



FORESTDALE
VILLAGE

FORESTDALE VILLAGE

Introduction:

Forestdale Village will be a 74 acre mixed use development consisting of both commercial and residentially zoned components. Designed as a "Smart Growth" village, there are 16 acres of commercially zoned land on a high traffic roadway known as Main St. Route 130, while the residential portion is set back from the main road and behind the commercial portion offering peaceful New England style living.

These interrelated portions of the development will coexist to create a traditional neighborhood and village center that will accommodate not only the needs of its new residents, but also for the residents of this underserved area in the Town of Sandwich. Being located in this particular section of Cape Cod, we present ourselves with an opportunity to take advantage of this unique micro-market.

Economically, this project is anticipated to create 452 jobs in construction and 223 permanent jobs in the completed commercial village. Increased tax base for the Town of Sandwich of approximately \$1,000,000. Creating opportunities for new types of business that attract new market demographics.

Location:

68-74 Route 130 Forestdale, Ma 02644

Land:

74 Acres:

58 Acres zoned residential
16 Acres zoned commercial

**Applications,
Permits, & Approvals:**

Permitted 148-lot residential subdivision
Zoning approval for 125,000 sq ft. of commercial space
Cape Cod Commission Pre-DRI Completed
Paid Cape Cod Commission \$58,000 DRI application fee
Modifying DRI for final Review
Completed Archeological by PAL
Completed 21E

**Architecture,
Research & Engineering:**

Engineered by Fort Hill Infrastructure
Surveyed by Sweetser Engineering
Architecture by Archit8 Studios
Traffic Study by VHB
Feasibility by Clancy Appraisal
Appraisal by Clancy Appraisal







Residential:

The permitted 148-lot subdivision known as the "The Cottages at Forestdale Village" offers a range of carefully designed cottages nestled in a 100 year-old forest. This organic neighborhood features energy efficient homes and walking trails within a stones throw of the eco-friendly commercial village. This development is designed with special emphasis on our veterans, seniors and the disabled. These 1, 2, & 3 bedroom homes are built with a first-floor master bedroom, front porches opening onto sidewalks, garages and seashell driveways.



Commercial:

Upon entering the development, the commercial section will present itself as an antique style commerce center with restaurants, shops, medical offices, and market accompanied by a scenic village green. The Commercial Village seeks to provide services to its patrons by providing a unique design of development which encompasses a pedestrian friendly community and a strong draw for the general public.

The development takes advantage of its frontage on a high-traffic roadway in an underserved area making Forestdale Village a much needed and highly anticipated economic center for the surrounding communities. Beyond the commercial section is the residential neighborhood, which resembles a New England and Nantucket style village featuring single-family cottages.

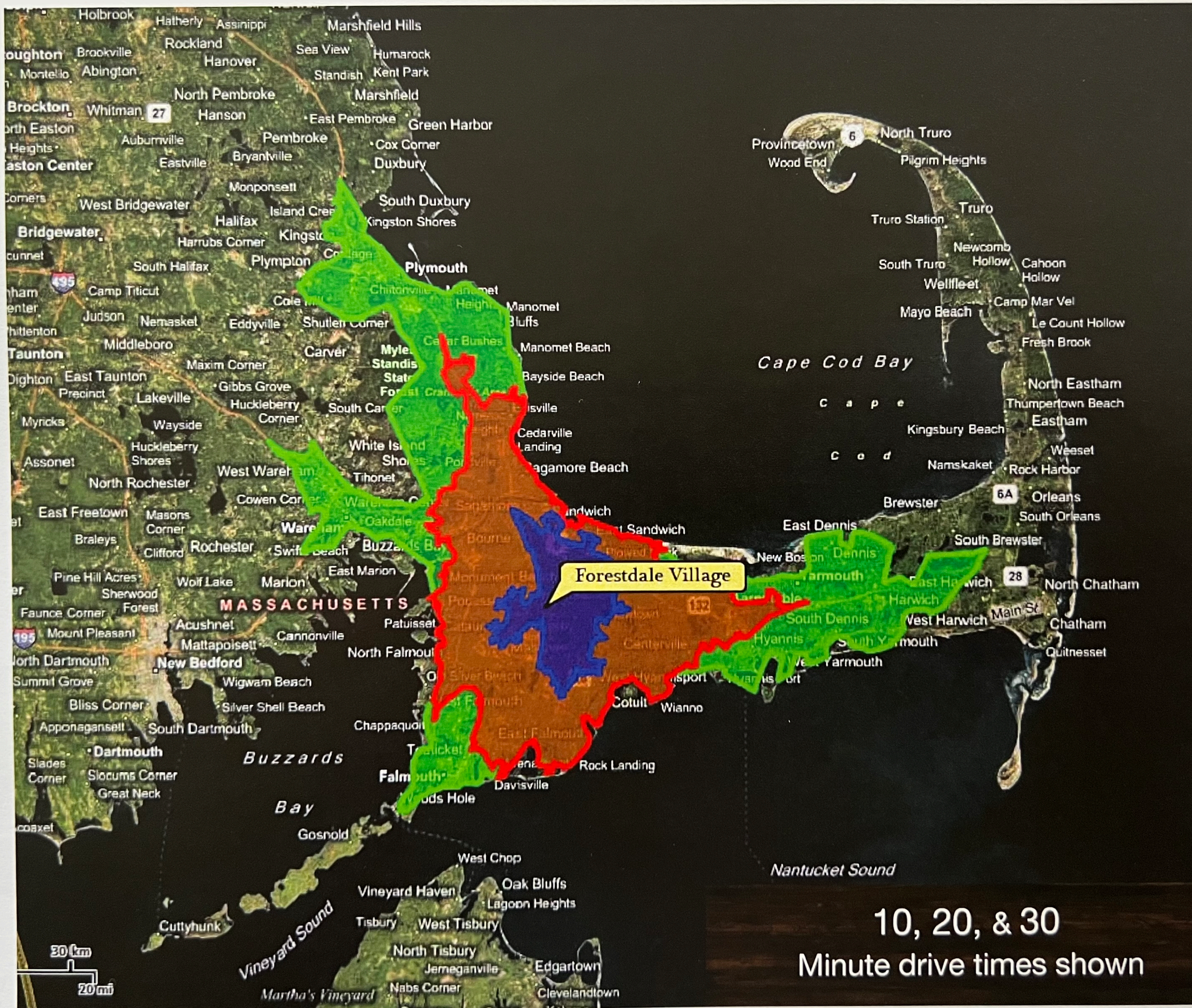


Forestdale Village, LLC Sandwich, MA

Forestdale Village is to be sited on previously undeveloped forestland, perfectly positioned between a state highway and the large Peter's Pond in Cape Cod, Massachusetts. The neighborhood of Forestdale is within the town of Sandwich, which borders the Cape Cod Canal on the north, Cape Cod Bay along its long eastern shore, the Massachusetts Military Reservation on the west (one of the Cape's largest employers), and the rapidly growing town of Mashpee just one mile to the south.



FORESTDALE VILLAGE



FORESTDALE VILLAGE



The Elm



UNIT SPECIFICATIONS

SUMMARY

Total Rooms: 5
Bedrooms: 1
Bathrooms: 1
Square Feet: 960 ±

The Elm offers an option of a one or two car garage attached to the rear of the model. Featuring one bedroom plus a study and one full bath, this model also includes a mudroom entry off the garage with laundry facilities. The front entry porch leads to a spacious living room with corner fireplace and coat closet. The study is located off the living room to the left. Also off the living room to the rear are the dining room and kitchen. The first floor master bedroom is located off the dining room and features two closets.

AMENITIES

- Optional One or Two Car Attached Garage
- Mudroom with Laundry
- Front Entry Porch
- Coat/Storage Closet off Entry
- First Floor Master Bedroom
- Optional Full Length Deck/Patio
- Optional Full Basement

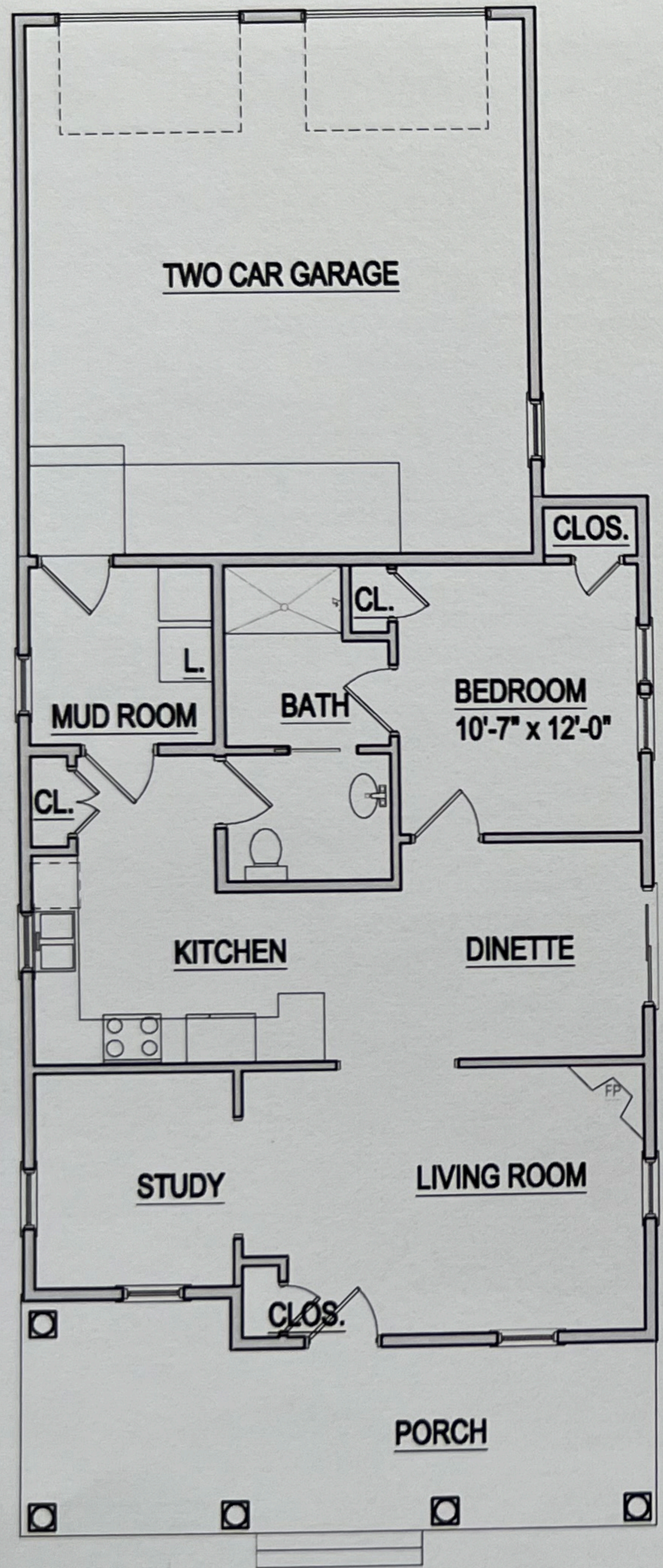
STANDARD FEATURES

- Gas Fireplace
- Hardwood Oak Flooring
- Solid Surface Countertops
- Ceramic Tile Bathrooms
- Central Air

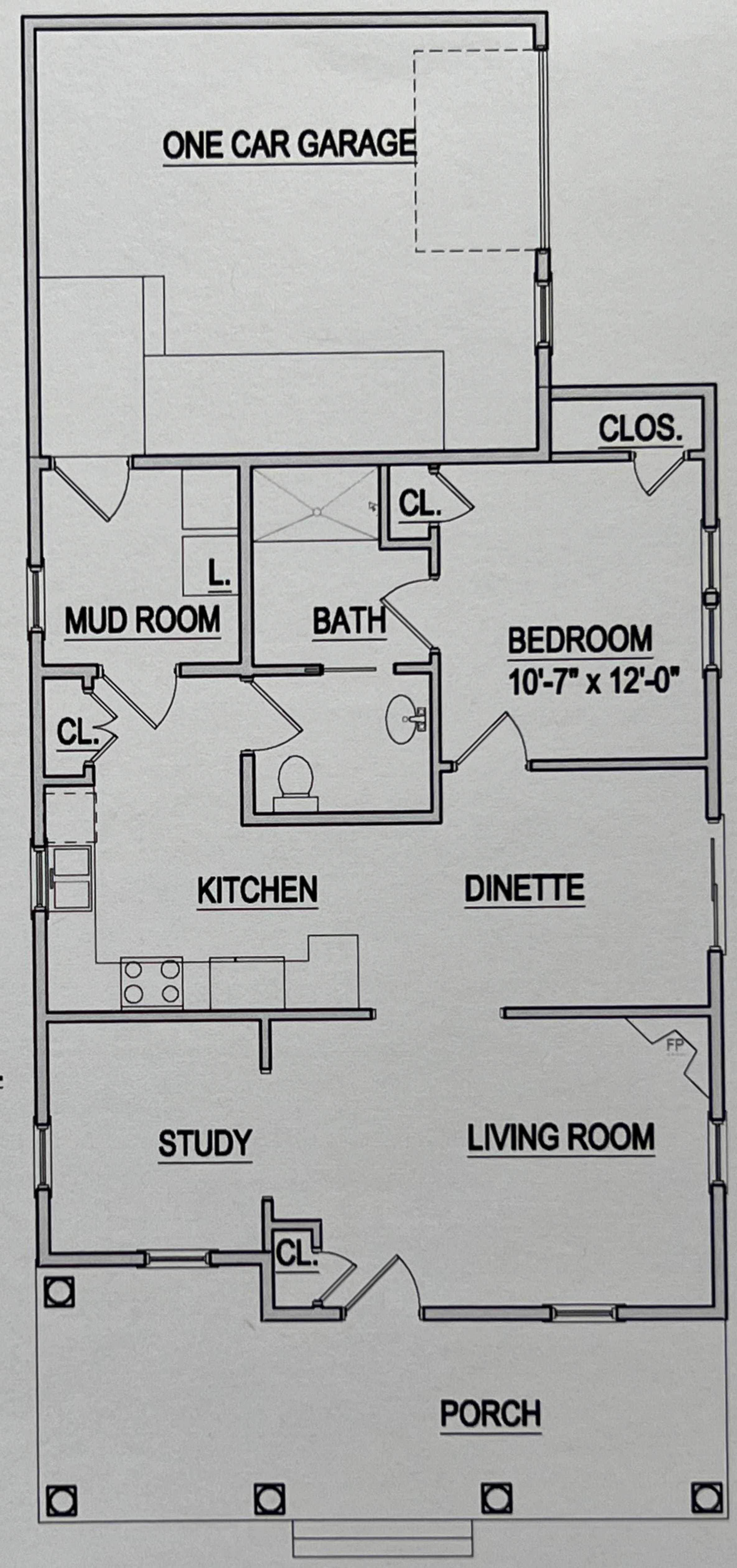


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TWO CAR GARAGE OPTION FLOORPLAN



ONE CAR GARAGE OPTION FLOORPLAN

OPTIONAL DECK OR PATIO

OPTION DECK O PATIO

The Dogwood



UNIT SPECIFICATIONS

SUMMARY

Total Rooms: 5
Bedrooms: 1
Bathrooms: 1.5
Square Feet: 1,050 ±

The Dogwood model features one bedroom and a study as well as one full and one half baths and a one-car attached garage. The entryway is enhanced by a cathedral ceiling or choice of an optional playroom or loft above. A large living room is located to one side of the entry and the open kitchen and dining area are on the other side with the option of a deck or patio to be accessed from the dining area. For storage, there is a closet located off the kitchen and a coat closet off the foyer. The hallway leads to the master suite, study and rear porch as well as providing access to the half bath and a separate laundry closet. The first floor master suite features a walk-in closet and ensuite full bath. Relax and enjoy the seasons from either the front or rear porch.

