



Filing ID #10060049

# FINANCIAL DISCLOSURE REPORT

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## FILER INFORMATION

**Name:** Hon. Lori Trahan  
**Status:** Member  
**State/District:** MA03

## FILING INFORMATION

**Filing Type:** Annual Report  
**Filing Year:** 2023  
**Filing Date:** 08/1/2024

## SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Congressional Federal Credit Union [BA]		\$1,001 - \$15,000	None		<input type="checkbox"/>
DCT Development Inc, 100% Interest [OL]  LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: General Contractor for construction projects	SP	\$15,001 - \$50,000	S Corp	\$100,001 - \$1,000,000	<input type="checkbox"/>
Eagle Development LLC, 33% Interest [OL]  LOCATION: Wells/York, ME, US DESCRIPTION: Residential building development	SP	\$1,001 - \$15,000	None		<input type="checkbox"/>
Fidelity 401K ⇒ Fidelity Cash Reserves (FDRXX) [MF]	SP	\$50,001 - \$100,000	Tax-Deferred		<input type="checkbox"/>
Fidelity 401K ⇒ iShares Core MSCI Emerging Markets ETF (IEMG) [EF]	SP	\$15,001 - \$50,000	Tax-Deferred		<input type="checkbox"/>
Fidelity 401K ⇒ Vanguard FTSE European ETF (VGK) [EF]	SP	\$100,001 - \$250,000	Tax-Deferred		<input type="checkbox"/>
Fidelity 401K ⇒ Vanguard Growth ETF (VUG) [EF]	SP	\$250,001 - \$500,000	Tax-Deferred		<input checked="" type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Fidelity 401K ⇒ Vanguard High Dividend Yield ETF (VYM) [EF]	SP	\$250,001 - \$500,000	Tax-Deferred		<input checked="" type="checkbox"/>
Fidelity Brokerage ⇒ Fidelity - Cash [BA]	SP	\$1,001 - \$15,000	None		<input type="checkbox"/>
Fidelity SEP-IRA ⇒ Fidelity Cash Reserves (FDRXX) [MF]	SP	\$1,001 - \$15,000	Tax-Deferred		<input type="checkbox"/>
Fidelity SEP-IRA ⇒ iShares Core MSCI Emerging Markets ETF (IEMG) [EF]	SP	\$15,001 - \$50,000	Tax-Deferred		<input type="checkbox"/>
Fidelity SEP-IRA ⇒ Vanguard FTSEEuropean ETF (VGK) [EF]	SP	\$50,001 - \$100,000	Tax-Deferred		<input type="checkbox"/>
Fidelity SEP-IRA ⇒ Vanguard Growth ETF (VUG) [EF]	SP	\$250,001 - \$500,000	Tax-Deferred		<input checked="" type="checkbox"/>
Fidelity SEP-IRA ⇒ Vanguard High Dividend Yield ETF (VYM) [EF]	SP	\$100,001 - \$250,000	Tax-Deferred		<input checked="" type="checkbox"/>
Glenview Development Inc. [OL]  LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Dissolved in 2023; Residential development	SP	None	None		<input type="checkbox"/>
Granite Rock Construction & Development Inc, 50% Interest [OL]  LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: General Contractor for residential construction	SP	\$100,001 - \$250,000	Partnership Income	\$5,001 - \$15,000	<input type="checkbox"/>
Granite Rock Management LLC, 50% Interest [OL]  LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Granite Rock Management LLC provides project management services and property management	SP	\$15,001 - \$50,000	Partnership Income	\$1,001 - \$2,500	<input type="checkbox"/>
Hanscom Federal Credit Union [BA]  DESCRIPTION: Certificate of Deposit	SP	None	Interest	\$50,001 - \$100,000	<input type="checkbox"/>
