



Filing ID #10053543

FINANCIAL DISCLOSURE REPORT

Clerk of the House of Representatives • Legislative Resource Center • 135 Cannon Building • Washington, DC 20515

FILER INFORMATION

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

FILING INFORMATION

Filing Type: Annual Report
Filing Year: 2022
Filing Date: 08/12/2023

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 | \$15,001 - \$50,000 | None | | <input type="checkbox"/> |
| Fidelity 401K ⇒ Fidelity Government Cash Reserves (FDRXX) [MF] | SP | \$15,001 - \$50,000 | Tax-Deferred | | <input type="checkbox"/> |
| Fidelity 401K ⇒ iShares Inc Core MSCI Emerging Markets ETF (IEMG) [EF] | SP | \$15,001 - \$50,000 | Tax-Deferred | | <input checked="" type="checkbox"/> |
| Fidelity 401K ⇒ Vanguard Growth Fund (VUG) [EF] | SP | \$100,001 - \$250,000 | Tax-Deferred | | <input checked="" type="checkbox"/> |
| Fidelity 401K ⇒ Vanguard International Equity Index Funds FTSE | SP | \$100,001 - \$250,000 | Tax-Deferred | | <input type="checkbox"/> |

| Asset | Owner | Value of Asset | Income Type(s) | Income | Tx. > \$1,000? |
|--|-------|---------------------------|--------------------|-------------------------|-------------------------------------|
| Europe (VGK) [EF] | | | | | |
| Fidelity 401K ⇒ Vanguard Whitehall Funds High Dividend Yield (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 Government Cash Reserves (FDRXX) [IH] | SP | \$1,001 - \$15,000 | Tax-Deferred | | <input type="checkbox"/> |
| Fidelity SEP-IRA ⇒ iShares Inc Core MSCI Emerging Markets ETF (IEMG) [EF] | SP | \$15,001 - \$50,000 | Tax-Deferred | | <input checked="" type="checkbox"/> |
| Fidelity SEP-IRA ⇒ Vanguard Growth Fund (VUG) [EF] | SP | \$100,001 - \$250,000 | Tax-Deferred | | <input type="checkbox"/> |
| Fidelity SEP-IRA ⇒ Vanguard International Equity Index Funds FTSE Europe (VGK) [EF] | SP | \$50,001 - \$100,000 | Tax-Deferred | | <input type="checkbox"/> |
| Fidelity SEP-IRA ⇒ Vanguard Whitehall Funds High Dividend Yield (VYM) [EF] | SP | \$100,001 - \$250,000 | Tax-Deferred | | <input checked="" type="checkbox"/> |
| Glenview Development Inc. [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential development | SP | \$15,001 - \$50,000 | Partnership Income | \$100,001 - \$1,000,000 | <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 | None | | <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 | \$5,001 - \$15,000 | <input type="checkbox"/> |
| Hanscom Federal Credit Union [BA] DESCRIPTION: Certificate of Deposit | SP | \$1,000,001 - \$5,000,000 | Dividends | \$5,001 - \$15,000 | <input type="checkbox"/> |

| Asset | Owner | Value of Asset | Income Type(s) | Income | Tx. > \$1,000? |
|--|-------|----------------------------|--------------------|-------------------------|--------------------------|
| Lincoln Financial Partners LLC, 50% Interest [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Lincoln Financial Partners LLC holds mortgages on properties located in Massachusetts and New Hampshire | SP | \$100,001 - \$250,000 | Partnership Income | \$15,001 - \$50,000 | <input type="checkbox"/> |
| Lowell Building Associates LLC, 50% Interest [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Provides labor for residential construction projects | SP | \$15,001 - \$50,000 | Partnership Income | \$2,501 - \$5,000 | <input type="checkbox"/> |
| 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"/> |
| Merrimac Commons Rental Associates LLC, 50% Interest [RP] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential rental development | SP | \$5,000,001 - \$25,000,000 | Partnership Income | \$100,001 - \$1,000,000 | <input type="checkbox"/> |
| Merrimac Crossing Development Inc. [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential development under construction | SP | \$500,001 - \$1,000,000 | None | | <input type="checkbox"/> |
| Merrimac Landing Rental Associates LLC, 50% Interest [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Rents residential units | SP | \$1,000,001 - \$5,000,000 | Partnership Income | \$100,001 - \$1,000,000 | <input type="checkbox"/> |
| Middlesex Building Associates, LLC [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential Home Construction | SP | \$250,001 - \$500,000 | Partnership Income | \$50,001 - \$100,000 | <input type="checkbox"/> |
| Middlesex Land Holdings LLC [RP] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Holds vacant land for future residential development | SP | \$500,001 - \$1,000,000 | Partnership Income | \$100,001 - \$1,000,000 | <input type="checkbox"/> |
| Regency Woods Development Inc. [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Residential development under construction | SP | \$500,001 - \$1,000,000 | None | | <input type="checkbox"/> |