AMENITIES

- One-Car Attached Garage (Two-Car Optional)
- Cathedral Ceiled Foyer or Optional Playroom/Loft
- Open Floor Plan
- Separate Pantry or Storage Closet
- Optional Deck/Patio
- Front and Rear Porches
- Separate Laundry Closet
- Coat Closet off Foyer
- Optional Full Basement

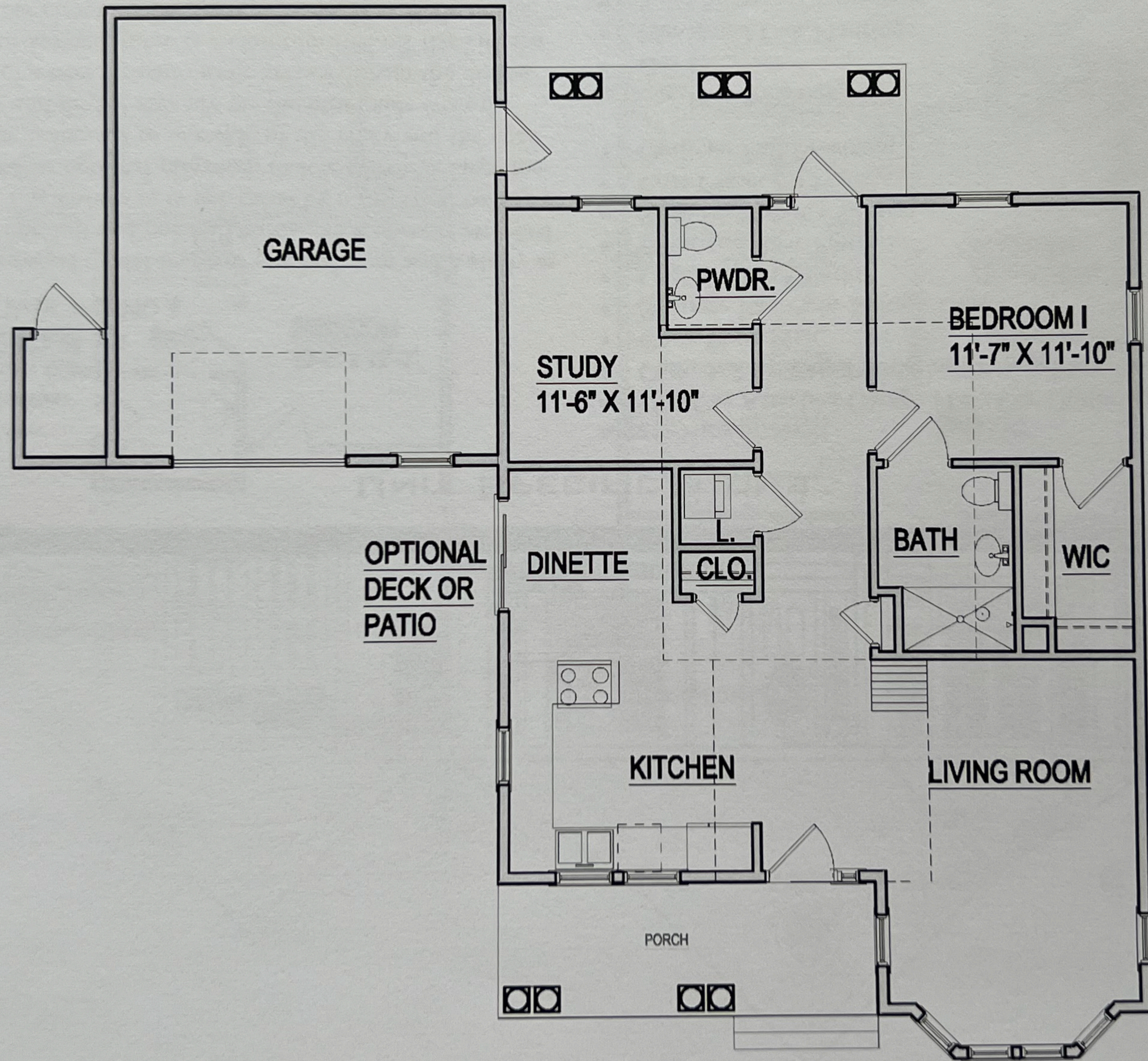
STANDARD FEATURES

- Gas Fireplace
- Hardwood Oak Flooring
- Solid Surface Countertops
- Ceramic Tile Bathrooms
- Central Air

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The Chestnut



UNIT SPECIFICATIONS

SUMMARY

Total Rooms: 4
Bedrooms: 2
Bathrooms: 1.5

The Chestnut model is defined by its versatility, offering a one-car side attached garage with 1,163 square feet of living space or a two car garage attached to the rear of the model with 1,097 square feet of living space.

Each style offers two spacious bedrooms with full closets, one full bath with laundry closet, and one half bath conveniently located off the great room. Entertaining and living are open and spacious, from the cathedral ceilinged great room with a corner fireplace, to the open kitchen and dining area. Enjoy breezes on the front porch, or all seasons from an optional side deck or sun room. The fully applianced kitchen can be enhanced by an optional separate pantry in the one-car garage model or choose an optional patio/deck off the dining area in the rear garage model.

AMENITIES

- Attached One-Car or Two-Car Garage Options
- Great Room
- Open Floor Plan
- Storage/Coat Closet off Entry
- Optional Separate Pantry (side garage model)
- Optional Patio/Deck (rear garage model)
- Front Entry Porch
- Optional Side Porch or Sun Room
- Separate Laundry Closet
- Optional Full Basement

STANDARD FEATURES

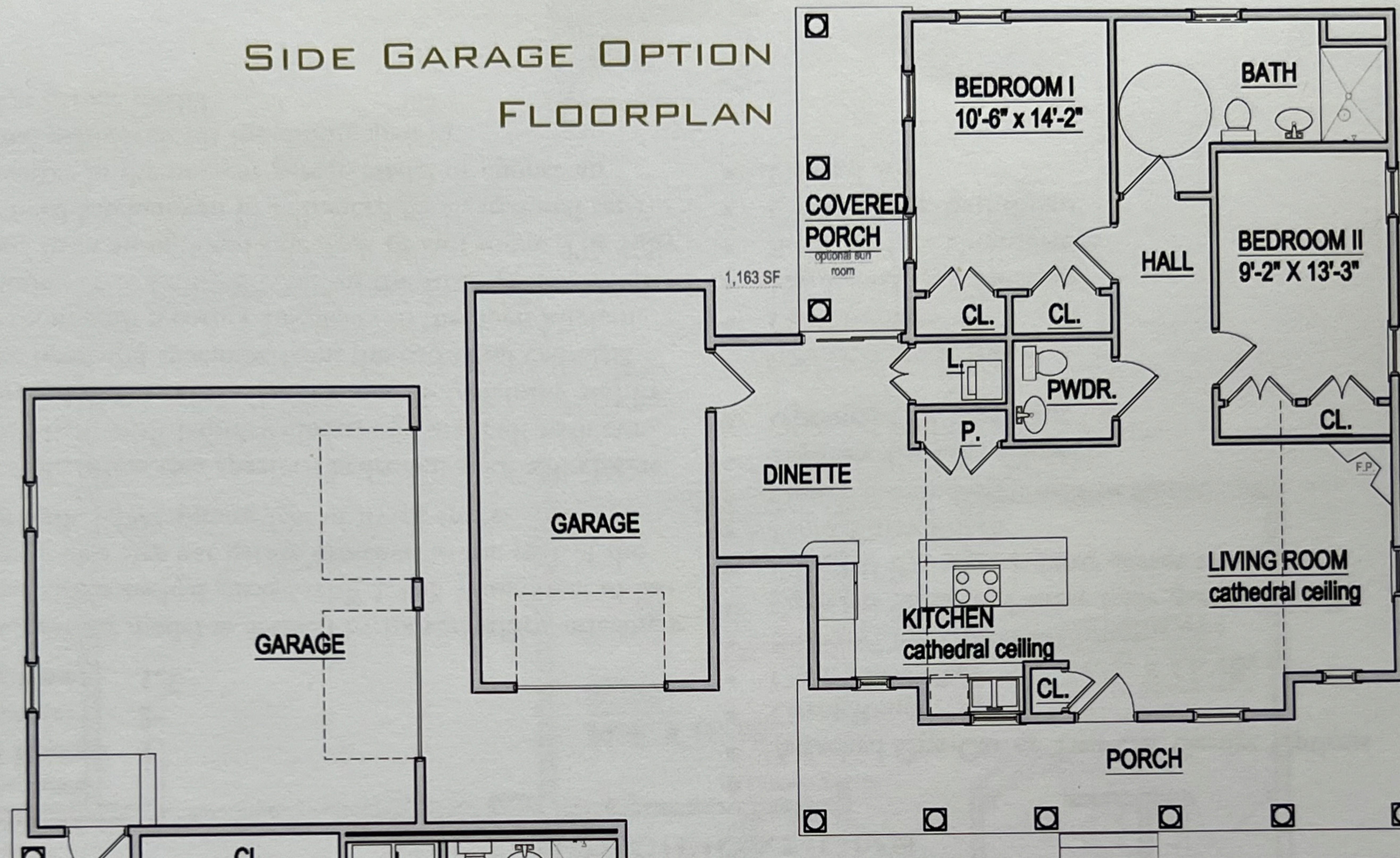
- Gas Fireplace
- Hardwood Oak Flooring
- Solid Surface Countertops
- Ceramic Tile Bathrooms
- Central Air



