensive property management services, please visit us online at BostonCondominiumManagement.com.



“ “ Don't take our word for it. Hear from our clients.

Michael is an excellent property manager. I am less anxious about owning a rental property out-of-state knowing that Michael manages my unit. He is reliable and efficient. I highly recommend his services to anyone searching for a property manager in the Boston area.

Roy B.

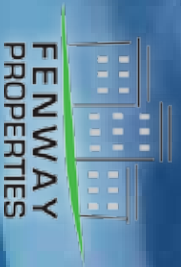
Great businessman. Great gentleman. One may expect only consistent professional experiences with Mike.

John S.

I am an absentee condo owner and could never have been a successful lessor if not for Michael Foley. He has not only made sure that my property has been occupied continuously for the last 6 years, but also has taken care of any issues that arise from the tenant. There is absolutely nothing that Michael could have done better over the last 6 years as the steward of my property. I consider myself lucky to have found him.

Nick G.





Boston
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