

FINANCIAL INFORMATION

General Site Project Site Control Financial Qualifications & Certification Notifications & Fees

Contacts

Site Approval Application/Homeownership

Neponset Village LLC

Financial Information

Submit

Print

Hard Costs

Soft Costs

Land Value and Other Costs

Budget Revenue

Summary

Attachments

Upload

Attachment:

5.1 New England Fund Lender Letter Of Interest



Choose File

No file chosen

Upload

Uploaded Attachments

5.1 New England Fund Lender Letter Of Interest
NEF Bank Letter.pdf

Delete

5.2 Market Sale Comparables

Market-Activity-Report_Walpole-Massachusetts_2021-04-21-17-56-08.pdf

Delete

5.1 New England Fund Lender Letter of Interest (required):

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development.

NOTE: Binding Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Sale Comparables:

Please provide a listing of market sales being achieved in properties comparable to the proposed project.

5.3 Market Study (if requested):

MassHousing may require a market study for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Homeownership Projects**

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sales / Revenue

Market: 10,268,200

Affordable: \$1,680,600

Related Party: \$0

Other Income: \$0

Total Sales/Revenue: 11,948,800

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$900,000
Reasonable Carrying Costs:	0
Subtotal - Pre-Permit Land Value:	\$900,000

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$900,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Total Acquisition Cost (Actual)	\$900,000
Construction Costs-Residential Construction Costs (Hard Costs):	
Building Structure Costs	\$5,592,852
Hard Cost Contingency	\$275,000
Subtotal - Residential Construction (Hard Costs)	\$5,867,852
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$720,000
Utilities: On-Site	\$70,000
Utilities: Off-Site	\$0
Roads and Walks	\$0
Site Improvement	\$0
Lawns and Plantings	\$120,000
Geotechnical Condition	\$0
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
Subtotal - Site Work (Hard Costs)	\$910,000
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$422,928
Builder's Overhead	\$140,976
Builder's Profit	\$422,928
Subtotal - General Conditions, Builder's Overhead & Profit	\$986,832
General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$0
Lottery	\$11,000
Commissions/Advertising-Affordable	\$0
Commissions/Advertising-Market	\$508,286
Model Unit	\$8,000
Closing Costs <i>(unit sales)</i>	\$26,444
Real Estate Taxes	\$20,000
Utility Usage <i>(during construction)</i>	\$24,000
Insurance <i>(during construction)</i>	\$50,000

Security <i>(during construction)</i>	\$0
Inspecting Engineer <i>(during construction)</i>	\$12,000
Construction Loan Interest	\$174,144
General Development Costs (Soft Costs) - <i>continued</i>	

Item	Budgeted
Fees to Construction Lender:	\$24,000
Fees to Other Lenders:	\$0
Architectural	\$35,000
Engineering	\$50,000
Survey, Permits, etc.	\$20,000
Clerk of the Works	\$0
Construction Manager	\$240,000
Bond Premiums <i>(payment/performance/lien bond)</i>	\$0
Legal	\$20,000
Title <i>(including title insurance)</i> and Recording	\$0
Accounting and Cost Certification <i>(incl. 40B)</i>	\$20,000
Relocation	\$0
40B Site Approval Processing Fee	\$7,500
40B Technical Assistance / Mediation Fee	\$3,700
40B Land Appraisal Cost <i>(as-is value)</i>	\$5,000
40B Final Approval Processing Fee	\$10,000
40B Subsidizing Agency Cost Certification Examination Fee	\$7,500
40B Monitoring Agent Fee	\$8,500
40B Surety Fees	\$5,000
Other Financing Fees	\$10,000
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Soft Cost Contingency	\$80,000
Other Development Costs	\$8,000
Subtotal - General Development Costs (Soft Costs)	\$1,388,074
Developer Overhead:	
Developer Overhead	\$50,000
Subtotal Developer Fee and Overhead	\$50,000

Summary of Subtotals

	Budgeted
Sales/Revenue	\$11,948,800
Pre-Permit Land Value	\$900,000
Residential Construction	\$5,867,852
Site Work (Hard Costs)	\$910,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$986,832
General Development Costs (Soft Costs)	\$1,388,074
Developer Fee and Overhead	\$50,000

Summary

Total Sales/Revenue	\$11,948,800
Total Uses (TDC)	\$10,102,758
Profit (Loss) from Sales Revenue	\$1,846,042
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	18.2727

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary
Neponset Village LLC	Robert Lincoln	Owner	Yes	Yes	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Coneco Building LLC	Robert R Lincoln	Related Affiliate	Development Entity
Coneco Engineers	Robert R Lincoln	Related Affiliate	Development Entity



June 15, 2021

Mr. R. Richard Lincoln
Coneco Engineers & Scientists
4 First Street
Bridgewater, MA 02324

**RE: Neponset Village
Pleasant Street
Walpole, MA**

PLEASE NOTE THIS LETTER DOES NOT CONSTITUTE A COMMITMENT

Dear Rick,

The bank is pleased to forward this term sheet with regards to your request for a construction loan for the subject property. This Term Sheet is an indication of our desire to reach a mutually agreeable set of terms in securing a firm commitment.

It should be noted the loan terms presented below are based on the information collected to date. The terms are subject to change as a result of our ongoing due diligence or recommendation from our Loan Committee as a condition of their approval.

Loan Terms and Conditions

- Borrower** : **Neponset Village LLC**
- Property Location** : **Land off Pleasant Street
Walpole, MA**
- Collateral** :
1. 1st Mortgage upon the Borrower's fee simple interest in and to the land and improvements now, or to be located, or constructed thereon, at the property listed above.
 2. An Assignment to the Bank, conditionally upon default of the loan, of all the Borrower's rights, title and interest in and to all permits, plans, licenses and agreements as are necessary for the use proposed and/or completion of construction proposed to be undertaken on the Mortgaged Premises
 3. An Assignment to the Bank, conditionally upon default of the loan, of all leases, tenancies, occupancy agreements, contracts, and rents entered into for the lease, rental, hire, use or sale by the Borrower, or any other lessee with respect to the Mortgaged Premises or any portion or unit thereof, together with all income and profit derived from the use or operation of the Mortgaged Premises.

4. A first security position under the Uniform Commercial Code on all personal property (including, without limiting the generality of the foregoing, materials, appliances, equipment and supplies) brought onto the Mortgaged Premises for the purpose of construction of the improvements contemplated hereunder.

Guarantor : **R. Richard Lincoln**

Monthly Payment : Interest payments on the outstanding principal balance; all outstanding principal plus any accrued and unpaid interest and fees due at maturity.

Loan Allocation : **\$1,500,000** – Construction

Rate : WSJ Prime + 1%, floating daily, with a **5.00%** Floor.

Default Rate : In the event of default, the interest rate will increase to a per annum rate equal to the aggregate of (a) the interest rate which would otherwise be applicable in the absence of default plus (b) six (6%) percent. However, under no circumstances will the interest rate exceed the maximum interest rate limitations under applicable law.

Interest Calculation Method : Interest payable under the loan shall be computed on an actual/360 day method (also known as a 365(366)/360 basis); that is, by dividing the interest rate over a year of 360 days and multiplying the resulting daily rate by the actual number of calendar days elapsed during which the principal balance is outstanding.

Late Charge : At the Bank's option, payments received more than fifteen (15) days following the due date will be subject to a late fee of 5% of the amount of the payment.

Term : **24 months**

Origination Fees : **\$7,500** to be paid at closing plus Standard Passing Fees

Release Fee : Loan proceeds advanced

Loan to Value : **Maximum 75%**

- Appraisal : An appraisal has/will be commissioned at Borrower's expense and is subject to a satisfactory review by Norwood Cooperative Bank.
- Junior Financing : No junior financing will be permitted without the prior written consent of Norwood Bank. Non-compliance with this condition will be considered a default of the loan note.
- Cross Default : The occurrence of any event of default under any loan agreement and loan documents by and between the Bank and the Borrower or any Guarantor or endorser hereof, as of the date hereof, or hereinafter arising will constitute a default of this loan.
- Corporate Items : If the Borrower takes title to the Mortgaged Premises as a corporation or Limited Liability Corporation, prior to closing, at the discretion of the Bank's attorney, the Borrower must provide a certified copy of the Operating Agreement, a certified copy of its most recent Annual Statement, a Certificate of Legal Existence and a Certificate of Good Standing. In addition, the Borrower is responsible for providing the Bank's counsel with a Manager's Certificate of Incumbency and Authority; an opinion letter for Borrower's counsel confirming due authority to execute all documents on behalf of the company and full enforceability of all obligations undertaken under the Loan Documents.
- Title & Documents : A title examination shall be completed by the Bank's Counsel at Borrower's expense and such examination shall evidence that, upon recording of all documents contemplated hereunder, the Bank will have a first mortgage and confirm there will be no junior liens.