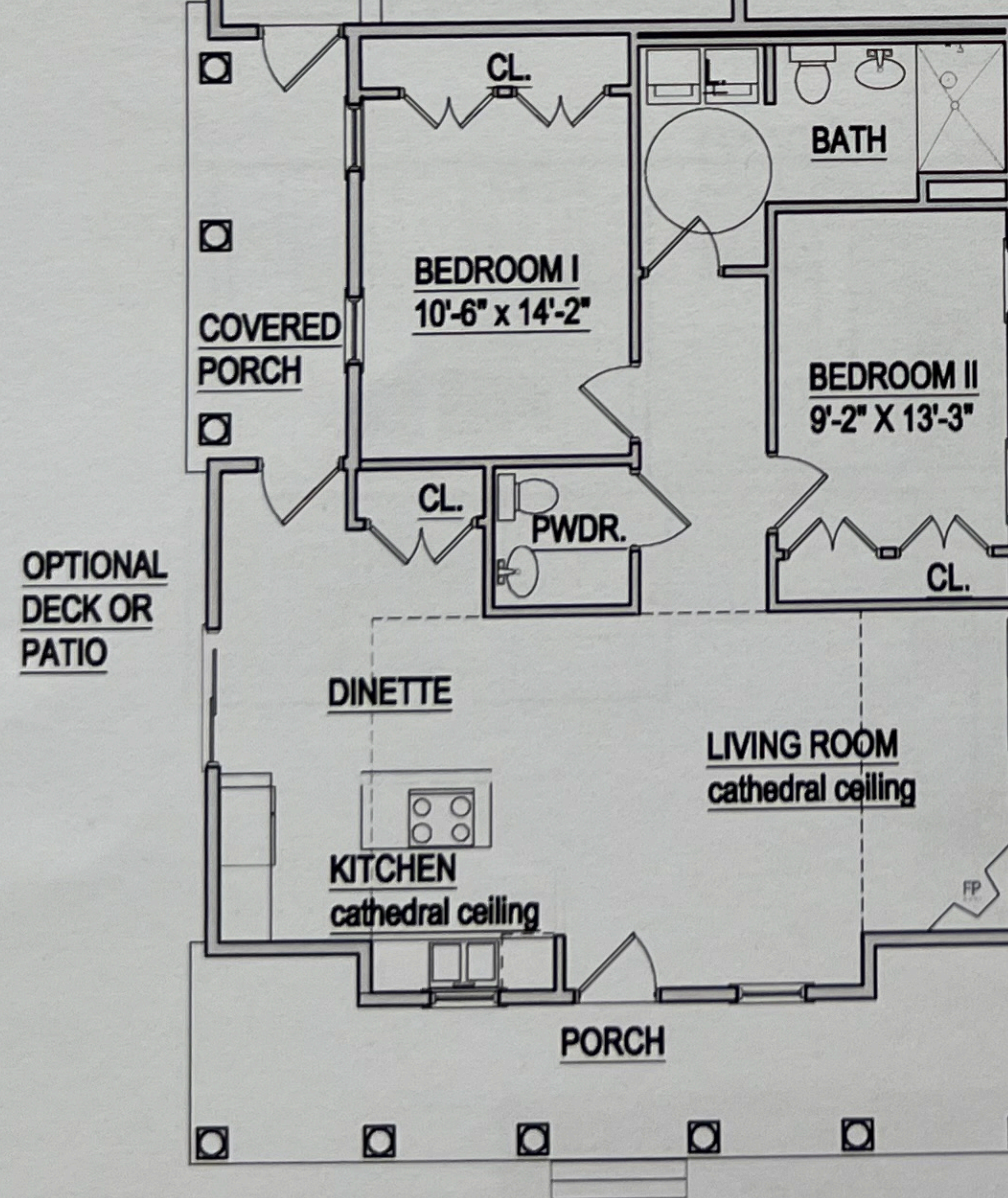
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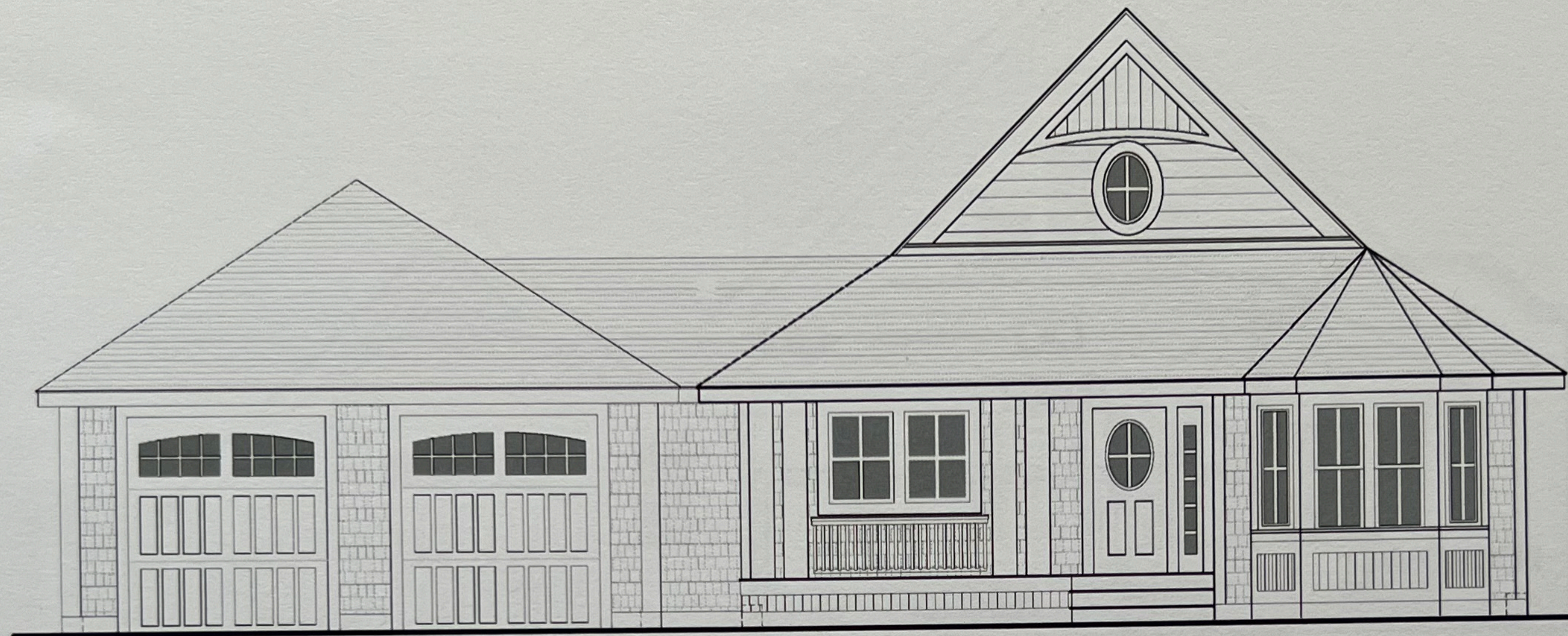
SIDE GARAGE OPTION
FLOORPLAN



REAR GARAGE OPTION
FLOORPLAN & ELEVATION



The Beech



UNIT SPECIFICATIONS

SUMMARY

Total Rooms: 5
Bedrooms: 2
Bathrooms: 2
Square Feet: 1,129 ±

The Beech model is airy and spacious. Entered from the front porch into the cathedral entry foyer or from the attached garage into the kitchen. A large living room is located to one side of the entry and an open kitchen and dining room are located to other side. The master suite offers a large bay window, walk-in closet and ensuite full bath with the option for a deck or patio. The second bedroom is convenient to a full bath and also features a walk-in closet. This model offers ample storage space with a coat closet in the entry foyer as well as a separate pantry and laundry closet off the kitchen.

AMENITIES

- Attached One-Car Garage (Two-Car Optional)
- Front Porch
- Cathedral Entry Foyer with Coat Closet
- Open Floor Plan
- Separate Laundry Closet
- Separate Pantry
- Two Optional Deck or Patio Locations
- Optional Full Basement

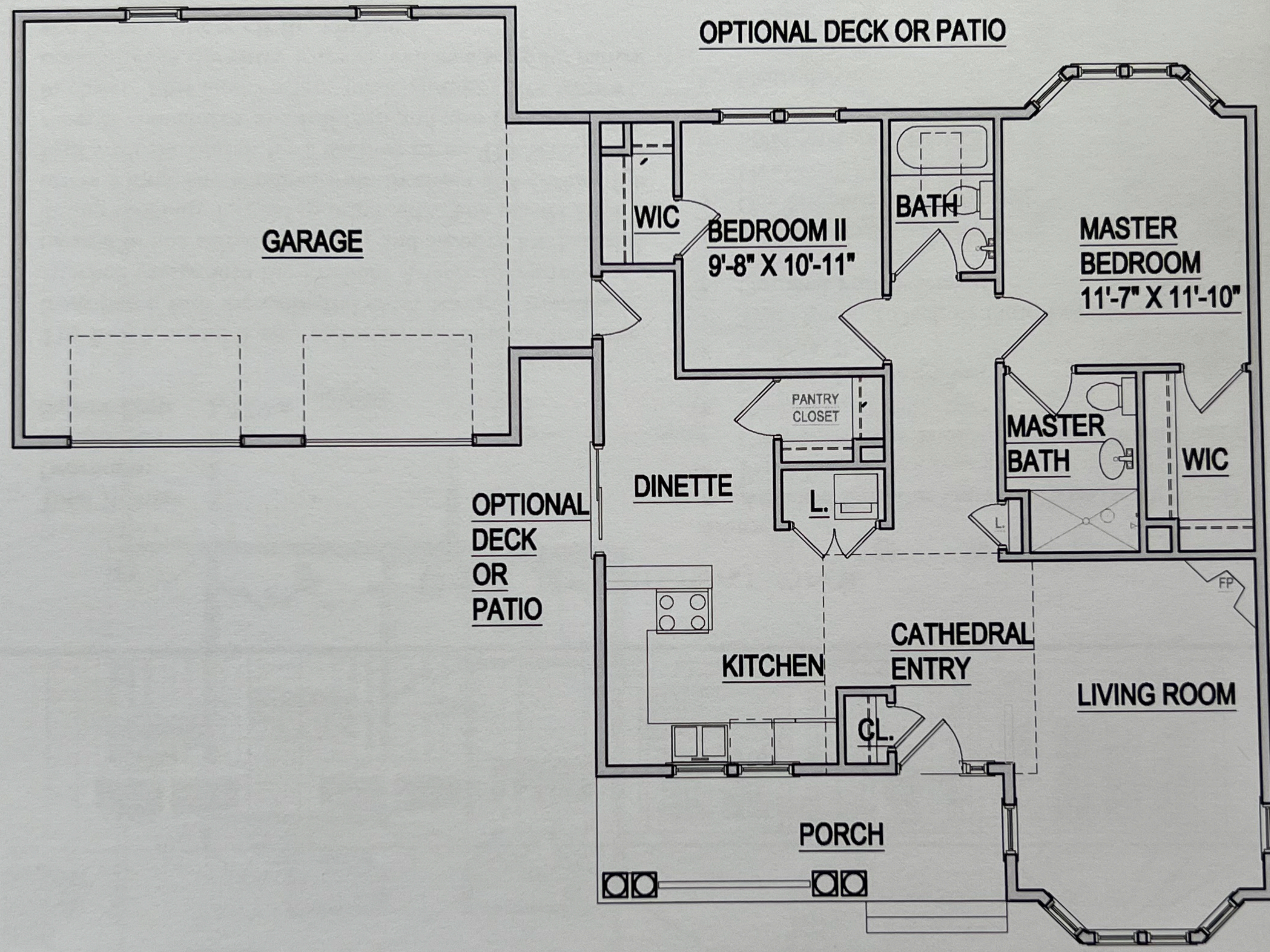
STANDARD FEATURES

- Gas Fireplace
- Hardwood Oak Flooring
- Solid Surface Countertops
- Ceramic Tile Bathrooms
- Central Air

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The Aspen



UNIT SPECIFICATIONS

SUMMARY

- Total Rooms: 6
- Bedrooms: 3
- Bathrooms: 2.5
- Square Feet: 1,511 ±

The Aspen model entry is through the inviting front porch to the open living room; which is connected to the fully applianced kitchen and dining area. There is a conveniently located half bath and laundry closet off the dining area. The first floor master suite is located off the living room and includes a walk-in closet and a full ensuite bath. Upstairs is graced by two spacious bedrooms, each with ample closet space and a shared bath. This model offers an attached one-car garage, a deck or patio off the dining area, and an optional pantry closet in the kitchen.

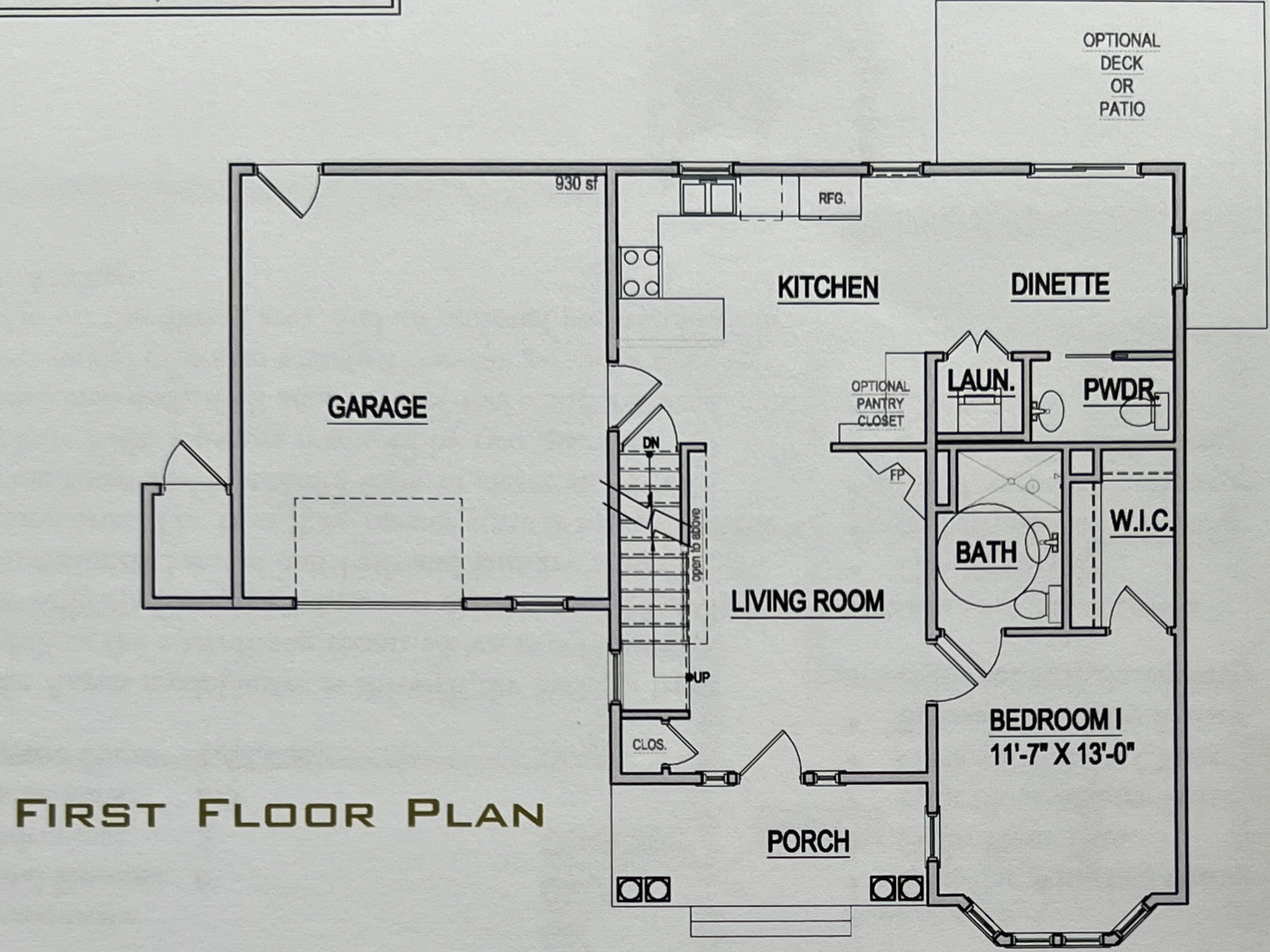
AMENITIES

- One-Car Attached Garage (Two-Car Optional)
- Open Floor Plan
- First Floor Master Suite
- Optional Pantry Closet
- Separate Laundry Closet
- Optional Full Basement