Lincoln Financial Partners LLC, 50% Interest [OL]  LOCATION: Tyngsboro/Middlesex, MA, US	SP	\$100,001 - \$250,000	None		<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
DESCRIPTION: Lincoln Financial Partners LLC holds mortgages on properties located in Massachusetts and New Hampshire					
Lowell Building Associates LLC, 50% Interest [OL]	SP	\$15,001 - \$50,000	None		<input type="checkbox"/>
LOCATION: Tynsboro/Middlesex, MA, US DESCRIPTION: Provides labor for residential construction projects					
Lowell Five Bank [BA]	JT	\$1,000,001 - \$5,000,000	Interest	\$5,001 - \$15,000	<input type="checkbox"/>
DESCRIPTION: Certificate of Deposit					
Lowell Five Bank - Checking [BA]	SP	\$15,001 - \$50,000	None		<input type="checkbox"/>
Lowell Five Bank - Money Market & Checking [BA]	JT	\$250,001 - \$500,000	Interest	\$201 - \$1,000	<input type="checkbox"/>
LT Realty, LLC ⇒ Lowell Five Bank - Checking [BA]		\$1,001 - \$15,000	None		<input type="checkbox"/>
Merrimac Commons Rental Associates LLC, 50% Interest [RP]	SP	\$5,000,001 - \$25,000,000	Partnership Income	\$100,001 - \$1,000,000	<input type="checkbox"/>
LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential rental development					
Merrimac Crossing Development Inc. [OL]	SP	\$500,001 - \$1,000,000	None		<input type="checkbox"/>
LOCATION: Merrimac, MA, US DESCRIPTION: Residential development under construction					
Merrimac Landing Rental Associates LLC, 50% Interest [OL]	SP	\$1,000,001 - \$5,000,000	Partnership Income	\$100,001 - \$1,000,000	<input type="checkbox"/>
LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Rents residential units					
Middlesex Building Associates, LLC [OL]	SP	\$250,001 - \$500,000	Partnership Income	\$15,001 - \$50,000	<input type="checkbox"/>
LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential Home Construction					
Middlesex Land Holdings LLC [RP]	SP	\$500,001 - \$1,000,000	Partnership Income	\$100,001 - \$1,000,000	<input type="checkbox"/>
LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Holds vacant land for future residential development					
Regency Woods Development Inc. [OL]	SP	\$500,001 - \$1,000,000	None		<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
LOCATION: Kittery, ME, US DESCRIPTION: Residential development under construction					
Rental Associates Realty trust, 50% Interest [OL]	SP	\$1,000,001 - \$5,000,000	Partnership Income	\$100,001 - \$1,000,000	<input type="checkbox"/>
LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Owner of rental property					
Sherburne Rental Associates LLC [RP]	SP	\$100,001 - \$250,000	None		<input type="checkbox"/>
LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential rental development; purchase less than \$1,000					
Shirley Station Development Inc. [OL]	SP	\$500,001 - \$1,000,000	None		<input type="checkbox"/>
LOCATION: Shirley, MA, US DESCRIPTION: Holding vacant land for future development					
Thrift Savings Plan [OT]		\$250,001 - \$500,000	Tax-Deferred		<input type="checkbox"/>
DESCRIPTION: Retirement Account					