Bank's Counsel will provide the Bank with a title insurance policy on the Mortgaged Premises in the amount of the mortgage loan containing no exceptions other than those approved by the Bank and Bank's Counsel. The cost of such policy is to be paid by the Borrower. Additional coverage may be purchased, at Borrower's expense, to insure your interest.

Upon the Bank's request Borrower's counsel will provide the bank with a zoning opinion acceptable to the Bank's attorney.

Insurance : The loan documents shall provide for such policies of insurance, including builders risk and general liability, as the Bank may require from time to time in amounts, and in companies, acceptable to the Bank. The policies shall contain the proper mortgagee clause naming the Bank as follows:

Norwood Cooperative Bank
ISAOA/ATIMA
11 Central Street
Norwood, MA 02062

Evidence of such insurance shall be provided to the Bank prior to closing and on an annual basis thereafter. The builders risk insurance shall be for 100% of the mortgaged premises replacement value, meeting all coinsurance requirements. The general liability insurance shall be in an amount acceptable to Bank's counsel. All policies shall contain a provision requiring at least 20 days' advance notice to the Bank before any policy cancellation or modification.

Hazardous Materials : At the Borrower's expense, the Bank shall be provided with proper evidence (including, without limitation, engineering studies conducted at Borrower's expense) from a source and in a form and substance satisfactory to the Bank and Bank's Counsel indicating that the Mortgaged Premises is in compliance with Massachusetts General Law 21E. Further, should the Bank suffer any loss or be subject to any liability or cause of action arising out of such violation(s) at any time while the subject property is collateral for this loan, the Borrower and all Guarantors agree to indemnify the Bank against such loss, liability or cause of action. Borrower agrees to execute a general indemnification form running to the Bank in a form acceptable to the Bank and Bank's counsel.

Borrower's Interest : If any beneficial, partnership, joint venture interest, or any stock of the Borrower is conveyed, transferred or changed, or if the Borrower conveys, pledges, mortgages, assigns, or otherwise transfers any interest in the Mortgaged Premises to any entity, or if the Borrower is a corporation, and there is any change in its officers, directors and/or shareholders, or in the event the Borrower or any Guarantor is subject to Bankruptcy Proceedings either voluntary or involuntary, the Bank reserves the right to demand payment in full of the obligations due under the loan agreement, including without limitation, principal, interest, late charges, costs, and costs of collection.

Beneficial Ownership : A Beneficial Ownership Certification is required for any legal entity who has an ownership interest in the Borrower. Any individual who owns 25% or more of the entity either directly or indirectly AND one individual at a minimum with significant responsibility for managing the legal entity (such as executive officer or senior manager) must provide documentation verifying the owner and signatory prior to closing.

- Survey : Prior to any advances for materials and/or labor, the Bank must be in receipt of a satisfactory plot plan by a registered surveyor or civil engineer showing that buildings and all improvements are within lot and building lines, and shall indicate all easements, improvements, utilities, rights of way, whether above or below ground, which exist at the date of certification, and shall certify that the location complies in every way with the applicable zoning laws for the **town of Walpole**.
- Flood : Prior to closing and upon receipt of the plot plan and review of applicable FEMA maps, the Bank will make a determination whether the Mortgaged Premises lies in a flood hazard zone and whether Flood Insurance coverage will be required as a condition of this loan. The cost of this review will be paid by the Borrower.
- Compliance : In the event that the Borrower fails to comply with any of the terms and conditions contained herein, or fails to provide the Bank with any of the information requested herein, in the form and substance satisfactory to the Bank and the Bank's counsel, the Bank shall have the right to withdraw or modify the within agreement.
- Survival of Conditions : It is expressly understood and agreed that the terms, conditions, requirements, and obligations of this commitment shall survive the closing date hereto and remain in full force and effect after the closing date.
- Distinct Parties : The Bank shall in no event be construed, held or become in any way, for any purpose, a partner, associate, or joint venture of the Borrower, or any party associated with the Borrower in the conduct of its business or otherwise. Rather, the relationship between the Bank and the Borrower is, and always shall be, as a credit/debtor relationship.
- Costs : Whether or not the transaction herein to the Borrower is completed, the Borrower shall pay the usual costs incurred in preparation for the closing of the loan, including appraisal fees, environmental search fees, recording fees, title insurance premiums, title examination, due diligence and any fees of the Bank's Counsel. The Loan will close without cost to the Bank.
- Financial Statements : At the end of each fiscal year or on the anniversary date of the loan, for as long as some portion of the principal balance remains due on this loan, most recent tax returns for both the Borrower and any Guarantors must be sent to the Bank within 120 days following the closing of the Borrower's fiscal year, calendar year, whichever occurs first. If extensions are filed, the extensions must be sent to the Bank and the tax returns sent within 15 days of completion. For personal obligors of this loan, a personal financial statement must be provided annually.

- Disbursements : A mutually acceptable disbursement schedule for construction must be provided to the bank. Prior to advances, an independent construction inspection will be completed and a review of the Title to ensure that no subsequent liens have been placed against the Mortgaged Premises. Should the Mortgaged Premises be found to be additionally encumbered, the Bank is not obligated to advance additional funds and the Borrower may be in default of Loan conditions. Such inspections and title reviews shall be paid by the Borrower.
- Deposit Accounts : The Borrower must maintain its principal deposit and operating accounts with the Bank. All advances for materials and labor will be made into this account.
- Other Conditions : 1. This loan commitment is neither assignable nor assumable, and the Bank reserves the right to withdraw from the loan arrangement if the Guarantors discontinue their involvement as officers, directors, and/or shareholders of the Borrower.
2. The Bank may rescind this commitment if, except as otherwise provided herein, (i) any feature of the loan transaction has been, or is misrepresented by the Borrower in the loan application, or otherwise (ii) any material adverse change shall occur with respect to the premises, or improvements, or any collateral for the loan, or (iii) any material change in the financial situation of the Borrower, and/or any Guarantors.
3. Limit of three spec units under construction at one time.

I trust this indication of terms under which we are prepared to move forward, meets with your expectation.

If you have any questions regarding the proposed loan terms, please contact me at (781) 440-4254.

