VILLEBRIDGE

Real Estate Development

Development Experience

presented to

MHP

Background: Broad Product Experience

1. Cohasset

2. Assembly Row

3. Somerville

4. Natick

5. Marlborough

6. Quincy

7. Hingham Shipyard

8. Hopkinton

9. Needham

10. Medford

11. Framingham

12. Marshfield

13. Weston

14. Medford

Development	# of Apts.	Product Total Cost	Permit Type	Status
1. Cohasset	220	Low-Rise	40B	Stabilized
2. Assembly Row	195	Mixed-Use	SP	Stabilized
3. Somerville	250	Mixed-Use	SP	Stabilized
4. Natick	407	Mid-Rise	40B	Stabilized
5. Marlborough	350	Mid-Rise	SP	Stabilized

Development	# of Apts.	Product Total Cost	Permit Type	Status
6. Quincy	395	Podium MR	SP	Stabilized
7. Hingham Shipyard	190	Podium MR	40B	Stabilized
8. Hopkinton	280	Low-Rise	40B	Stabilized
9. Needham	136	Podium MR	40B	Stabilized
10. Medford	297	Mid-Rise	SP	Stabilized

Development	# of Apts.	Product Total Cost	Permit Type	Status
11. Framingham	270	Podium MR	SP	Stabilized
12. Marshfield	248	Low-Rise	40B	Stabilized
13. Weston	180	Low-Rise	40B	Permitting
14. Medford	380	Podium MR	40B	Permitting
TOTAL	**3,798**	**$1.13 billion**		**Full Life Cycle**

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Sponsor Background

Greater Boston Experience

- 14 developments
- 3,800 apartments
- 100,000 sq. ft. of retail space
- $1.1 billion total project cost

Product Types

- Mixed-use (residential over retail)
- Podium
- Mid-rise (up to 11 stories)
- Garden low-rise (2 & 3 stories)

Villebridge

- Founded in 2020

Prior Experience

- Mill Creek Residential – Boston
  - Lead Partner
- AvalonBay Communities – Boston
  - Development Executive

Education

- Columbia Business School

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40B Experience

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Marshfield

SUMMARY

- Apartments: 248
- Land, acres: 21
- Approval: 40B
- Completed: 2021
- On-Site Wastewater Treatment Plant (WWTP)

SERVICES

- Design
- Permitting
- Capitalization

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Hopkinton

SUMMARY

- Apartments: 280
- Land, acres: 36
- Approval: 40B
- Completed: 2018
- On-Site Wastewater Treatment Plant (WWTP)

SERVICES

- Owner's Representation
- Disposition
- Reporting

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Cohasset

SUMMARY

- Apartments: 220
- Land, acres: 43
- Approval: 40B
- Completed: 2012
- On-Site Wastewater Treatment Plant (WWTP)

SERVICES

- Owner's Representation
- Reporting

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Weston

SUMMARY

- Apartments: 180
- Land, acres: 61
- Approval: 40B
- Status: Pre-Con
- On-Site Wastewater Treatment Plant (WWTP)

SERVICES

- Design
- Permitting
- Capitalization

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Needham

SUMMARY

- Apartments: 136
- Land, acres: 6
- Approval: 40B
- Completed: 2019

SERVICES

- Owner's Representation
- Reporting
- Disposition

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Natick

SUMMARY

- Apartments: 407
- Land, acres: 5
- Approval: 40B
- Completed: 2012

SERVICES

- Amend Design
- Amend Permitting
- Owner's Representation

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Hingham

SUMMARY

- Apartments: 190
- Land, acres: 4
- Approval: 40B
- Completed: 2018

SERVICES

- Design
- Permitting
- Reporting

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