\* Investment vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

## SCHEDULE B: TRANSACTIONS

Asset	Owner	Date	Tx. Type	Amount	Cap. Gains > \$200?
Fidelity 401K ⇒ Vanguard Growth ETF (VUG) [EF]	SP	05/8/2023	P	\$15,001 - \$50,000	
Fidelity 401K ⇒ Vanguard Growth ETF (VUG) [EF]	SP	12/1/2023	P	\$1,001 - \$15,000	
Fidelity 401K ⇒ Vanguard High Dividend Yield ETF (VYM) [EF]	SP	05/8/2023	P	\$15,001 - \$50,000	
Fidelity SEP-IRA ⇒ Vanguard Growth ETF (VUG) [EF]	SP	05/8/2023	P	\$15,001 - \$50,000	
Fidelity SEP-IRA ⇒ Vanguard Growth ETF (VUG) [EF]	SP	12/1/2023	P	\$1,001 - \$15,000	

Asset	Owner	Date	Tx. Type	Amount	Cap. Gains > \$200?
Fidelity SEP-IRA ⇒ Vanguard High Dividend Yield ETF (VYM) [EF]	SP	05/8/2023	P	\$1,001 - \$15,000	

\* Investment vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

## SCHEDULE C: EARNED INCOME

Source	Type	Amount
DTC Development Inc.	Spouse Salary	N/A
Granite Rock Construction and Development Inc.	Spouse Salary	N/A

## SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
SP	Lowell Five Cents Savings Bank	November 14, 2016	Construction loan - personal guarantee - Privately Held company	\$1,000,001 - \$5,000,000
SP	Lowell Five Cents Savings Bank	December 24, 2014	Construction loan - personal guarantee - Privately Held company	\$250,001 - \$500,000
SP	Lowell Five Cents Savings Bank	October, 19 2015	Construction loan - personal guarantee - Privately Held company	\$500,001 - \$1,000,000
SP	Jeanne D'arc Credit Union	September 4, 2014	Mortgage on real estate owned in a closely held partnership	\$15,001 - \$50,000
SP	Washington Savings Bank	September 25, 2012	Mortgage on real estate owned in a closely held partnership	\$15,001 - \$50,000
JT	Lowell Five Cent Savings Bank  COMMENTS: Paid in full May 2023	August 1, 2017	Home Equity Line of Credit - ME residential property	\$500,001 - \$1,000,000
SP	Lowell Five Cents Savings Bank	January 3, 2019	Construction loan - personal guarantee - Privately Held company	\$100,001 - \$250,000
SP	Lowell Five Cents Savings Bank	October 2020	Mortgage on real estate owned in a closely held partnership	\$250,001 - \$500,000
SP	Lowell Five Cents Savings Bank	September 14, 2021	Construction loan - personal guarantee - Privately Held company	\$500,001 - \$1,000,000
SP	Lowell Five Cents Savings Bank	October 14, 2021	Construction loan - personal guarantee - Privately Held company	Spouse/DC Over \$1,000,000
SP	Lowell Five Cents Savings Bank	July 26, 2022	Construction loan - personal guarantee -	\$250,001 -

Owner	Creditor	Date Incurred	Type	Amount of Liability
			Privately Held company	\$500,000
SP	Lowell Five Cents Savings Bank	December 6, 2022	Line of Credit	\$100,001 - \$250,000
SP	Lowell Five Cents Savings Bank	May 27, 2022	Construction loan - personal guarantee - Privately Held company	\$100,001 - \$250,000
SP	Lowell Five Cents Savings Bank	June 3, 2022	Construction loan - personal guarantee - Privately Held company	\$500,001 - \$1,000,000
SP	Lowell Five Cents Savings Bank	August 2023	Construction loan - personal guarantee - Privately Held company	\$250,001 - \$500,000

### SCHEDULE E: POSITIONS

Position	Name of Organization
Managing Member	LT Realty LLC

### SCHEDULE F: AGREEMENTS

None disclosed.

### SCHEDULE G: GIFTS

None disclosed.

### SCHEDULE H: TRAVEL PAYMENTS AND REIMBURSEMENTS

Trip Details					Inclusions		
Source	Start Date	End Date	Itinerary	Days at Own Exp.	Lodging?	Food?	Family?
J Street Education Fund	02/17/2023	02/24/2023	Boston, MA - Tel Aviv, Israel - Boston, MA	0	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SCHEDULE I: PAYMENTS MADE TO CHARITY IN LIEU OF HONORARIA

None disclosed.

### SCHEDULE A AND B INVESTMENT VEHICLE DETAILS

<ul style="list-style-type: none"> <li>Fidelity 401K (Owner: SP)</li> <li>Fidelity Brokerage (Owner: SP) LOCATION: US</li> <li>Fidelity SEP-IRA (Owner: SP)</li> </ul>
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- LT Realty, LLC  
LOCATION: US

## EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION

**IPO:** Did you purchase any shares that were allocated as a part of an Initial Public Offering?

☐ Yes ☒ No

**Trusts:** Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?

☐ Yes ☒ No

**Exemption:** Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption?

☐ Yes ☒ No

## COMMENTS

## CERTIFICATION AND SIGNATURE

☒ I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

**Digitally Signed:** Hon. Lori Trahan , 08/1/2024