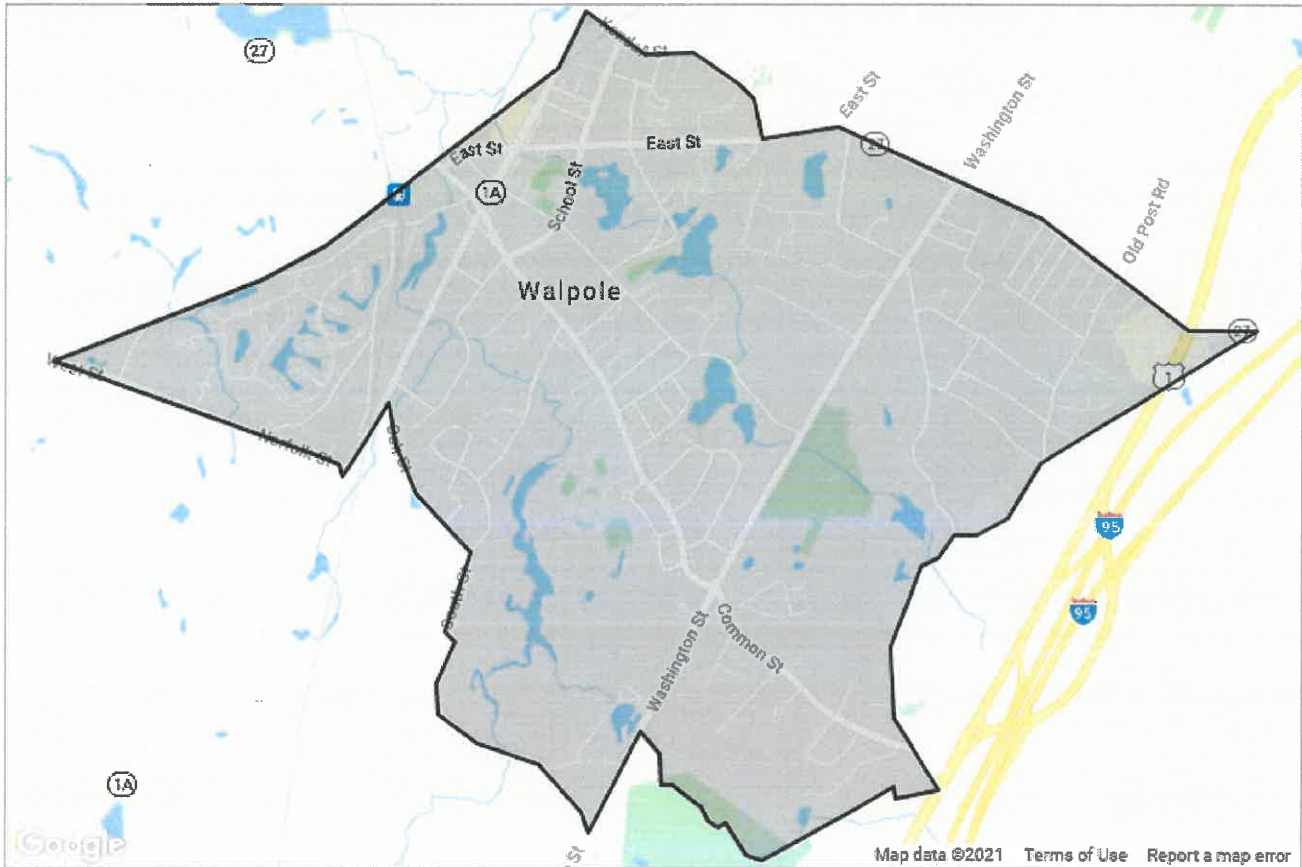
Sincerely,



John J. Crowley
Vice President

MARKET ACTIVITY REPORT

Walpole, Massachusetts



Presented by
Wendy Whitty | Realtor
Massachusetts Real Estate License: 133792



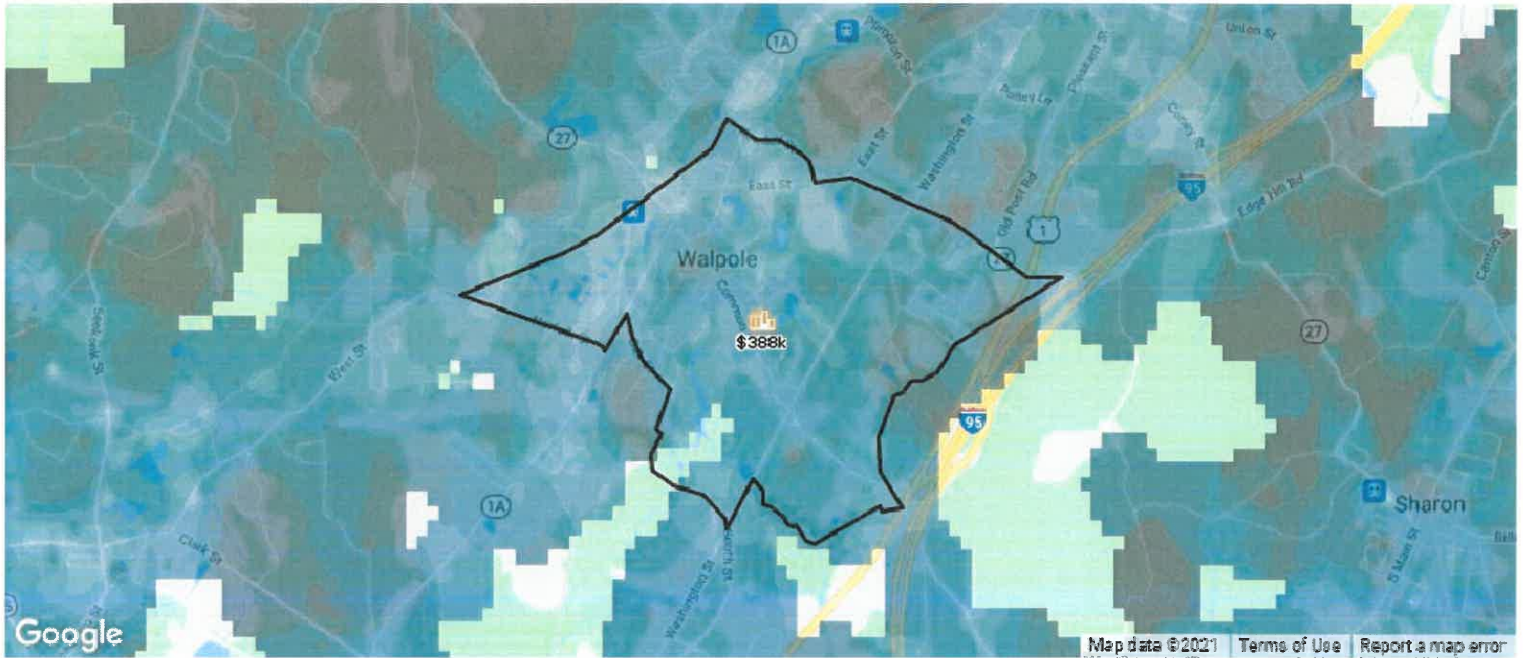
Work: (508) 238-3401 | Mobile: (508) 345-6311