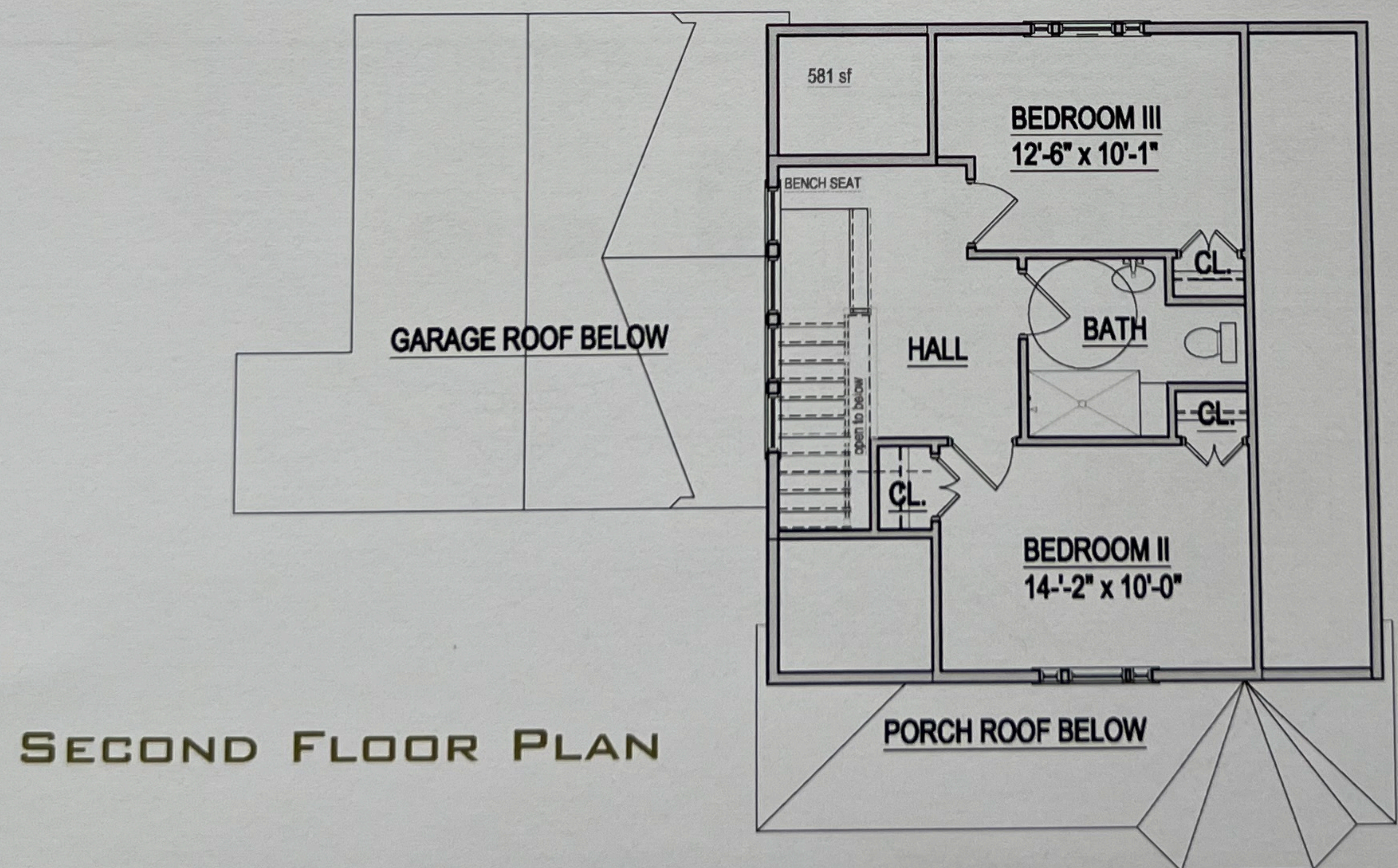
STANDARD FEATURES

- Gas Fireplace
- Hardwood Oak Flooring
- Solid Surface Countertops
- Ceramic Tile Bathrooms
- Central Air





FIRST FLOOR PLAN



SECOND FLOOR PLAN

Forestdale Village Phase 1



Market Conditions (Cumulative) Detailed Report

Search Criteria:
[How is this report calculated?](#)

Inventory Analysis	Prior 7 - 12 Months (06/25/2011-12/21/2011)	Prior 4 - 6 Months (12/22/2011-03/20/2012)	Current - 3 Months (03/21/2012-06/19/2012)
Total # of Comparable Sales (Settled)	0	14	20
Absorption Rate (Total Sales/Months)	0.00	4.67	6.67
Total # of Comparable Active Listings ♦	21	30	11
Months of Housing Supply (Listings/Absorption Rate)	0.00	6.42	1.65
Median Sale Price & List Price, DOM	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months
Median Comparable Sale Price	0	332,500	348,000
Median Comparable Sales Days on Market	0	144	93
Median Comparable List Price (All)	369,900	358,539	349,900
Median Comparable Listings Days on Market (All)	192	110	102
Median Sale Price / Median List Price %	0.00%	93.37%	95.32%

♦ The total number of all Comparable Active Listings is based on listings that were On Market for all or part of one of the specified time periods above.

Sort Order: Status (asc)

*Disqualified records: 0

Listing#	Status	Address	BD	BA	SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
20908703	Sold	10 Tarragon Dr East Sandwich, MA 02537	4	4	3,272	09/29/09	01/24/12	765	365,000	365,000	100.00
21009468	Sold	100 Dillingham Ave Sandwich, MA 02563	3	2	1,000	10/03/10	05/11/12	516	380,000	350,000	92.11
21009735	Sold	230 Phillips Rd Sandwich, MA 02563	3	2	864	10/14/10	04/10/12	532	449,900	425,000	94.47
21010562	Sold	18 Quaker Meetinghouse Rd Forestdale, MA 02644	3	2	2,358	11/30/10	05/15/12	257	349,900	325,000	92.88
21104701	Sold	27 Wing West Blvd East Sandwich, MA 02537	3	2	1,504	05/24/11	01/13/12	187	419,900	387,500	92.28
21105550	Sold	12 Captain Paine Rd East Sandwich, MA 02537	2	2	1,884	06/16/11	02/28/12	257	358,577	325,000	90.64
21104585	Sold	10 Powder Horn Way Sandwich, MA 02563	4	2	1,670	06/25/11	03/23/12	250	329,999	315,000	95.45
21106253	Sold	9 Great Hill Rd Sandwich, MA 02563	3	2	1,925	07/11/11	02/29/12	192	358,500	325,000	90.66
21106444	Sold	68 Gully Ln Sandwich, MA 02563	4	3	1,763	07/14/11	02/24/12	195	325,000	305,000	93.85
21106520	Sold	5 Captain Greaves Rd East Sandwich, MA 02537	3	2	1,536	07/18/11	01/05/12	114	429,900	410,000	95.37
21107284	Sold	177-A North Shore East Sandwich, MA 02537	3	1	608	08/09/11	03/08/12	212	399,900	325,000	81.27
21107326	Sold	6-A Georges Rock Rd Sandwich, MA 02563	3	2	1,768	08/11/11	01/31/12	173	375,000	346,500	92.40
21107724	Sold	7 Steppingstone Ln Sandwich, MA 02563	4	3	3,216	08/26/11	04/27/12	214	429,750	410,000	95.40
21107764	Sold	4 Briar Patch Cir East Sandwich, MA 02537	3	3	3,094	08/26/11	12/29/11	103	415,000	400,000	96.39
21107939	Sold	8 Sarah Lawrence Rd South Sandwich, MA 02563	3	3	1,644	09/07/11	01/17/12	106	349,900	325,000	92.88
21108215	Sold	5 Rolling Ridge Ln South Sandwich, MA 02563	3	2	1,617	09/11/11	01/24/12	93	369,900	357,500	96.65
21109058	Sold	4 Spinnaker St Sandwich, MA 02563	3	2	2,162	10/07/11	04/03/12	132	339,900	320,000	94.15
21109293	Sold	142-A Quaker Meetinghouse Rd East Sandwich, MA 02537	3	3	2,839	10/17/11	04/12/12	177	349,000	336,875	96.53
21108859	Sold	102 Boardley Rd Sandwich, MA 02563	4	4	3,170	10/21/11	05/07/12	193	425,900	414,000	97.21
21109826	Sold	40 Holly Ridge Dr Sandwich, MA 02563	4	3	1,908	11/01/11	01/04/12	64	349,000	324,000	92.84
21109833	Sold	25 Deep Wood Dr Forestdale, MA 02644	2	2	1,512	10/22/11	04/02/12	94	399,000	380,000	95.24
21200213	Sold	45 Tupper Ave Sandwich, MA 02563	3	2	1,575	01/09/12	03/09/12	36	349,000	340,000	97.42
21200249	Sold	18 Dogwood Dr Forestdale, MA 02644-1213	4	3	3,280	01/06/12	05/02/12	102	339,000	315,000	92.92
21200298	Sold	10-lot 10 Patricks Way Forestdale, MA 02644	3	2	1,572	01/11/12	04/24/12	13	399,900	413,481	103.40
21200841	Sold	5 Bodfish Ave Sandwich, MA 02563	3	2	1,428	02/01/12	04/03/12	12	315,000	300,000	95.24
21200713	Sold	23 Grandwood Dr Forestdale, MA 02644	4	2	1,813	02/01/12	04/20/12	78	334,900	328,000	97.94
21201052	Sold	8 Fleetwood Rd East Sandwich, MA 02537	4	2	1,844	02/07/12	05/16/12	39	399,000	374,000	93.73
21201476	Sold	10 Lan Rd Sandwich, MA 02563	5	4	2,776	02/19/12	03/06/12	1	329,000	320,000	97.26
21201000	Sold	3 Southfield Ln Sandwich, MA 02563	3	2	1,841	02/01/12	05/31/12	92	339,000	317,500	93.66
21201742	Sold	36 Easterly Dr East Sandwich, MA 02537	4	3	2,460	02/27/12	05/01/12	6	338,118	346,000	102.33
21202169	Sold	20 Highfield Dr Sandwich, MA 02653	4	4	2,898	03/09/12	04/20/12	27	419,000	416,000	99.28
21202299	Sold	7 Barnside Ln Sandwich, MA 02563	3	3	2,550	03/12/12	05/04/12	7	374,900	374,900	100.00
21202495	Sold	6 August Way Sandwich, MA 02563	3	3	2,552	03/18/12	06/19/12	66	439,900	395,000	89.79
21203622	Sold	5 Chaucer St Sandwich, MA 02563	4	3	1,900	04/16/12	06/11/12	56	319,900	310,000	96.91

Presented By: Peter Hanson / Village Realty Company

Equal Opportunity Housing * All information deemed reliable, but not guaranteed.

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U.S. Patent 6,910,045

Notes:

- All listings are sorted according to the user defined sort, and may not display in the order used to determine the median values.
- Time ranges are based on a 360-day year commonly called the 'banking year'.
- Listings are 'disqualified' from the median value calculations when their Selling, Expiration, or Inactive Date is more than 360 days from the current date, or when they have a listing or sold price of zero dollars.
- If your MLS uses SP%OP (Sales Price % Original Price), then the Sales Price/List Price calculations will be calculated using the original list price.

Presented By: Peter Hanson / Village Realty Company

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U.S. Patent 6,910,045

2011 TOWN CENSUS - AGE 60 AND OLDER

YEAR	COUNT	AGE
1902	1	109
1903	0	108
1904	0	107
1905	0	106
1906	0	105
1907	0	104
1908	0	103
1909	0	102
1910	1	101
1911	3	100
1912	6	99
1913	5	98
1914	8	97
1915	8	96
1916	16	95
1917	20	94
1918	19	93
1919	28	92
1920	36	91
1921	35	90
1922	43	89
1923	61	88
1924	35	87
1925	76	86
1926	74	85
1927	92	84
1928	97	83
1929	85	82
1930	116	81
	865	

YEAR	COUNT	AGE
1931	121	80
1932	139	79
1933	123	78
1934	112	77
1935	157	76
1936	141	75
1937	150	74
1938	150	73
1939	156	72
1940	204	71
1941	196	70
1942	242	69
1943	262	68
1944	251	67
1945	219	66
1946	318	65
1947	321	64
1948	323	63
1949	305	62
1950	332	61
1951	326	60

4548

865

2011 **5413**

25%

1952	354	59
1953	346	58
1954	357	57
1955	386	56
1956	386	55
1957	388	54
1958	392	53
1959	394	52
1960	419	51
1961	426	50

2021 **3848**

44.20%

NOTE: The following appraisal was performed before any zoning or permitting work had commenced on the Forestdale Village property. It therefore demonstrates the baseline value of the raw land as purchased.

Mr. Stephen G. Powers
Forestdale Village, LLC
P.O. Box 1013
South Dennis, MA 02660

July 6, 2009

RE: 68 Route 130
74 Route 130
Sandwich, MA

Dear Mr. Powers:

In accordance with your request, I have provided a Complete Appraisal utilizing a Summary Appraisal Report, located at 68 Route 130, Sandwich, MA as a vacant .35 Acre vacant lot. Also appraised is 74 Route 130, Sandwich, MA with a Hypothetical Condition that the 66.40 & 9.30 Acres of vacant land can be utilized as a 49 lot Cluster Subdivision.

The Intended Use of this report is the estimation of the "As Is" Market Value of the Fee Simple Estate, as of June 25, 2009, for use in conjunction with a Chapter 40B Affordable development, with a Hypothetical Condition, that approval for a 49-lot Subdivision could be obtained from the Town of Sandwich. The Intended Users are Stephen G. Powers and The Sandwich Zoning Board of Appeals.