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

* Asset class 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 ⇒ iShares Inc Core MSCI Emerging Markets ETF (IEMG) [EF] | SP | 04/26/2022 | S (partial) | \$15,001 - \$50,000 | <input type="checkbox"/> |
| Fidelity 401K ⇒ Vanguard Growth Fund (VUG) [EF] | SP | 04/26/2022 | P | \$1,001 - \$15,000 | |
| Fidelity 401K ⇒ Vanguard Whitehall Funds High Dividend Yield (VYM) [EF] | SP | 04/26/2022 | P | \$15,001 - \$50,000 | |
| Fidelity SEP-IRA ⇒ iShares Inc Core MSCI Emerging Markets ETF (IEMG) [EF] | SP | 01/3/2022 | P | \$1,001 - \$15,000 | |
| Fidelity SEP-IRA ⇒ Vanguard Whitehall Funds High Dividend Yield (VYM) [EF] | SP | 01/3/2022 | P | \$1,001 - \$15,000 | |
| Shirley Station Development Inc. [OL] LOCATION: Tyngsboro/Middlesex, MA, US DESCRIPTION: Holding vacant land for future development | SP | 02/14/2022 | P | \$500,001 - \$1,000,000 | |
| Walsh Commodities LLC [OI] DESCRIPTION: Product Consulting for Financial and Technology businesses | SP | 01/3/2022 | S | \$1,001 - \$15,000 | <input type="checkbox"/> |

* Asset class 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 | \$50,001 - \$100,000 |
| SP | Lowell Five Cents Savings Bank | March 31, 2014 | Mortgage on real estate owned in a closely held partnership | \$50,001 - \$100,000 |
| | COMMENTS: Paid off in 2022; Personal guarantee | | | |
| SP | Washington Savings Bank | September 25, 2012 | Mortgage on real estate owned in a closely held partnership | \$50,001 - \$100,000 |
| JT | Lowell Five Cent Savings Bank | August 1, 2017 | Home Equity Line of Credit - ME residential property | \$250,001 - \$500,000 |
| 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 | \$500,001 - \$1,000,000 |
| SP | Lowell Five Cents Savings Bank | July 26, 2022 | Construction loan - personal guarantee - Privately Held company | \$50,001 - \$100,000 |
| SP | Lowell Five Cents Savings Bank | December 6, 2022 | Line of Credit | \$100,001 - \$250,000 |

| Owner | Creditor | Date Incurred | Type | Amount of Liability |
|-------|--------------------------------|-----------------|---|----------------------------|
| 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 | \$100,001 - \$250,000 |
| SP | Lowell Five Cents Savings Bank | August 19, 2021 | Construction loan - personal guarantee - Privately Held company | \$250,001 - \$500,000 |
| SP | Lowell Five Cents Savings Bank | August 23, 2021 | Construction loan - personal guarantee - Privately Held company | Spouse/DC Over \$1,000,000 |

SCHEDULE E: POSITIONS

| Position | Name of Organization |
|------------------|----------------------|
| Managing Memeber | LT Realty LLC |

SCHEDULE F: AGREEMENTS

None disclosed.

SCHEDULE G: GIFTS

None disclosed.

SCHEDULE H: TRAVEL PAYMENTS AND REIMBURSEMENTS

None disclosed.

SCHEDULE I: PAYMENTS MADE TO CHARITY IN LIEU OF HONORARIA

None disclosed.

SCHEDULE A AND B ASSET CLASS DETAILS

- Fidelity 401K (Owner: SP)
- Fidelity Brokerage (Owner: SP)
LOCATION: US
- Fidelity SEP-IRA (Owner: SP)

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

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 , 08/12/2023