Main: wendywhitty@comcast.net
Office: WhittyRealEstate.com

WHITTY REAL ESTATE
4 First St
Bridgewater, MA 02324

Walpole, Massachusetts

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

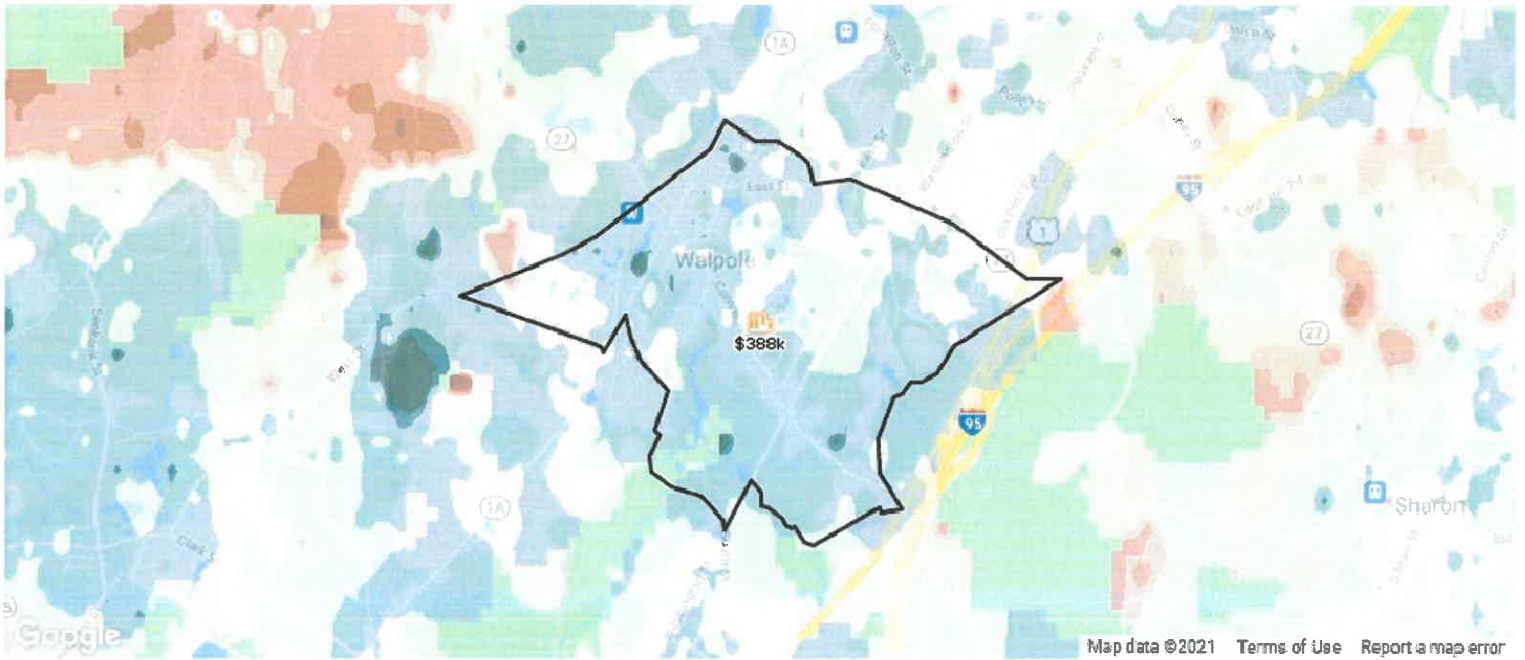


<p>Median Est. Home Value</p> <p>\$388K</p> <p>Updated: 3/31/2021</p>	<p>Change Over Last Month</p> <p>↓ 0.05%</p>	<p>Change Over Last Quarter</p> <p>↓ 0.65%</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.12%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.04%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **Condos** data.

Walpole, Massachusetts

Market Snapshot: 12-Month Change in Estimated Value



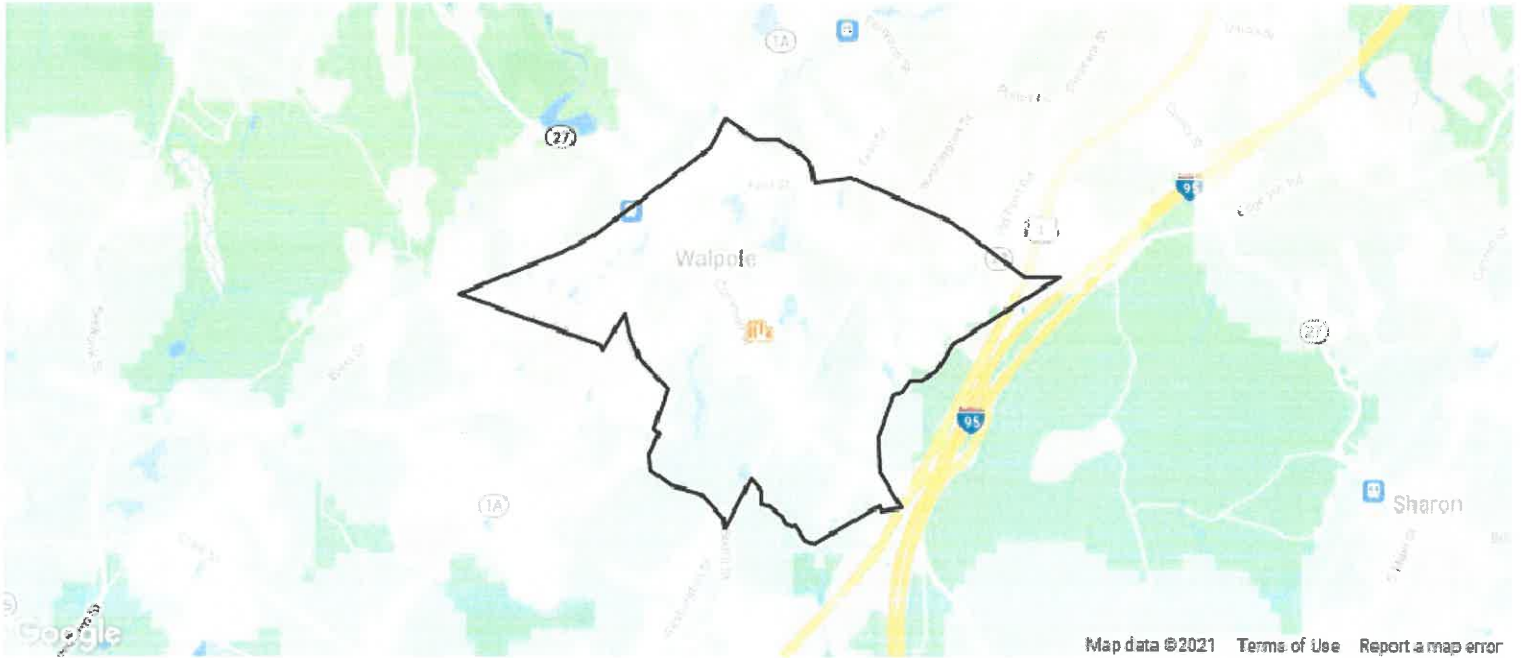
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$388K</p> <p>Updated: 3/31/2021</p>	<p>Change Over Last 12 Months</p> <p>↑ 3.12%</p>	<p>Change Over Last 24 Months</p> <p>↑ 7.04%</p>	<p>Change Over Last 36 Months</p> <p>↑ 11.19%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **Condos** data.

Walpole, Massachusetts

Market Snapshot: Concentration of Distressed Properties



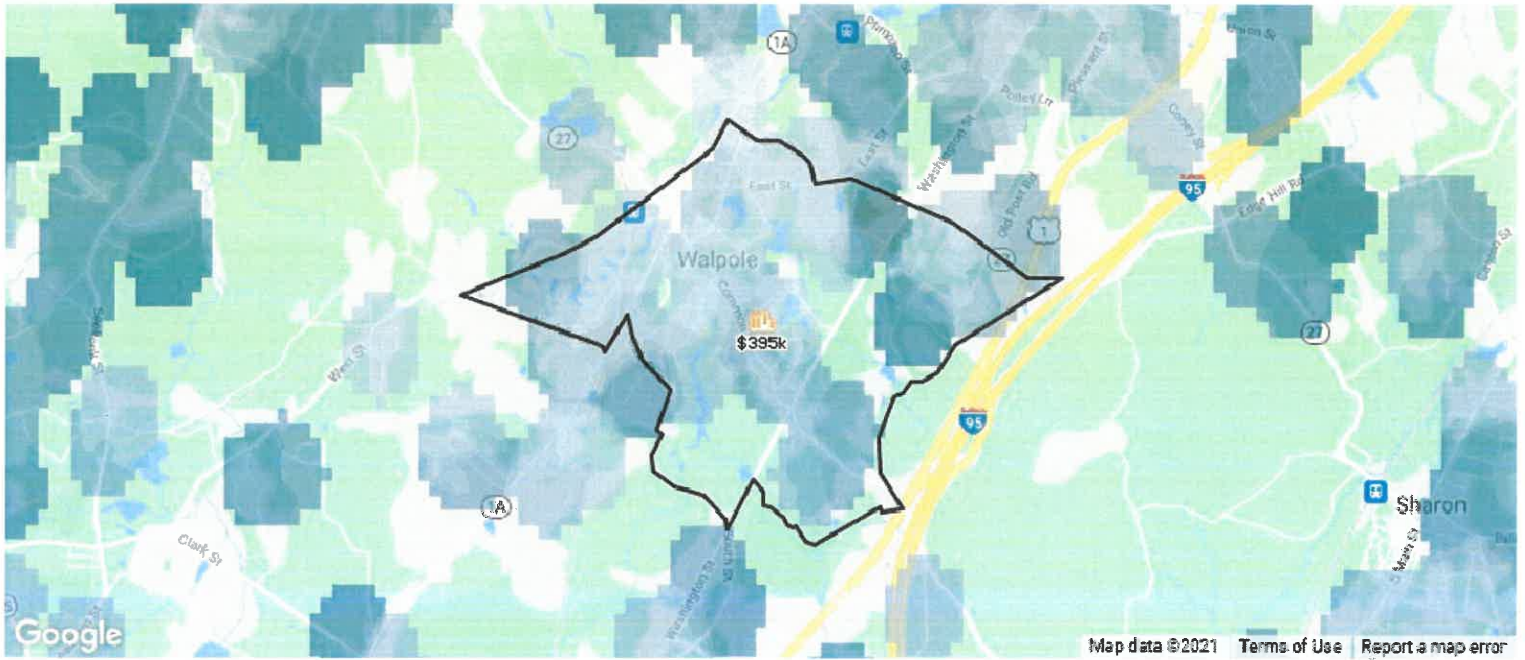
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p>1</p> <p>Updated: 4/21/2021</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>1</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **Condos** as of 4/21/2021.