This report is based upon the appraiser's personal inspection of the subject vacant land parcels, and after a thorough examination of all the data contained in this report, it is my opinion that the Market Value, with a Hypothetical Condition of the subject property, as June 25, 2009, is as follows:

68 ROUTE 130 - ONE HUNDRED THOUSAND (\$100,000) DOLLARS

**74 ROUTE 130 - THREE MILLION EIGHT HUNDRED THOUSAND (\$3,800,000)
DOLLARS**

Should questions arise in connection with this report, or if I may be of further assistance to you in this matter or any other, please feel free to call upon me.

Respectfully submitted,

Appraiser:

Joseph M. Clancy

Joseph M. Clancy, ASA, MRA
MA Certified General
Real Estate Appraiser #76

EXCERPT FROM INDEPENDENT APPRAISAL

NOTE: The following appraisal was performed after the front 16 acres of the property had been rezoned "Business Limited 1" but before any permitting work had commenced on the property. It therefore demonstrates the baseline value of the raw commercially zoned land.

December 4, 2009

Mr. Stephen G. Powers
Forestdale Village, LLC
P.O. Box 1013
South Dennis, MA 02660

RE: 74 Route 130
Sandwich, MA

Dear Mr. Powers:

In accordance with your request, we have provided a Commercial Appraisal utilizing a Summary Appraisal Report, for the property located at 74 Route 130, Sandwich, MA as a vacant 16.04 Acre vacant commercial parcel with three lots. Per your instructions, Lot 1 is 23,000 SF; Lot 2 is 48,000 SF and Lot 3 is 14.41 acres. The appraisal is made with a Hypothetical Condition that the 16.04 Acres of vacant land can be utilized as a 3 lot commercial subdivision. The subject property is a 16.04 acre parcel, which is a portion of a 75.70 acre parcel. The remaining 59.66 acre parcel is not part of this appraisal.

The Intended Use of this report is the estimation of the "As Is" Market Value of the Fee Simple Estate, as of December 1, 2009, for use in securing financing, with a Hypothetical Condition, that approval for a 3-lot commercial subdivision could be obtained from the Town of Sandwich. The Intended User is Stephen G. Powers.

This report is based upon the appraiser's personal inspection of the subject vacant land parcels, and after a thorough examination of all the data contained in this report, it is our opinion that the Market Value, with a Hypothetical Condition of the subject property, as defined, as of December 1, 2009, is as follows:

**74 ROUTE 130 - THREE MILLION TWO HUNDRED THIRTY THOUSAND (\$3,230,000)
DOLLARS**

Should questions arise in connection with this report, or if I may be of further assistance to you in this matter or any other, please feel free to call upon us.

Respectfully submitted,

Joseph M. Clancy

Appraiser:
Joseph M. Clancy, ASA, MRA
MA Certified General
Real Estate Appraiser #76

Patricia Debs

Appraiser:
Patricia Debs
MA Licensed
Real Estate Appraiser #1177

EXERPT FROM:

INDEPENDENT FEASIBILITY STUDY

FORESTDALE VILLAGE, 74 ROUTE 130, SANDWICH, MA

EFFECTIVE DATE OF STUDY:

JULY 17, 2009

PERFORMED BY:

CLANCY APPRAISAL COMPANY, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS
80 DAVIS STRAITS – SUITE 202
FALMOUTH, MASSACHUSETTS 02540

Key Conclusions:

The Forestdale Village of Sandwich lacks a village area. Rt. 130 is a major connecting road running south from Rt. 6A to the Mashpee Town line, a distance of approximately 3.25 miles. This area of Sandwich would benefit from a relatively small commercial area providing basic needs such as a market, bank, small restaurants and health oriented medical facility. To the north is the area known as the "Golden Triangle" bordered by Rt. 130, Cotuit Road and Quaker Meetinghouse Road. The area supports three small shopping centers with detached buildings and access from Rt. 130 and Cotuit Road. There is a Stop and Shop grocery store on Quaker Meetinghouse Road. A proposed major expansion of the area was recently withdrawn due to the numerous zoning changes required, Zone II water protection district and the downturn in the economy.

The pedestrian village concept is particularly attractive to the aging population as well as young families as it promotes community and security. The village green can provide outdoor activities such as festivals and band concerts.

The proposed Forestdale Village project would service the area west of Rt. 130, the proposed 148 residential lots, 22 residential condominiums, the Pimlico Pond Road area to the south, residents in the northern part of the town of Mashpee to the south and the residents and employees at the Mass. Military Reservation.

The current economy for residential housing units has slowed down from previous moderate to frenzied activity. Commercial property sales have been impacted by the economy as well, however, commercial properties that start in a down economy usually increase in value and activity as demand builds and the recession ends. Tenants are looking for new space at market rates in order to get their feet on the ground or larger entities (banks, etc) are looking for space to expand at better than market rates.

Opinion Of Market Feasibility:

After studying the available data, it is our opinion, that constructing the commercial space first will generate interest to both vendors looking for an expansion area and residents looking for a community or village concept with access to essential services in the immediate area. The mix of tenants or vendors offered in the commercial space is a crucial part of the equation in attracting residents who live in the area.

It is our opinion that sales will start off slow, but as tenants are signed on to the project, sales will pick up as the economy improves and pent up demand increases. It is our opinion that in year three and going forward, sales will increase at a moderate pace.

Recommendations And/Or Suggested Modifications:

After studying the available data, it is our recommendation that the commercial buildings be limited to two floors only. We recommend a campus-style project with detached buildings that pursues a suburban setting, as opposed to an urban style setting.

Summary of Market Strengths And/Or Weaknesses:

The developer's vision for the commercial and residential project is ideal for the area. Sandwich has a large population of commuters who travel off Cape to Boston and Southeastern Massachusetts for employment. For those retiring to the area, the location is close to airports and medical facilities. The unit sizes are manageable for the target population and there are a reasonable number of units to support the project.

Commercial competition in the area includes Mashpee Commons with 275,000 SF of space and South Cape Village with 130,000 SF and another 30,000 to be constructed in the near future. The subject's 127,000 SF +/- is a manageable amount for the area and attractive to smaller scale vendors. Despite the current recession, businesses in this 2nd home/summer resort report sales and activity on par with last year and fears of a lack of tourists to the area have dissipated. The developer has indicated there is interest from a dentist, hairdresser, real estate office, breakfast diner, and potential grocery market for the proposed commercial space. This is a result of word of mouth, as the property has not yet been marketed.

The current housing market has an over-supply of existing homes, but few (2), new homes in the price range targeted for this project. Forestdale is in need of village center with essential services for area residents and visitors.

Summary Of Positive And Negative Attributes:

Positives: There will be new homes with smaller Gross Living Area on smaller lots for easy upkeep and maintenance. The proposed sales prices are in the median range for the populations targeted. The commercial space will attract residents from nearby subdivisions who will use the support services. The age-restricted units will create less strain on the school system, a primary area of concern in Sandwich. A community denitrification septic system is to be installed as opposed to individual septic systems.

Negatives: (1.) Increased traffic onto Rt. 130. The subject site would most likely be developed in the future, and increased traffic is part of the process. (2.) The loss of open space for existing wildlife. The project will have open space around the subdivision, but existing wildlife and vegetation will be disturbed. (3.) Financing: At this time, most banks are not willing to finance development as current developer clients are experiencing difficulty in selling current stock. This will ease in time, but getting the project off the ground may be delayed. Currently, buyers need a sizeable down payment and sterling credit to obtain financing for home purchases. This will ease in time, but may delay commitments to the project in the beginning.

It should be noted that the developer has already paid 50% (\$2,000,000) of the acquisition costs and paid for all soft costs to date. Additionally, Richard Herlihy and Michael Busby, Development Officers at MHFA, have stated to Mr. Powers that the project is qualified for funding through agency. A letter of confirmation is expected from MHFA.

PUBLIC SUPPORT

Four years ago Steve Powers began talking to his neighbors in Forestdale, town officials, permitting authorities, and other stakeholders about what they would like to see developed on this 74 acre piece of property. The ultimate concept plan incorporates much of what he learned, and the grassroots support he built along the way resulted in the overwhelming vote of Sandwich Town Meeting to rezone the front of the property to commercial- an unprecedented show of consensus.

Through presentations such as senior forums, veteran, and church gatherings, Forestdale Village has received tremendous support. Residential lot reservation forms and letters of interest have positioned this development for success as well as a benchmark for future projects.

Forestdale Village was created as a Local Initiative Program, which addresses the needs of the town and the needs of the surrounding community. In other words, Forestdale Village is truly a community project, with collaboration from both municipalities and neighbors. It will also be creating immediate construction jobs for the local community and permanent employment opportunities in a new village center.

In these times, a project that will create hundreds of jobs both during and after construction, increase the local tax base substantially, and boost affordable housing stock by over 15%, also attracts political support. Support has grown to include local, county, state and federal politicians and administrators. The following are several entitlements as well as letters of support which have been gathered since the inception of this project.

ENTITLEMENTS

\$450,000 was awarded to Forestdale Village on May 2, 2011 by the Massachusetts Community Preservation Act (CPA) towards our Phase 1 & 2 affordable homes with a standing invitation by the CPA to return for an additional \$450,000 for Phases 3 & 4.

The Cape Cod Regional Transit Authority (CCRTA) has recently added the 4-mile stretch of Route 130 to their most recent bus route. Providing this new service helps position Forestdale Village as a new economic center between Sandwich and Mashpee.

As of this year, construction for a Fiber Optic Network has begun on Cape Cod. Once the laterals are in place along the 4-mile stretch of Route 130, Forestdale Village anticipates becoming one of the "Gigabyte Villages" on Cape Cod attracting numerous businesses that depend on this technology and would otherwise not have been able to locate in the area.

Included in the 128 lots that are to be developed and constructed under the terms of this proposal, there are 3 Waterfront lots, which are each 1+ Acres fronting on Peters Pond. These valuable lots are not subject to architectural restrictions and can be custom built.



THERESE MURRAY
PRESIDENT

OFFICE OF THE PRESIDENT
MASSACHUSETTS SENATE
STATE HOUSE, BOSTON 02133-1007

ROOM 332
TEL. (617) 722-1500

December 23, 2009

E. Mark Zielinski, County Administrator
Barnstable County
Superior Court House
3195 Main Street
P.O. Box 427
Barnstable, MA 02630

Dear Mr. Zielinski:

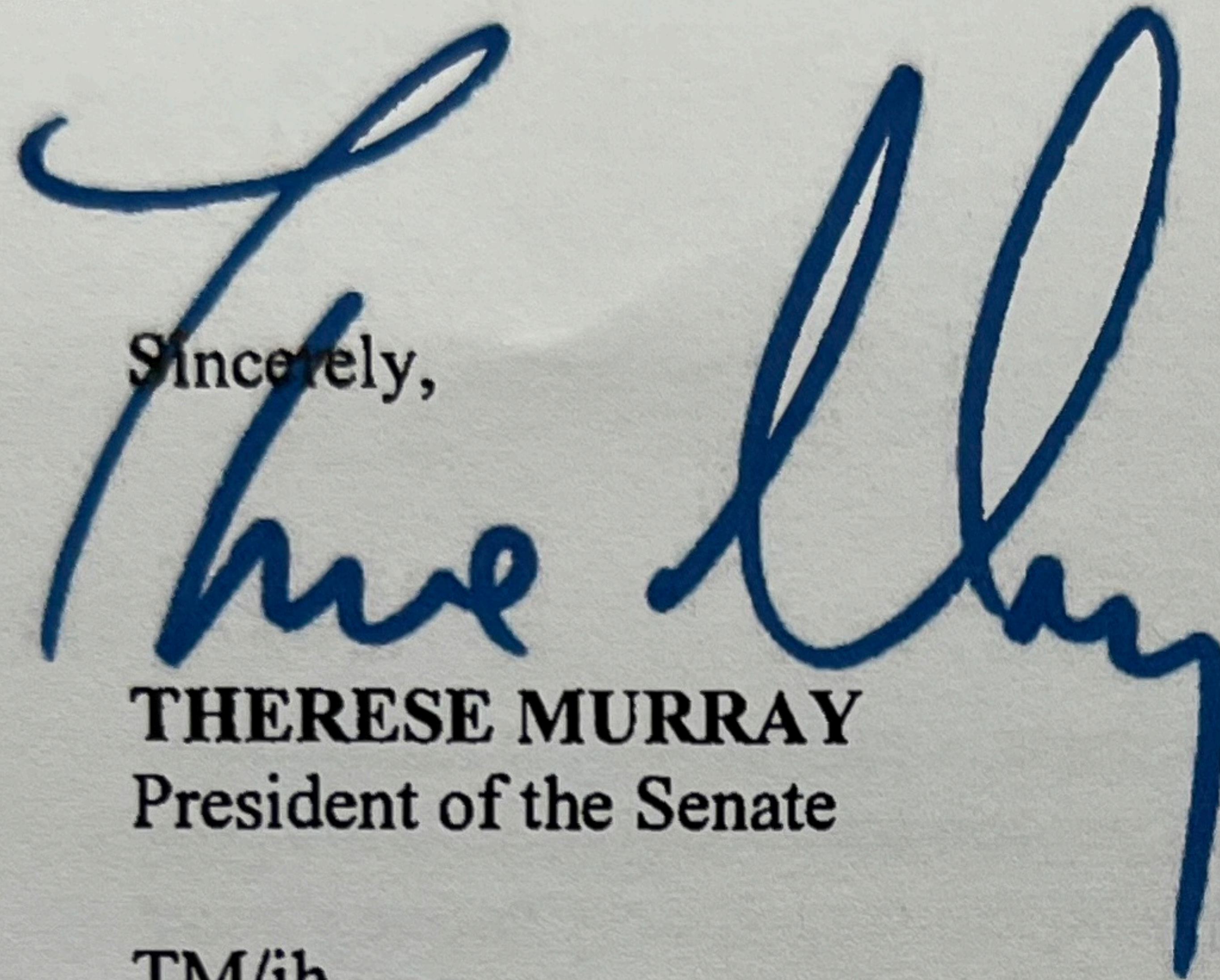
I write today in support of Forestdale Village's application for Recovery Zone Facility Bonds available through the American Recovery and Reinvestment Act.

