

**Proposal**  
**Redevelopment of 4 Beech Street, Gardiner, Maine**  
**D J Management, LLC**  
**March 12, 2007**

Developments to be made:

- ◆ Remove accumulated debris from inside of house (estim. time frame 2 mos.)
- ◆ Remove accumulated debris from outside of house (estim. time frame 2 mos.)
- ◆ Restore/repair electrical wiring (estim. time frame 4 mos.)
- ◆ Restore/repair heating system (estim. time frame 4 mos.)
- ◆ Replace roof (estim. time frame 2 mos.)
- ◆ Restore/replace plumbing system
- ◆ Restore/repair interior walls, flooring, ceilings, trim work, cabinetry
- ◆ Outside landscaping work
- ◆ Utilize the set up of the property as a two-unit duplex
- ◆ Replace all windows (estim. time frame 2 mos.)
- ◆ Re-side the exterior with vinyl siding (estim. time frame 2 mos.)

Anticipated use of the property upon completion:

- ◆ A two-unit home to be retained by D J Management and rented, or to be place on the market for sale.

Estimated value of project upon completion:

- ◆ \$160,000-170,000.00

Benefits to the City of Gardiner upon completion of project:

- ◆ Create annual property tax revenues in the \$2,500 range depending upon value at project completion
- ◆ Improve value of surrounding homes
- ◆ Improve neighborhood desirability
- ◆ Removal of potentially dangerous conditions currently existing on the property

Estimated time-frame for projection completion:

- ◆ one year

History of projects by D J Management and its principals, Doug Webb and Jim McMaster:

- ◆ In January of 2006, purchased 60 Marsten Road. That doublewide was repaired and restored to move-in condition and the lot was split. A new doublewide has

been placed upon the vacant lot and is currently for sale. This project created additional revenues to the City of Gardiner in the form of new property taxes due to the creation of a new taxable house lot now known as 59 Marsten Road.

- ◆ In June of 2006, purchased \_\_\_\_\_ Marsten Road which had located on it a singlewide trailer which had been burned and was not habitable. The lot was landscaped, the burned trailer demolished and removed and the lot was then sold in July of 2006 to purchasers who placed a new mobile home on the lot. This created revenues for the City of Gardiner in the form of increased property taxes due to the increased value of the property upon completion. This also significantly improved the marketability and value of the neighborhood.
- ◆ In September of 2004 purchased 122 Brunswick Avenue. This was a vacant lot. A three-bedroom home was constructed on the property, landscaping was completed and the property was then sold in early 2005. This created revenues for the City of Gardiner in the form of increased property taxes due to the increased value of the property upon completion.
- ◆ In November of 2002 purchased 40 Liberty Street. This was a delapidated home which was uninhabitable. The foundation was failing and although it had been occupied up until the time of purchase, there was no functioning plumbing, there was an open exposed area where a roof had completely failed and there had been no running water in the home for more than five years. The property was completely cleaned out, restored, repaired and landscaped and was sold in May of 2003. This created new revenues for the City of Gardiner in the form of increased property taxes due to the increased value of the property upon completion. This also significantly improved the marketability and value of the neighborhood.
- ◆ In August of 2001 purchased 14 Willow Street. This was a single-family home which had lacked maintenance and upkeep for many years. The property was completely landscaped, repaired and restored to a four bedroom, two bathroom home and was sold in December of 2001. This created revenues for the City of Gardiner in the form of increased property taxes due to the increased value of the property upon completion. This also improved the marketability and the value of the neighborhood.

Additional information to consider:

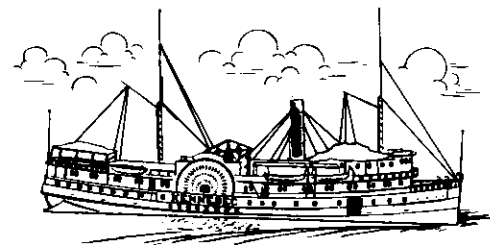
- ◆ Both Jim and Doug are self-employed allowing them to devote adequate time and attention to each project undertaken.
- ◆ Jim has been a flooring installer having over 24 years of experience in the field of home construction and remodeling.
- ◆ Doug has currently obtained his license as a Real Estate Appraiser adding knowledge and expertise in the areas of marketability, salability and profitability of real estate.
- ◆ Both have extensive contacts and business relationships with contractors and sub-contractors from electricians to plumbers to carpenters in the area.
- ◆ D J Management has obtained pre-approval for the financing of this project, and a copy of a Letter of Financial Capacity from Gardiner Savings Institution, FSB is attached hereto.

**This proposal is submitted in accordance with the February 15, 2007 Request for Proposals for Redevelopment/Reuse of property at 4 Beech Street and complies with conditions and stipulations that are a part of that request. The representations made in this proposal are valid until April 13, 2007.**

**The City of Gardiner shall be held harmless for any material or condition found on the property.**

**Due to the extensive clean up and major renovations needed, D J Management is offering \$0.00 for the property.**

**In the event that D J Management is unable to obtain title insurance for the property, this Proposal shall be deemed withdrawn.**



# Gardiner Savings INSTITUTION, FSB

190 WATER STREET • P.O. BOX 190 • GARDINER, MAINE 04345 • TEL. (207) 582-5550

March 8, 2007

DJ Management LLC  
44 Webb Rd.  
Pittston ME 04345

Re: Letter of Financial Capacity

To Whom It May Concern:

This is to assure you that the above named DJ Management LLC has the Financial Capacity to complete a rehabilitation of the property on 4 Beech St. Gardiner. DJ Management has always paid it's obligations with Gardiner Savings Institution FSB as agreed.

Please call me directly ( 207-582-5550 ext. 2202) if more assurance is required.

Sincerely



Randall J. Clark Sr. VP