Walpole, Massachusetts

Market Snapshot: Sales Price



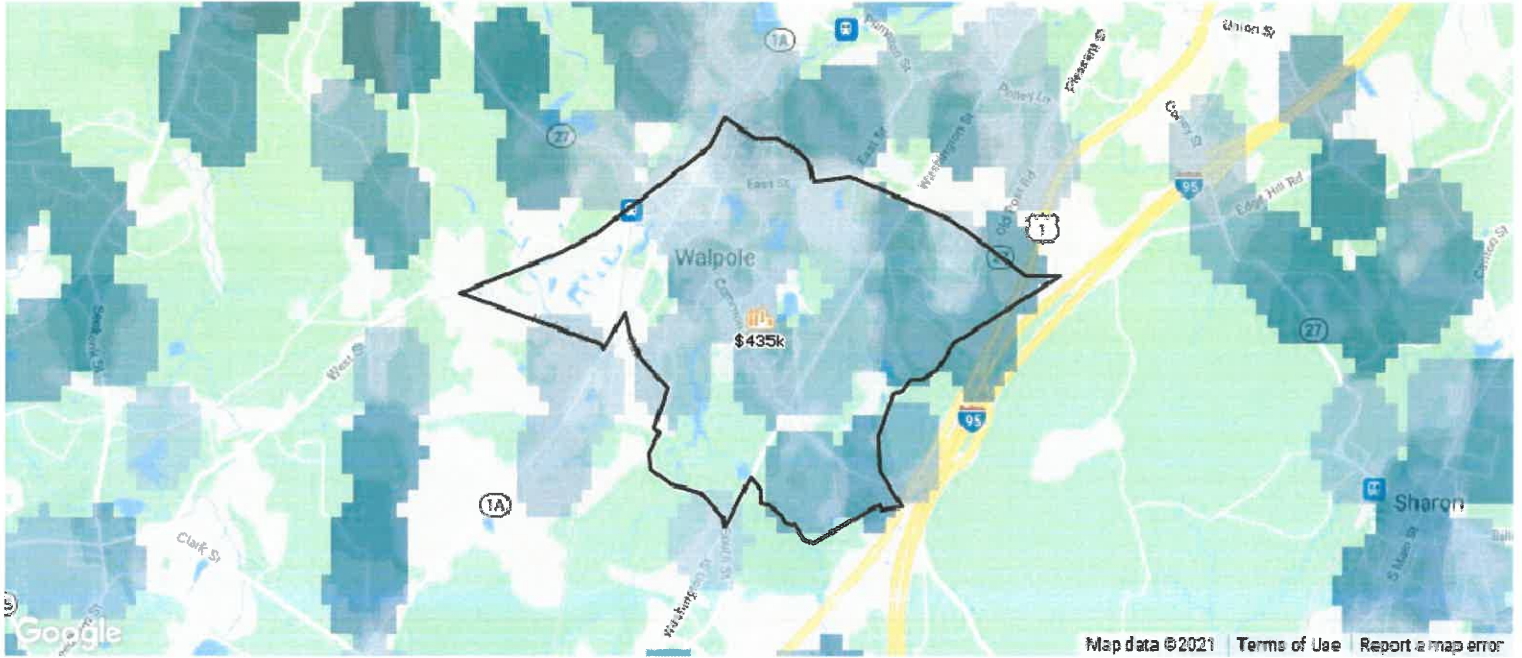
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$395K</p> <p>Updated: 1/31/2021</p>	<p>Change Over Last Month</p> <p>↓ 19.34%</p>	<p>Change Over Last Quarter</p> <p>↓ 19.34%</p>	<p>Change Over Last 12 Months</p> <p>↑ 20.61%</p>	<p>Change Over Last 24 Months</p> <p>↓ 39.89%</p>
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About this data: The Metrics displayed here reflect median sales price for **Condos** using **MLS listing** data.

Walpole, Massachusetts

Market Snapshot: List Price

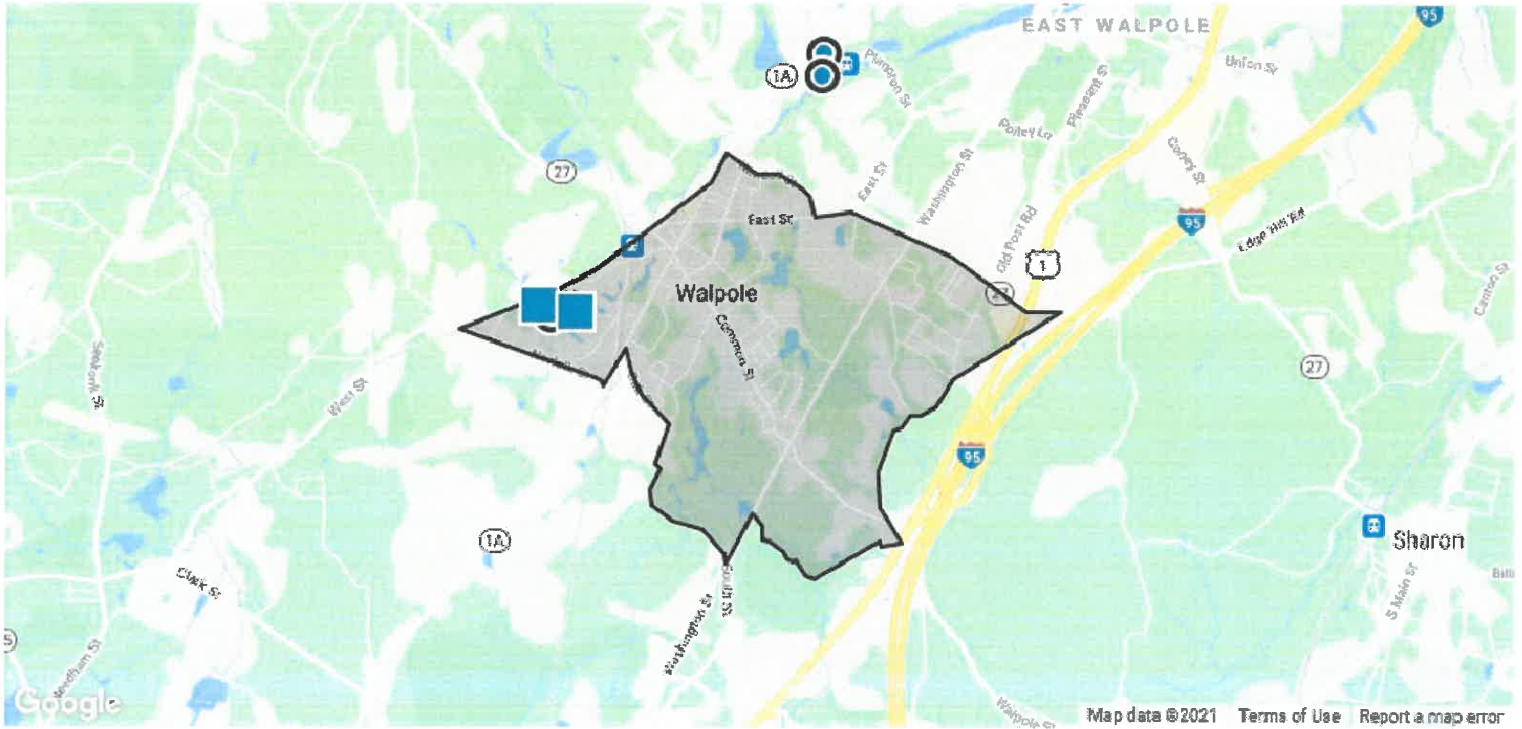


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$435K</p> <p>Updated: 1/31/2021</p>	<p>Change Over Last Month</p> <p>↑ 6.64%</p>	<p>Change Over Last Quarter</p> <p>↑ 6.64%</p>	<p>Change Over Last 12 Months</p> <p>↑ 6.38%</p>	<p>Change Over Last 24 Months</p> <p>↓ 15.62%</p>
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About this data: The Metrics displayed here reflect median list price for **Condos** using **MLS listing** data.