Forestdale Village, a mixed-use development to be built in Sandwich, will include a small downtown area with a grocery store, restaurants, shops, a bank, and a village green, to be used by guests and residents living in the 148 homes throughout the property. Additionally, the developers, recognizing the Commonwealth's commitment to alternative energies, plan to utilize solar power, new building techniques, and energy star appliances.

This project embodies all the elements necessary to stimulate the economy of Cape Cod and Southeastern Massachusetts. This shovel ready project will create the equivalent of 452 full-time contractor and construction jobs for one year with the equivalent of 223 full-time permanent jobs within the development. As our economy continues to face challenges, I believe we should be fully supportive of projects, such as this, that would create so many much needed jobs for Massachusetts residents.

Thank you for allowing me to express my support of Forestdale Village for Recovery Zone Facility Bonds. It is my hope that you will look favorably upon this application and lend support to this much needed economic development project. Please do not hesitate to contact my office, should you have any questions or comments.

Sincerely,



THERESE MURRAY
President of the Senate

TM/jh

cc: Sheila Lyons, Chair
Barnstable County Commissioners

Mary Pat Flynn, Vice-Chair
Barnstable County Commissioners

William Doherty, Commissioner
Barnstable County Commissioners

George Dunham, Town Manager
Town of Sandwich

Board of Selectmen
Town of Sandwich

Chris Bailey, CCIM
Bailey Brokerage and Consulting, LLC

United States Senate

WASHINGTON, DC 20510-2107

COMMITTEES:
COMMERCE, SCIENCE,
AND TRANSPORTATION
FINANCE
FOREIGN RELATIONS
SMALL BUSINESS

One Bowdoin Square
Tenth Floor
Boston, MA 02114
(617) 565-8519

December 15, 2009

Mark Zielinski, County Administrator
Barnstable County Commissioners Office
Superior Court House, PO Box 427
Barnstable, MA 02630

RE: Support for Recovery Zone Facility Bond allocation from Barnstable County; Forestdale Village Project Sandwich, MA

Dear Mr. Zielinski:

I write in support of Forestdale Village's application for \$8,000,000 in Recovery Zone Facility Bond allocation from Barnstable County. Forestdale Village LLC is a mixed use project which is currently in the process of entitling, financing, and developing a 75 acre of previously undeveloped forestland, perfectly positioned between a state highway and the large Peter's Pond.

Forestdale Village is a "shovel ready" project which has the potential to create hundreds of jobs, both during and after construction. If funded, the Forestdale Village Project will significantly increase the commercial tax base for the Town of Sandwich, Barnstable County, and the Commonwealth. Forestdale Village will be a green project, including solar power, the newest building techniques, energy star appliances, etc. This mixed use community will include a small "downtown area" with plenty of sidewalks and a village green for public events. The residential portion of the development will be 148 houses: 80% age 55+, 25% affordable, 100% handicapped adaptable, and a \$2500 cash rebate to Veteran buyers.

The project has been designed to complement the planning and economic development work the town of Sandwich has done over the past few years and as a result enjoys broad community support. Forestdale Village has been designed to appeal to the needs of several special communities including senior citizens, lower income people, military veterans, and those with disabilities. My office is deeply aware of how the lack of affordable housing and rising housing costs are affecting households in general and the groups mentioned above in particular. This project not only will address an important need in our community by providing employment opportunities, but also will result in stabilizing and sustaining a higher quality of life for our residents.

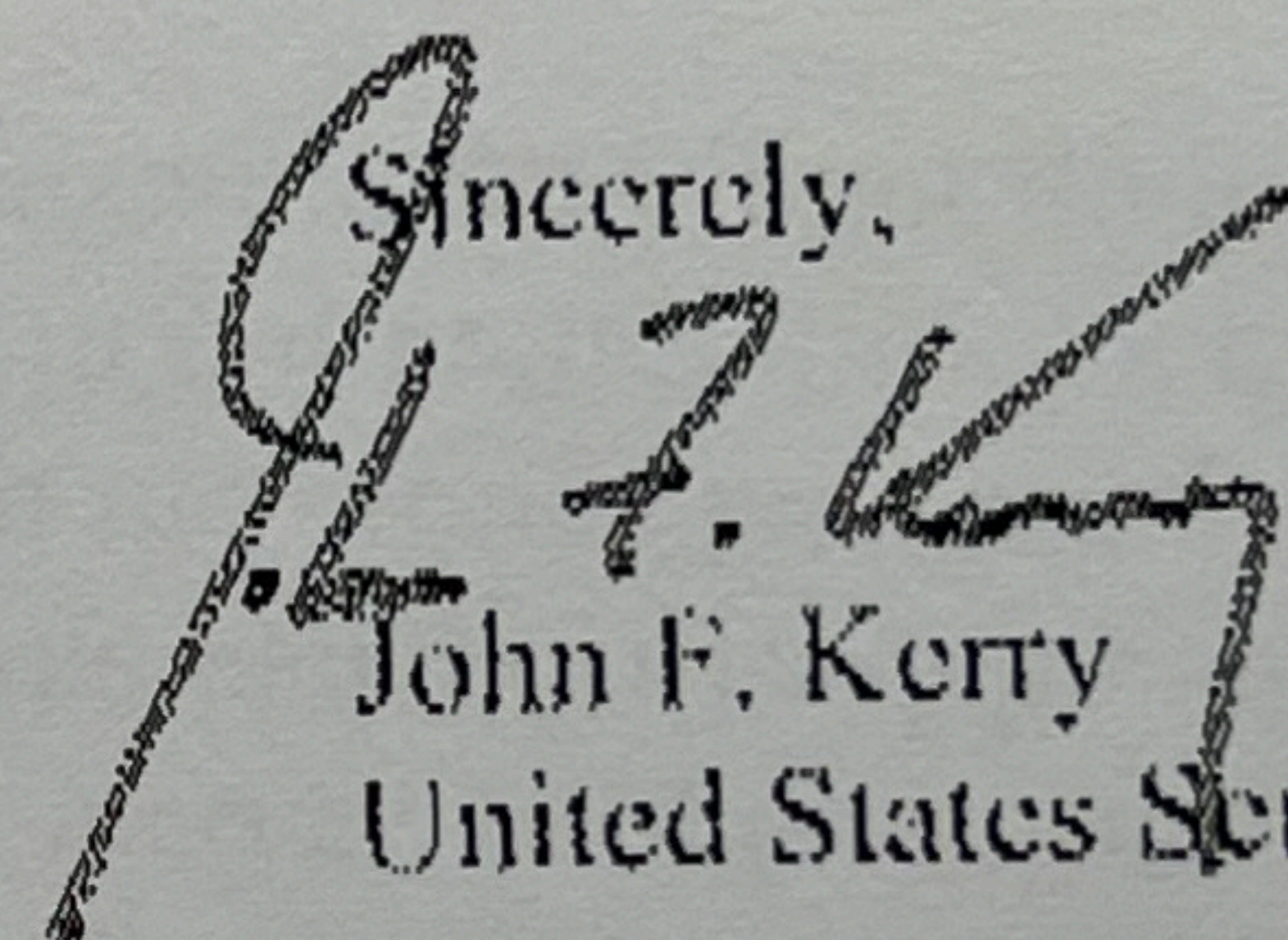
I support the Forestdale Village's goal of creating new jobs while providing affordable housing to the residents of Barnstable County, and I respectfully request that you give their

12/17/2009 14:59 FAX

003/003

application your full and fair consideration. Thank you for your assistance in this matter. If you have any questions, please contact Matthew Martin at 617-565-8519 or email him at Matthew_Martin@Kerry.Senate.gov.

Sincerely,



John F. Kerry
United States Senator

JFK/mm



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

JEFFREY DAVIS PERRY
REPRESENTATIVE
5th BARNSTABLE DISTRICT

POST OFFICE BOX 1435
SANDWICH, MA 02563
TEL: (508) 888-2158
Rep.JeffreyPerry@hou.state.ma.us

ROOM 136, STATE HOUSE
(617) 722-2800 ext. 8743
FAX: (617) 722-2819

December 21, 2009

County Administrator Mark Zielinski
County of Barnstable
P. O. Box 427
Barnstable, MA 02630

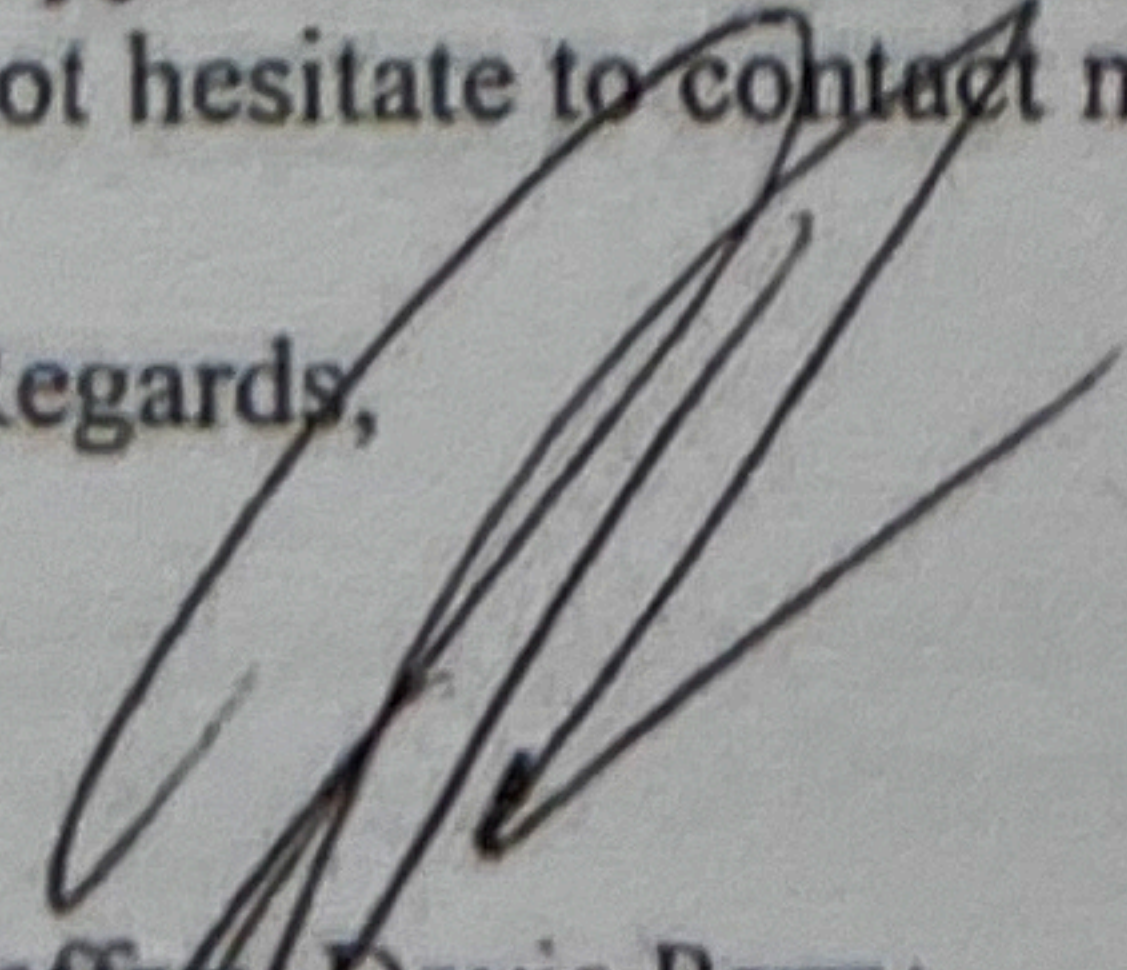
Dear Mr. Zielinski:

I am writing in support of the application of Forestdale Village, LLC for funding through the Recovery Zone Economic Development Bond funding. This project will positively impact the community of Sandwich by creating housing opportunities for people with disabilities and veterans. In the current economic climate, the need for affordable housing has increased, making projects like Forestdale Village an important part of creating those opportunities.

Forestdale Village will be utilizing smart growth and green technologies to ensure that their environmental impact on the surrounding community is kept to a minimum. In the development there will be room for commercial space which will create long-term employment opportunities serving Forestdale Village and the surrounding area.

Thank you for taking the time to consider Forestdale Village, please communicate my support to the commissioners. If you have any questions regarding this letter, please do not hesitate to contact me.