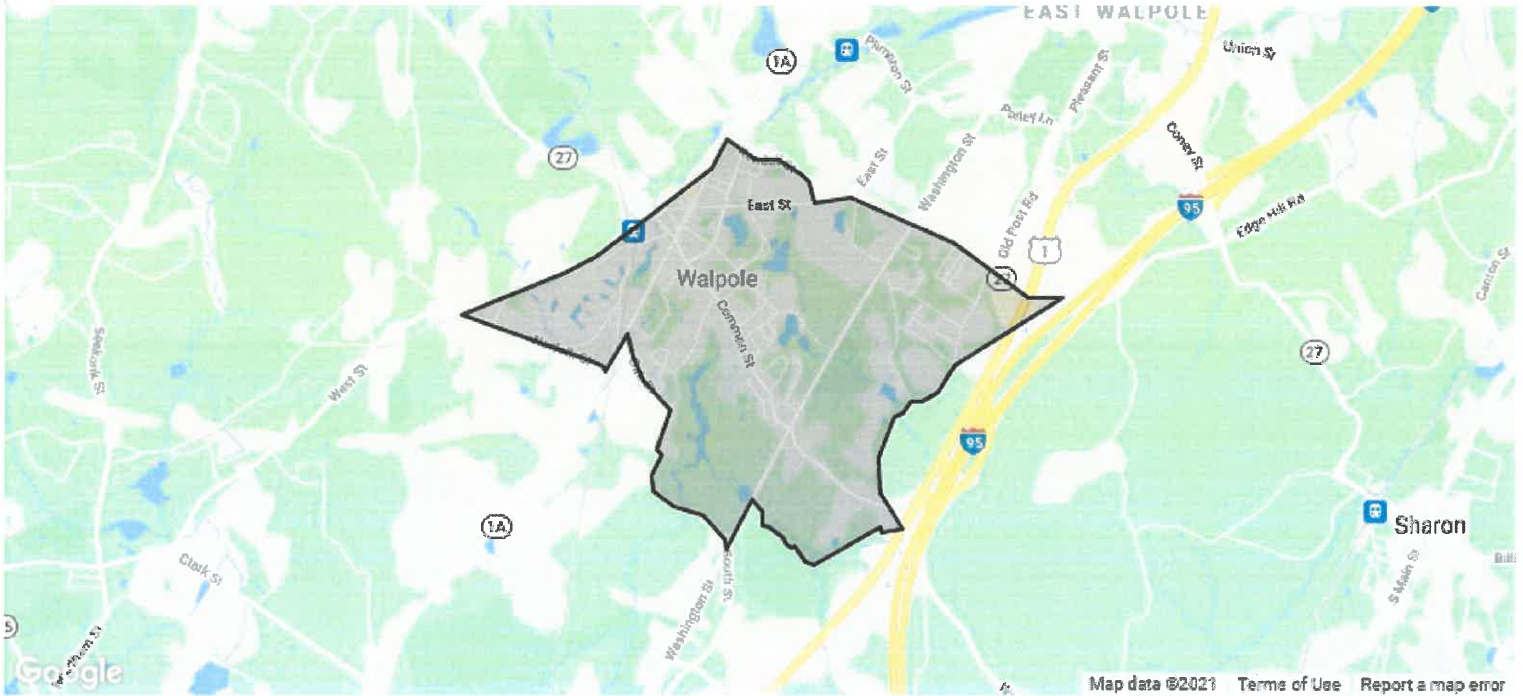
Market Activity Summary Stats






Search Criteria | **Location:** Walpole, Massachusetts; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Condo/Townhouse/Apt.; **Sale Price:** \$475K – \$700K; **Beds:** 2 – No Max; **Baths:** 2 – No Max sqft; **Maximum Properties per Change Type:** 10; **Sort Order:** Price

	New	Pending	Closed
	New Listings	Pending	Closed
Number of Properties	5	10	5
Low Price / Value	\$483,010	\$499,000	\$511,000
Median Price / Value	\$558,690	\$546,588	\$525,000
High Price / Value	\$589,990	\$613,035	\$553,000
Average Price / Sq. Ft.	\$398	\$345	\$315
Median Price / Sq. Ft.	\$401	\$364	\$357
Average Days in RPR	54	60	64
Median Days in RPR	73	48	62
Total Volume	\$2,714,090	\$5,510,315	\$2,649,000



Walpole, Massachusetts

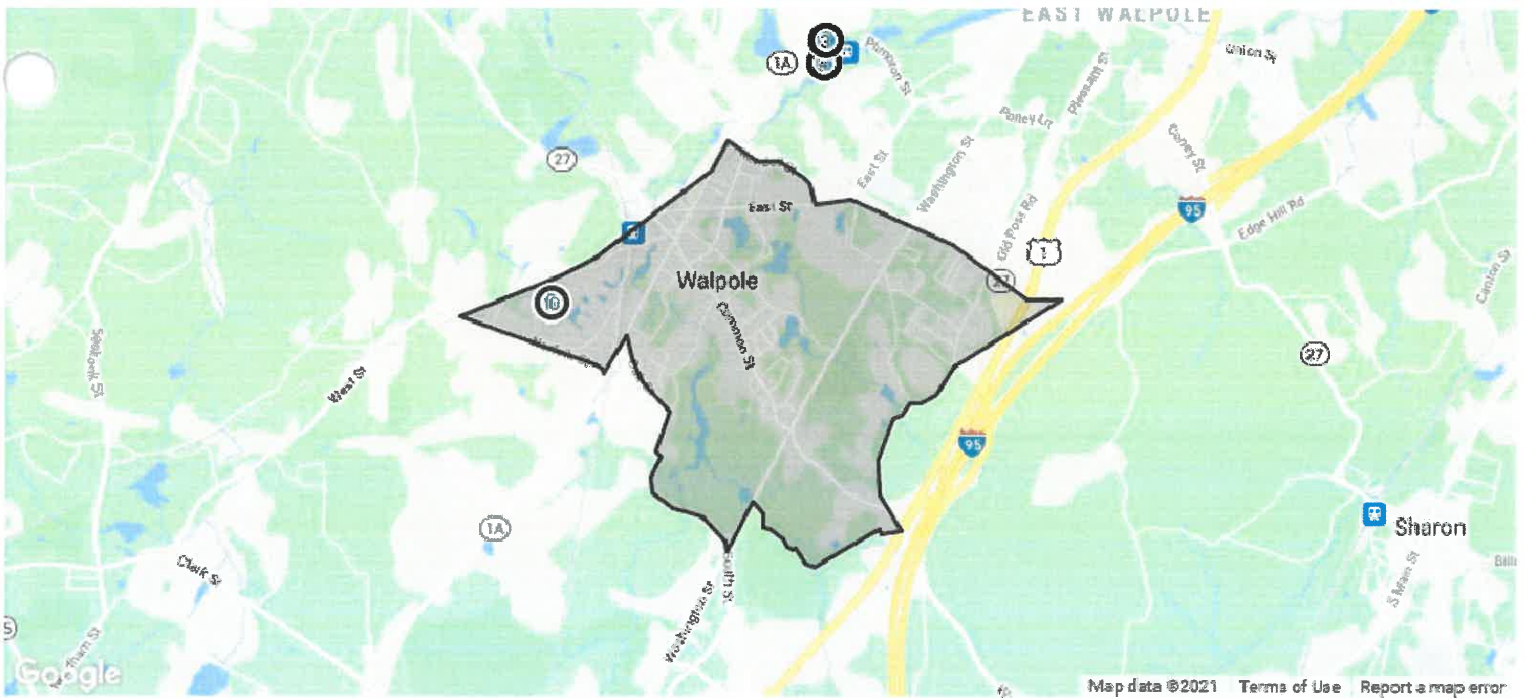


New Listings: 5



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.		
	1 ● Active	MLS ID: 72779538	1412 Pennington Dr, #412	Condo/Townhouse/Apt. 2/2	1,470	—	2020	1/27/2021	\$589,990	\$401
<p>NEW CONSTRUCTION!! MOVE-IN READY!! Want to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants—shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>										
	2 ● Active	MLS ID: 72783301	2408 Pennington Dr, #2408	Condo/Townhouse/Apt. 2/2	1,325	—	2021	2/7/2021	\$563,400	\$425
<p>NEW PHASE RELEASE - Ready for Move-In Summer 2021!! This 1,325 SF single level 2-bedroom home features an open eat-in quartz kitchen, formal dining room, large living room w/private balcony overlooking trees, spacious master suite two walk-in closets and full bath with walk-in shower, laundry room with full sized side by side washer & dryer, hardwood flooring, Secure elevator building! Quaint community in walking distance to downtown and commuter rail. Close to all major highways, recreation & more! Zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>										
	3 ● Active	MLS ID: 72817610	2213 Pennington Dr, #2213	Condo/Townhouse/Apt. 2/2	1,470	—	2021	4/20/2021	\$558,690	\$380
<p>NEW PHASE RELEASE - READY SUMMER 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants—shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>										

New Listings: 5 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active	MLS ID: 72799461						
	1301 Pennington Dr, #1301	Condo/Townhouse/Apt. 2/2	1,470	–	2020	3/17/2021	\$519,000	\$353
<p>RESALE. 55+ and downsizing? You will love this place. Got a dog/cat? Want to fire your mower and shovel detail? No problem here. You won't really be downsizing much except for yard maintenance and snow removal when you see this 1,470 square foot single-level 2 Bed/2 bath condo. ***THE SELLER WILL ENTERTAIN A HOME SALE CONTINGENCY*** The unit features an open eat-in granite kitchen, large living room w/private balcony. Great dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and a 2nd full bath. In-unit washer & dryer (to stay). Unit has hardwood flooring. 2 deeded underground garage parking spaces! Great location close to Walpole Center, Bird Park, downtown restaurants/coffee. Grocery and pharmacies nearby. Jump the commuter rail to Boston and enjoy your life. This unit is ready for occupancy NOW. 55 condo association.</p> <p><i>Listing Courtesy of Century 21 American Properties</i></p>								
	5 ● Active	MLS ID: 72781547						
	2305 Pennington Dr, #2305	Condo/Townhouse/Apt. 2/2	1,121	–	2021	2/2/2021	\$483,010	\$431
<p>NEWPHASE RELEASE - READY SUMMER 2021!! This single-level 2 BD/2BA w/Den home features an open eat-in quartz kitchen, large living room with slider to private balcony, separate den/office, spacious master suite w/walk-in closet, laundry room with full sized side by side washer & dryer and hardwood flooring. Perfect location to Walpole Center, library, and some fantastic restaurants. Close access to Rte 95 and Rte 1 and Commuter Rail. Leave traditional homeownership headaches behind! Zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								






Pending: 10

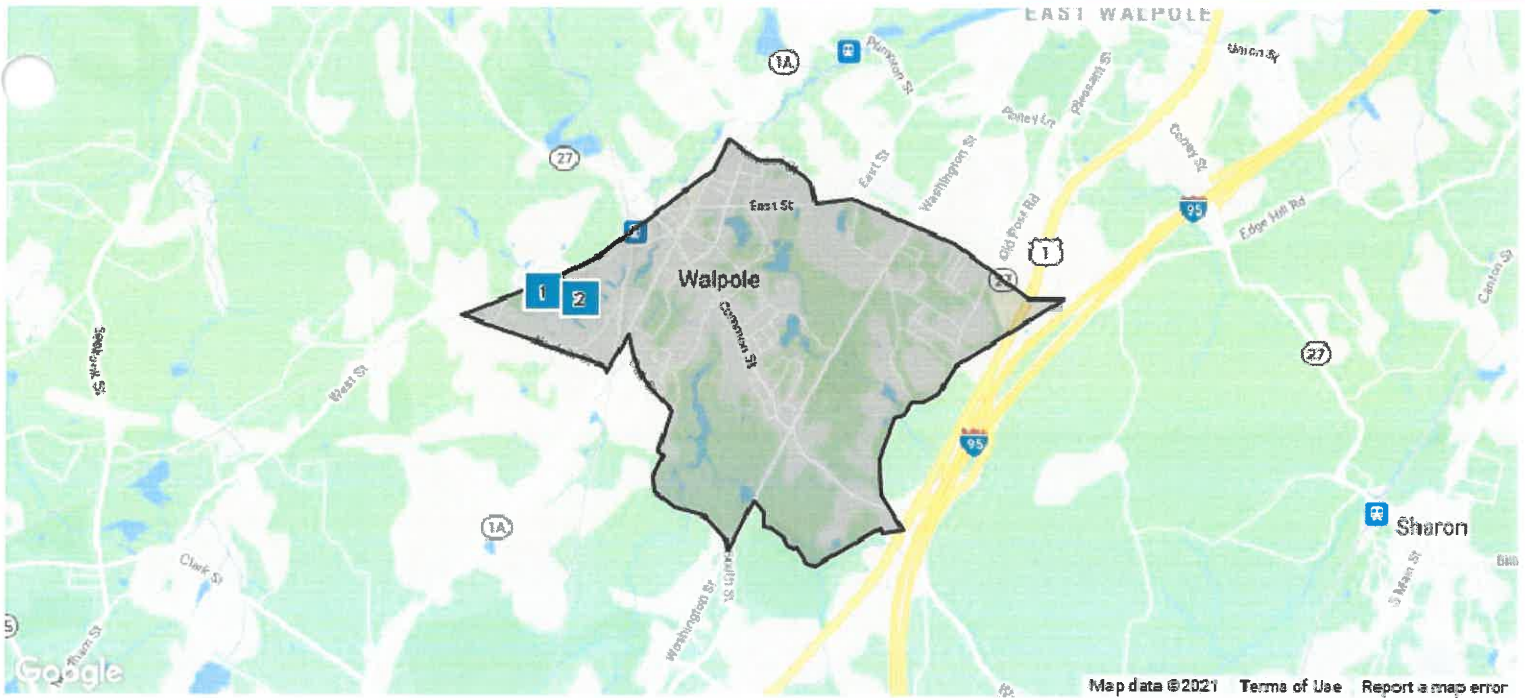
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending <i>MLS ID: 72808238</i></p> <p>2412 Pennington Dr, #2412 Condo/Townhouse/Apt. 2/2 1,470 - 4/3/2021 \$613,035 4/6/2021 \$417</p> <p>NEW PHASE RELEASE - READY SUMMER 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants-shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								
 <p>2 Pending <i>MLS ID: 72799904</i></p> <p>2406 Pennington Dr, #2406 Condo/Townhouse/Apt. 2/2 1,470 - 3/17/2021 \$606,820 3/19/2021 \$413</p> <p>NEW PHASE RELEASE - READY SUMMER 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants-shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								