Regards,


Jeffrey Davis Perry
State Representative
5th Barnstable District

BILL DELAHUNT
TENTH DISTRICT, MASSACHUSETTS

2454 Rayburn House Office Building
Washington, DC 20515
(202) 225-3111
www.house.gov/delahunt

SOUTH SHORE
1-800-784-5911

1250 Hancock Street
Suite 802 N
Quincy, MA 02169

CAPE COD & ISLANDS
1-800-870-2626

146 Main Street
Hyannis, MA 02601

Congress of the United States
House of Representatives
Washington, DC 20515-2110

COMMITTEE ON FOREIGN AFFAIRS

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SECURITY, AND INTERNATIONAL LAW

COMMERCIAL AND ADMINISTRATIVE LAW
VICE CHAIRMAN

CO-CHAIR:
CONGRESSIONAL COAST GUARD CAUCUS
OLDER AMERICANS CAUCUS

February 1, 2010

Mr. Jeffrey Simon
Director of Infrastructure Investment
Commonwealth of Massachusetts
One Ashburton Place, Suite 2101
Boston, MA 02108

Dear Mr. Simon:

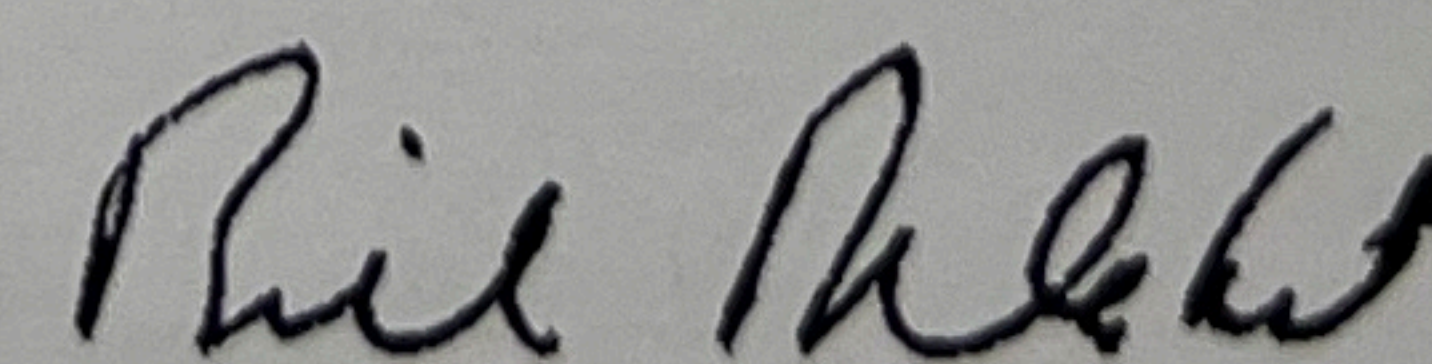
I am writing to request your assistance in identifying any Recovery Act (ARRA) funding that could assist in the construction of the Forestdale Village development in Sandwich, Massachusetts.

Located on a 75 acre parcel near the entrance to the Massachusetts Military Reservation, Forestdale Village is a mixed use development featuring affordable housing opportunities for veterans, seniors and disabled citizens. The commercial component of the project will create a traditional downtown for the Forestdale area of Sandwich, including a grocery store, medical offices, shops and restaurants. This project is the successful product of sound regional planning accompanied by strong environmental and green development principles.

This "shovel ready" project embodies all the necessary elements to help stimulate the economy of Cape Cod and Southeastern Massachusetts and will create hundreds of jobs, both during and after construction. As you know, new construction projects that will put workers in the building trades back on the job are vital to our economic recovery. In addition, Forestdale Village will significantly increase the commercial tax base for the Town of Sandwich, Barnstable County, and the Commonwealth.

Thank you again for your valuable leadership in the Commonwealth. I appreciate your help to identify any funding opportunities for this very worthy project under ARRA or other state-based programs. Please do not hesitate to contact Chris Adams on my staff at 508-771-0666 with any questions.

Sincerely,



Bill Delahunt

TOWN OF SANDWICH

THE OLDEST TOWN ON CAPE COD

130 MAIN STREET
SANDWICH, MA 02563

TEL: 508-888-4910 AND 508-888-5144

FAX: 508-833-8045

EMAIL: selectmen@townofsandwich.net

EMAIL: townhall@townofsandwich.net



BOARD OF
SELECTMEN

TOWN
MANAGER

July 2, 2009

RE: Conceptual Support for Forestdale Village Local Initiative Program Project

To Whom It May Concern:

This is to confirm that the Board of Selectmen of the Town of Sandwich unanimously voted its conceptual support of the Forestdale Village Local Initiative Program project at its June 25, 2009 meeting.

As currently planned, this project will consist of approximately 148 affordable homes located on 75 acres, with roughly 80,000 sq. ft. of commercial space, which will include a residential rental component above retail and other uses. In expressing its conceptual support, the Board highlighted the relatively low density of this project for a c.40B affordable housing development, the projected number of age-restricted homes which will require virtually no school services, and the unique commercial components of the development.

If you have any questions about this support, please feel free to contact me at 508-888-5144.

Sincerely yours,

George H. Dunham
Town Manager

cc: Board of Selectmen
Director of Planning & Development



Sandwich Housing Authority

20 Tom's Way · Sandwich, MA 02563
Tel: 508-833-4979 · Fax: 508-833-4993
E-mail: info@sandwichhousing.org

June 8, 2009

Steve Powers
Forestdale Village, LLC
PO Box 746
Forestdale, MA 02644

Re: Forestdale Village Presentation

Dear Steve,

Thank you very much for your presentation to the Sandwich Housing Authority on June 4. By a unanimous vote, the Authority endorses the concept of a mixed use development including market rate and affordable residential properties as well as small-scale commercial/retail properties and a potential assisted living of congregate care type facility. We are also very excited about your emphasis on local preference for Sandwich residents as well as providing housing opportunities for veterans and residents over the age of 55.

As we discussed, the Authority may also be interested in purchasing 1-2 units for use as permanently affordable rental properties and would certainly be pleased to work with you on any technical services you may require such as housing lotteries, compliance monitoring, voucher administration.

If we can provide any additional information, please do not hesitate to contact Executive Director Paula Schnepf, Chairman Earl Lantery, or myself at any time.

As you continue to pursue permitting, please feel free to share this letter with any Town Board as needed. If you need a more specific letter, or would like an SHA representative at a hearing, please do not hesitate to contact me.

Sincerely,

Bob

Robert F. Simmons, Jr.
Vice Chairman, Sandwich Housing Authority

TOWN OF SANDWICH

THE OLDEST TOWN ON CAPE COD

COUNCIL ON AGING



270 Quaker Meetinghouse Road
E. Sandwich, MA 02537
Tel: (508) 888-4737
Fax: (508) 833-9154
Email: jtimmons@townofsandwich.net

August 24, 2009

Mr. Steve Powers
Forestdale Village, LLC
P.O. Box 746
Forestdale, MA 02644

RE: Forestdale Village Presentation

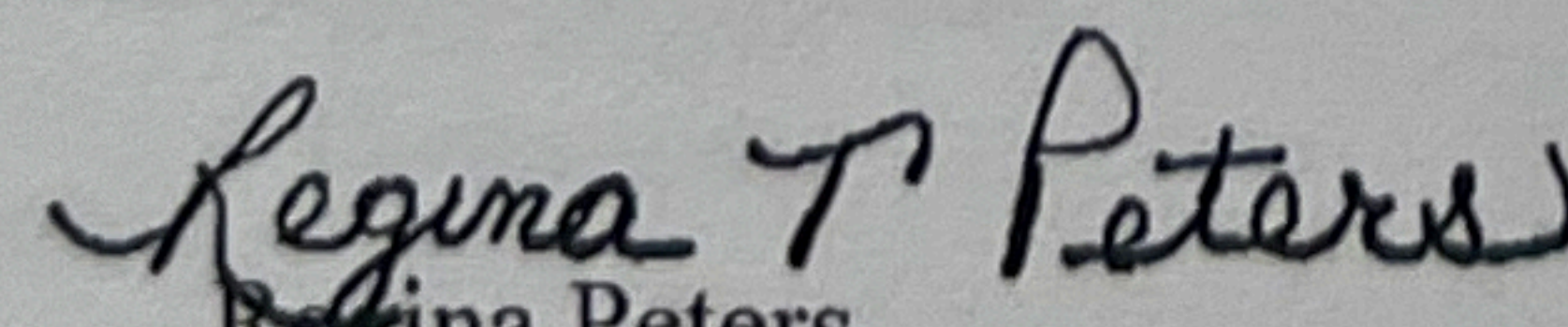
Dear Steve:

Thank you for taking the time today to present your plans for the mixed use Forestdale Village Project. Our Board appreciated the time you and Chris Bailey took to explain your project and address some of our questions. We do understand that you are still working on your plans and transportation issues will be addressed.

The Council on Aging Board did unanimously vote to support the concept as presented on August 24, 2009. The preference that will be given to Sandwich residents is an important component of our support as is affordability. We recognize this is an opportunity for our community to 'age in place' near established support systems.

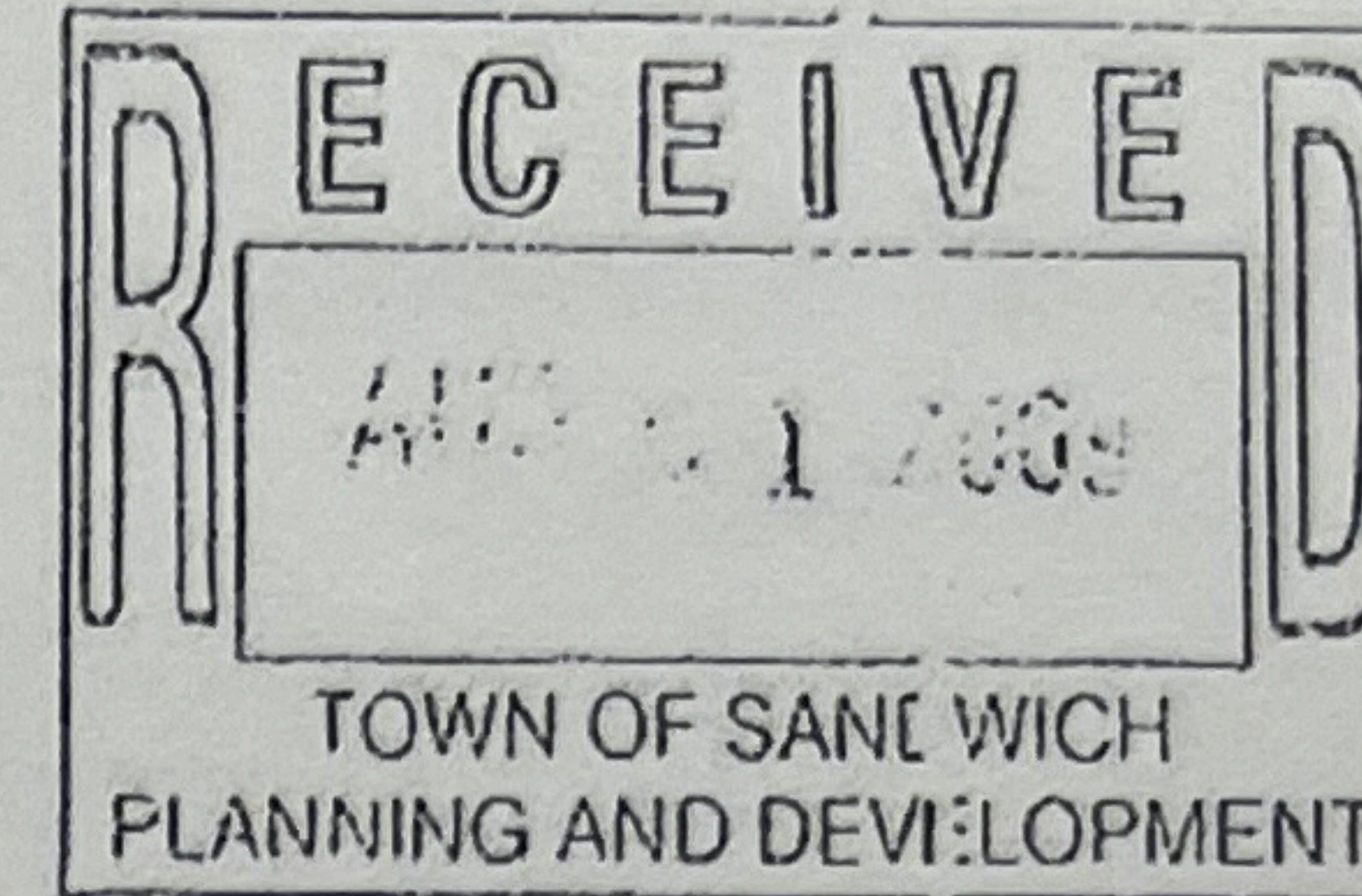
Please feel free to contact myself or Jan Timmons, Director of the Sandwich Council on Aging if you have questions concerning our support.

Sincerely,


Regina Peters
Chair

/jt

Sandwich Commission on Disability
Sandwich Town Hall
Sandwich, MA 02637



August 3, 2009

To whom it may concern:

At the July 13th meeting of the Commission we were pleased to have Steve Powers who made a presentation on Forestdale Village. Mr. Powers is working with all of the town and county boards first to gain their support for this project and elicit their ideas and will then follow up with pulling permits from the town. We were given a packet including the architect rendering of the property on Jeanie's Way in Forestdale. This project when completed, will provide 146 units, with 37 being considered affordable. It will also have a business area which fronts the main street.

The commission engaged in an informative discussion with Mr. Powers and we were all very impressed with his plan. There is a huge need in Sandwich as well as all of the cape towns to address the need of affordable housing. This development seemed to have all the components to be an asset to the town and members of the commission and others in attendance give our support to this project.