Pending: 10 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3	3	2,494	—	4/7/2021	\$589,000	4/16/2021	\$236
<p>3 Pending <i>MLS ID: 72809861</i></p> <p>267 Plimpton St, #267 Condo/Townhouse/Apt. 3/3</p> <p>Come check out this beautiful townhouse that feels like a single family home! First floor boasts an open floor plan, with gleaming hardwood floors, a large living room with a corner gas fireplace, a generous kitchen/dining combo, with french doors to a private deck and a huge, level, fenced-in backyard. There also is a walk-in pantry and 1/2 bath, plus interior access to a one car garage. Head upstairs to three well proportioned bedrooms: the master suite has a big walk-in closet and a stunning bathroom, while the other two bedrooms share a full bathroom. Not to be missed is the third floor, which is perfect for a home office (or two), a play room, or an extra bedroom. Rounding out this wonderful home is the full basement, with laundry, a potential workout area/kids' space, and plenty of storage. A short stroll to the commuter rail to Boston and the busline at the end of the street, as well as Edean Trail, make this house the perfect location. First showings begin this weekend!</p> <p><i>Listing Courtesy of Deland Real Estate, LLC</i></p>								
	4	2/3	1,876	—	2/23/2021	\$565,000	3/15/2021	\$301
<p>4 Pending <i>MLS ID: 72788755</i></p> <p>10 Tilton Ct, #10 Condo/Townhouse/Apt. 2/3</p> <p>OPEN HOUSE CANCELLED View this sprawling newer (6 years young) condo located at the end of the cul-de-sac in a quaint with 16 unit complex. The spacious floor plan will delight you. Enter into your new home with a half bath on lower level, breakfast nook and kitchen with upgraded cabinets from floor to ceiling! The kitchen countertop is a beautiful quartz with a peninsula and gas cooking & outside vented hood!! Open floor plan means you'll have the dining area off the kitchen which goes out onto your deck thru slider doors. The big, open living room has soaring ceilings. All hardwood flooring throughout the 2 levels of living area. The two bedrooms are spacious enough to accommodate king sized beds! The master bathroom is a tiled walk-in shower with upgraded cabinetry/closet. Basement has high ceilings & full sized window for an additional 900 sq. ft. of living area or cold storage. PETS ALLOWED! There is a dog walking area at end of cul-de-sac.</p> <p><i>Listing Courtesy of Coldwell Banker Realty - Franklin</i></p>								
	5	2/2	1,470	—	1/31/2021	\$548,225	2/10/2021	\$373
<p>5 Pending <i>MLS ID: 72783303</i></p> <p>2306 Pennington Dr, #2306 Condo/Townhouse/Apt. 2/2</p> <p>NEW PHASE RELEASE - READY SUMMER 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & deeded garage parking!! Great location close to Walpole Center, parks, restaurants—shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								
	6	2/2	1,470	—	4/2/2021	\$544,950	4/8/2021	\$371
<p>6 Pending <i>MLS ID: 72808067</i></p> <p>2201 Pennington Dr, #2201 Condo/Townhouse/Apt. 2/2</p> <p>NEW PHASE RELEASE - READY SUMMER 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants—shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								
	7	2/2	1,470	—	2/26/2021	\$525,130	3/1/2021	\$357
<p>7 Pending <i>MLS ID: 72790570</i></p> <p>2101 Pennington Dr, #2101 Condo/Townhouse/Apt. 2/2</p> <p>NEW PHASE RELEASE - READY SUMMER 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants—shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	8	⊙ Pending	MLS ID: 72779469					
	2311 Pennington Dr, #2311	Condo/Townhouse/Apt. 2/2	1,325	-	1/27/2021	\$519,640	2/4/2021	\$392
<p>NEW PHASE RELEASE - Ready for Move-In Summer 2021!! This 1,325 SF single level 2-bedroom home features an open eat-in quartz kitchen, formal dining room, large living room w/private balcony overlooking trees, spacious master suite two walk-in closets and full bath with walk-in shower, laundry room with full sized side by side washer & dryer, hardwood flooring, Secure elevator building! Quaint community in walking distance to downtown and commuter rail. Close to all major highways, recreation & more! Zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								
	9	⊙ Pending	MLS ID: 72736788					
	2106 Pennington Dr, #2106	Condo/Townhouse/Apt. 2/2	1,470	-	10/2/2020	\$499,515	3/3/2021	\$340
<p>NEW PHASE RELEASE - READY SPRING 2021!!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open kitchen with island, large living room w/private balcony. Open plan includes a flex/dining area, spacious master suite with triple windows, w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer. Great location close to Walpole Center, parks, restaurants-shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Listing Courtesy of Pulte Homes of New England</i></p>								
	10	⊙ Pending	MLS ID: 72796084					
	121 Clear Pond Dr, #121	Condo/Townhouse/Apt. 3/2	2,015	-	3/10/2021	\$499,000	3/29/2021	\$248
<p>Easy living awaits you at this spacious townhome with first floor primary suite! Light and bright throughout, with large windows and high ceilings, this home offers both convenience and elegance. Your living room, with cathedral ceiling and gas fireplace, opens into your dining room, a perfect set up for entertaining. The large kitchen has a beautiful dining area surrounded by windows overlooking your private backyard. Your grand, first floor primary suite offers a cathedral ceiling, walk-in closet and en-suite bathroom. Also included on the first level are your 2nd bedroom, full guest bathroom, den/office, and laundry. Upstairs you'll find a 3rd bedroom and an enormous attic storage space. You have additional storage as well in your oversized one car garage. The community of Swan Pond offers clubhouse, pool and tennis. Showings begin at first Open House Saturday 3/13, 12:30-2:30.</p> <p><i>Listing Courtesy of Compass</i></p>								



Closed: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>1 Closed <i>MLS ID: 72783768</i></p> <p>27 Pintail Rd, #27</p> <p>This beautiful and spacious town home is located in the very convenient Swan Pond Community. This home has a versatile floor plan that is sure to please. Features TWO master bedrooms, one located on each floor, both suites have their own private bath. The first floor also has an additional bedroom or office. There is a large finished bonus room that can be used as an office, bedroom or a home school room. Ample storage in the 32 X 15 walk in attic space. The floor plans allow for so many uses; this home truly fits the new normal. Enjoy the comfort of a large town house with a private, newly fenced backyard with a new granite paver patio & built in gas grill piped into the house. Great for entertaining on those summer nights. Great location close to downtown Walpole, commuter rail to Boston or Foxboro. Too many updates to mention; email me for list. NO SHOWINGS TIL OPEN HOUSE SAT. 3/6 12:00-1:30 & SUN. 3/7 11:00-12:30. NO APPOINTMENT REQUIRED. BEST & FINAL OFFERS DUE BY 3/8 @ 12</p> <p><i>Courtesy of Century 21 North East</i></p>	Condo/Townhouse/Apt.	3/3	2,600	—	1998	4/12/2021	\$553,000	\$213
 <p>2 Closed <i>MLS ID: —</i></p> <p>40 Pelican Dr</p>	Condo/Townhouse/Apt.	3/3	2,339	—	1997	3/1/2021	—	\$231
 <p>3 Closed <i>MLS ID: 72772406</i></p> <p>1207 Pennington Dr, #207</p> <p>NEW CONSTRUCTION!! Ready to make the move to a simpler lifestyle? This 1,470 SF, single-level, 2 Bed/2 bath home features an open eat-in quartz kitchen, large living room w/private balcony & beautiful wooded views. Also includes a flex/dining area, spacious master suite w/walk-in closet, full bath with walk-in shower, guest bedroom and full bath. In-unit washer & dryer, hardwood flooring, & 2 deeded garage parking spaces! Great location close to Walpole Center, parks, restaurants—shopping & Commuter Rail nearby! This is a zoned 55+ community.</p> <p><i>Courtesy of Pulte Homes of New England</i></p>	Condo/Townhouse/Apt.	2/2	1,470	—	2020	2/25/2021	\$525,000	\$357

Closed: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	4	Closed	MLS ID: 72755885					
	1410 Pennington Dr, #1410	Condo/Townhouse/Apt. 2/2	1,325	-	2020	1/21/2021	\$513,000	\$387
<p>This 1,325 SF single level top floor 2 bedroom home features an open eat-in granite kitchen, formal dining room, large living room w/private balcony overlooking trees, spacious master suite two walk-in closets and full bath with walk-in shower, laundry room with full sized side by side washer & dryer, hardwood flooring, Deeded Garage Parking, elevator access! Quaint community walking distance to downtown and commuter rail. Close to all major highways, recreation & more! Zoned 55+ community.</p> <p><i>Courtesy of Pulte Homes of New England</i></p>								
	5	Closed	MLS ID: 72725454					
	1411 Pennington Dr, #1411	Condo/Townhouse/Apt. 2/2	1,325	-	2020	1/26/2021	\$511,000	\$386
<p>JUST REDUCED BY \$10K! This Home is Move-In Ready! This 1,325 SF single level top floor 2 bedroom home features an open eat-in granite kitchen, formal dining room, large living room w/private balcony overlooking trees, spacious master suite two walk-in closets and full bath with walk-in shower, laundry room with full sized side by side washer & dryer, hardwood flooring, Deeded Garage Parking, elevator access! Quaint community walking distance to downtown and commuter rail. Close to all major highways, recreation & more! Zoned 55+ community.</p> <p><i>Courtesy of Pulte Homes of New England</i></p>								

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- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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- **School data and reviews** from Niche.
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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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