Yours Truly

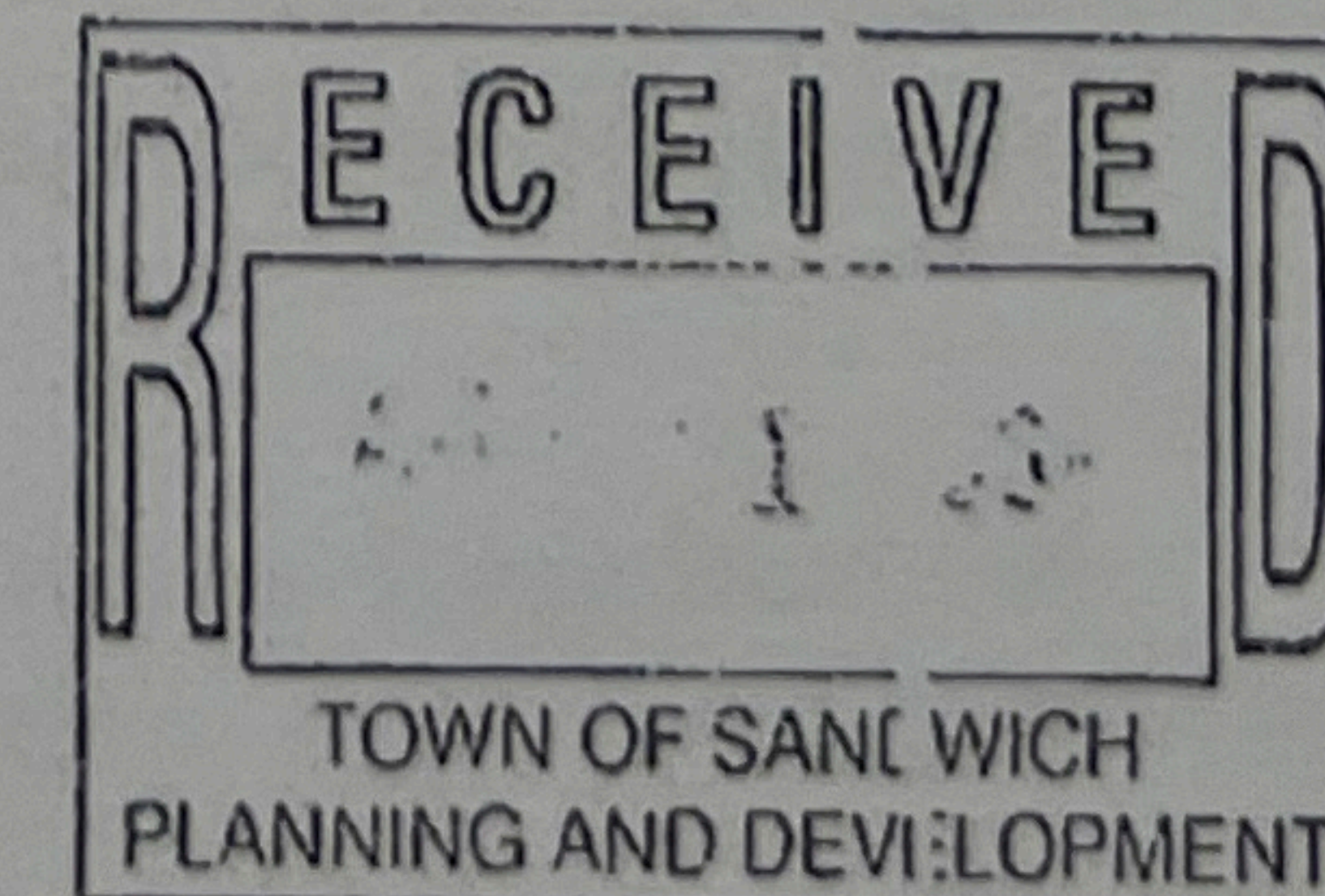
Maureen McNamara

A handwritten signature in cursive script that reads "Maureen McNamara".

Polly Sherman

A handwritten signature in cursive script that reads "Polly Sherman".

Sandwich Commission on Disability Members



CLARK - HADDAD POST, NO. 188

The American Legion

P.O. Box 956
Sandwich, Massachusetts 02563



"For God and Country"

June 23, 2009

Mr. Steve Powers
Forestdale Village, LLC
P.O. Box 746
Forestdale, MA 02644

Dear Steve,

It was nice meeting with you and Peter Hanson last week to further discuss the Local Initiative Program, and your plans in Forestdale Village.

I was also present on April 6, 2009, at your initial presentation to our Officers and Board of Directors, where it was voted to endorse the concept of a small scale commercial/retail properties and 140 units of affordable residential properties.

As you discussed the residential properties are aimed to provide housing opportunities to the aging (55 and older), Veterans, and those with disabilities. We were excited about the fact that one of the residential properties would be deeded to us for our disposal.

Please feel free to share this letter with any Town Board as necessary. If you need further assistance feel free to call.

Sincerely,

Will Rogers
Commander

Department of Veterans' Services

Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Harwich, Provincetown
Mashpee, Orleans, Sandwich, Truro, Wareham, Wellfleet, and Yarmouth District

P.O. Box 429, Hyannis, MA 02601-0429
TEL. (508) 778-8740 1-888-778-8701
FAX (508) 778-8746

SIDNEY L. CHASE
Director and Agent

EDWARD F. MERIGAN
Assistant Director and Agent

NORMAN E. GILL
Regional Director and Agent

BLAKE DAWSON
Service Officer

July 15, 2009

Mr. Steve Powers
Forestdale Village, LLC
P.O. Box 746
Forestdale, Ma. 02644

Dear Mr. Powers:

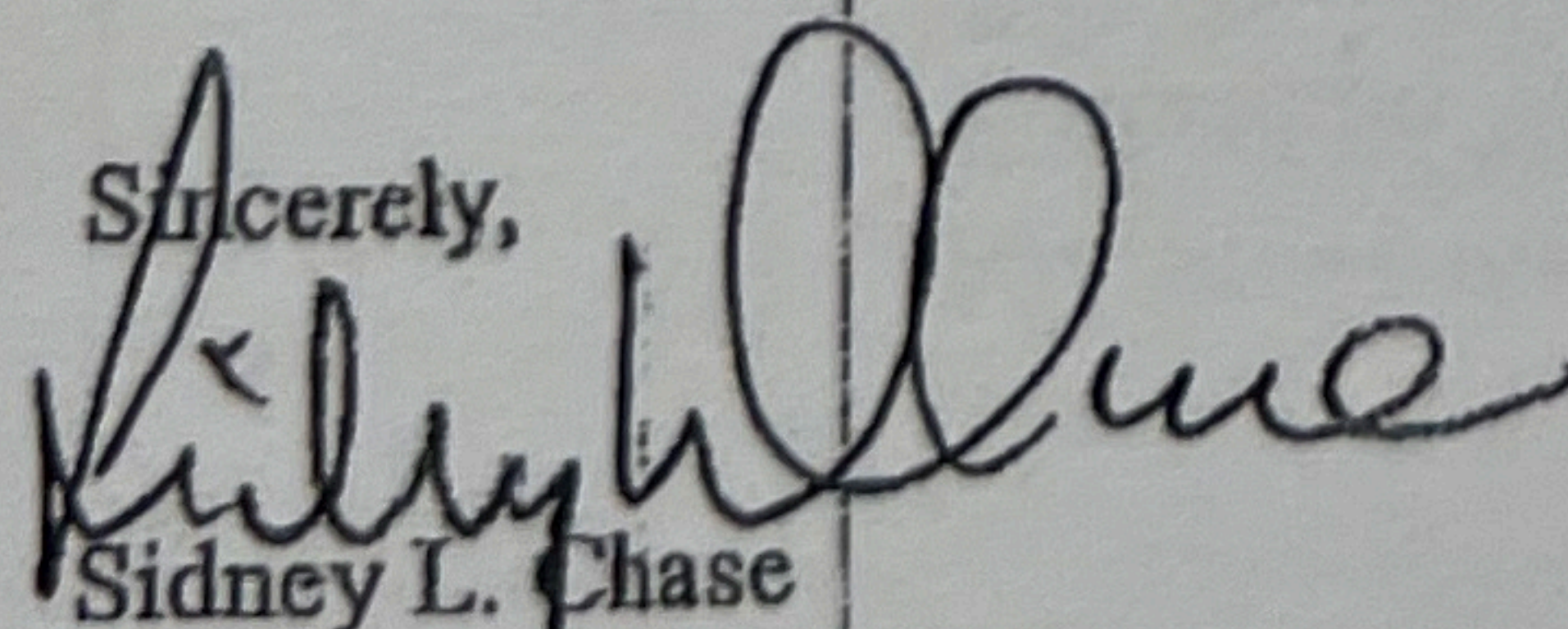
Thank you for the presentation and explanation of the concept of Forestdale Village.

I felt that the plans, concept and idea of housing opportunities for the Aging, Veterans and those with disabilities is an excellent one that really needs to be addressed here on Cape Cod. Your Plan surely does address it and with the small commercial property in front will give those people some privacy from the road.

The Veterans Community is very excited about this Plan and supports it completely and if there is anything or anyway we can assist you please feel free to call us to help.

Please feel free to share this letter with any Board, Organization or Authority for the support of this Plan.

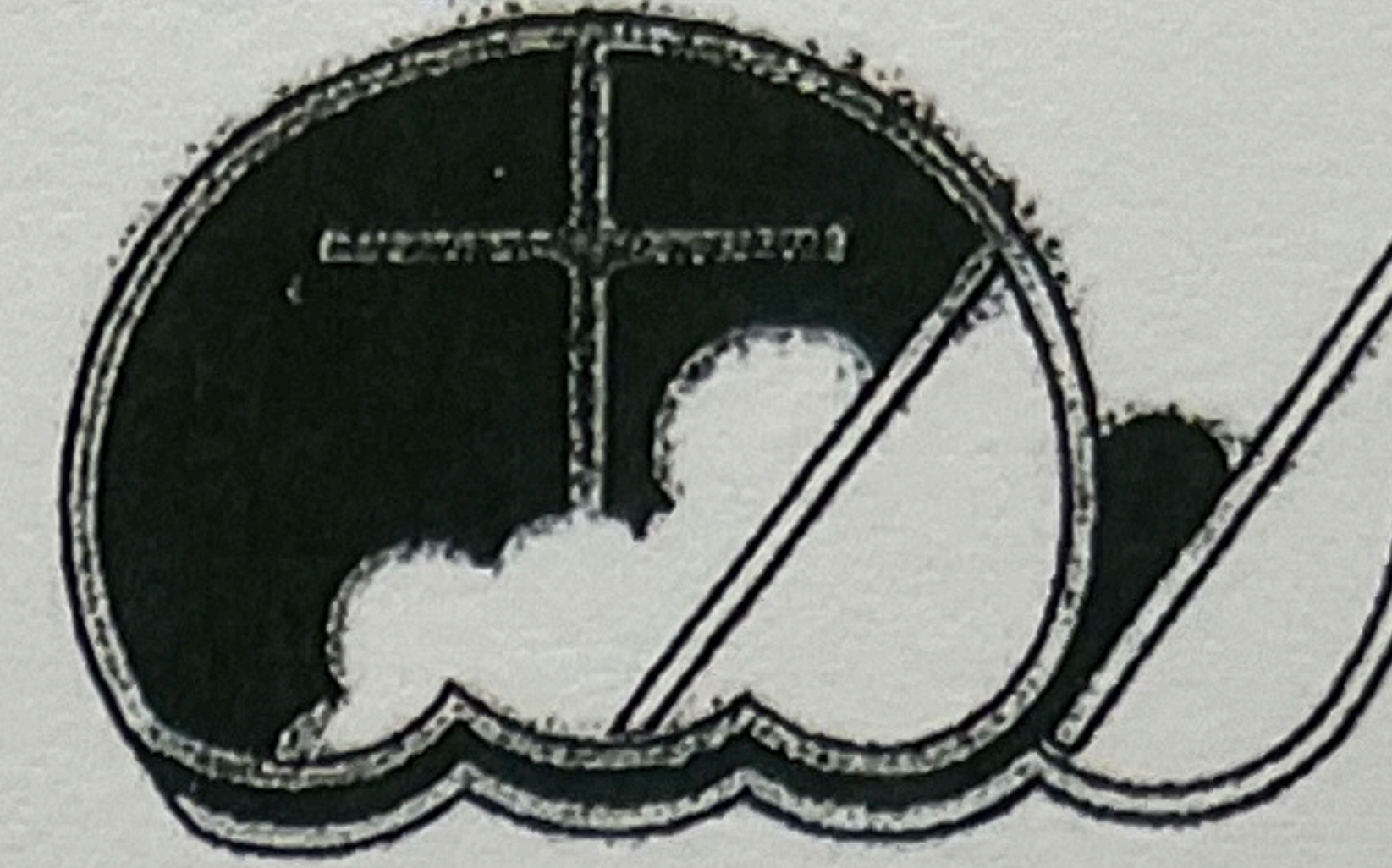
Sincerely,



Sidney L. Chase
Director of Veterans Services

Camp Good News

P.O. BOX 1295 • FORESTDALE, MA 02644 • TEL. (508) 477-9731
e-mail: office@campgoodnews.org FAX (508) 477-8016
web: www.campgoodnews.org



July 24, 2009

Daniel Marsters, Chairman
~~Sandwich Planning Board~~
16 Jan Sebastian Drive
Sandwich, MA 02563

RE: Proposed Re-Zoning at Forestdale

Dear Mr. Marsters,

Because of responsibilities at Camp Good News, (sponsored by the Society for Christian Activities) I regret that I was unable to attend the Sandwich Planning Board meeting on July 21, 2009. The property belonging to The Society is on Route 130 between Forestdale Firehouse and Boosters. This property is completely unsuitable for residential use in compliance with the current zoning because it is sandwiched between existing commercial uses and across the street from a gas station.

The Society for Christian Activities fully supports the Forestdale Village proposal and the zoning changes that will encourage an appropriate use of our land as well as a mixed-use opportunity for Forestdale Village.

Sincerely,

Hope W. Brooks

Hope W. Brooks
President, The Society for Christian Activities

cc: Attorney Jonathan Fitch ✓
Ms. Faith Willard

June 25, 2009

To: Town of Sandwich
Board of Selectmen

Dear Board of Selectmen:

I am sorry that I am unable to attend the Selectman's meeting in person this evening but I have a prior engagement. I would like to reiterate what I said at the Planning Board Meeting a few weeks back.

My name is Constance Crocker Carr, 18 Carr Lane, Forestdale. I think that I am the oldest living female in the village of Forestdale. I am an 11th generation Cape Codder. I grew up in the village of Forestdale and have spent most of my life here.

I am a former Forestdale Post^{master}~~mistress~~, as was my mother, Elsie Crocker, before me. I was **disappointed** when the Post Office left the village, as it was the heart of the village for many years.

I am in support of the proposed over 55 housing development being considered for the Forestdale. It would be nice for older people to be able to buy smaller, more affordable homes and to have handicapped adaptable housing available. It is also a good way to **encourage growth** and increase our tax base without stressing the local school system.

And I am in support of the shopping square that is being proposed to go along with the residential housing. The village has grown over the years and it would be nice to have a place for villagers to go shopping for the everyday little things, rather than having to go into Sandwich, Wareham, Hyannis or Falmouth.

In closing, I would really like to have a Village of Forestdale sign on Route 130.

Yours truly,

