

Real Estate Development Experience:

Chebacco Hill Capital Partners, LLC is a project-specific LLC under the umbrella of the Regional Development team Restoration Capital.

Restoration Capital has 13+ years of experience in developing age-restricted condominiums in the metro Boston area and, most recently, southern Maine.

In 2010, RC purchased a non-performing Acquisition Development and Construction (ADC) loan together with an associated non-performing Line of Credit (LOC) from Digital Federal Credit Union targeted to build an age-restricted community in Gloucester, MA.

Since then, Restoration Capital (<https://restorationcapital.net/>) has developed six communities and earned a reputation as a high-quality developer in the metropolitan Boston area. These six communities are either completed or are currently under some level of development. The Village at Chebacco Hill would be the seventh real estate community development. The communities are:

The Village at West Gloucester (Gloucester, MA; 34 age restricted units; project complete)
www.thevillageatwestgloucester.com

The Village at Magnolia Shores (Gloucester, MA; 45 age-targeted units; project complete)
www.thevillageatmagnoliashores.com

Hatter's Point Condominiums (Amesbury, MA; 45 age-restricted units; project complete) with payment in lieu of affordable unit contribution in the amount of \$ 30,000 made to local affordable housing authority. www.hatterspointcondos.com

The Village at Canter Brook Farm (Hamilton, MA; 23 age-restricted units; project complete) with payment in lieu of affordable units contribution in the amount of \$435,000 made to the local affordable housing authority. [About \(villageatcanterbrookfarm.com\)](http://About(villageatcanterbrookfarm.com))

The Village at Shepley Hill (Groton, MA; 26 age-restricted units; currently under construction) with voluntary payment in lieu contribution in the amount of \$150,000 made to local affordable housing authority. www.villageatshepleyhill.com

The Enclave at South Portland (South Portland, ME; 34 age-restricted units, currently under construction) website TBD

The Village at Chebacco Hill (Hamilton, MA; 59 units; Subject property-currently in permitting process) consists of 15 +55 affordable units and 44 market-rate units, website TBD

Principals

Our management team consists of three seasoned real estate development executives: Larry Smith, Managing Director (www.restorationcapital.net/team/developer); Julia Dickinson, Corporate Controller (www.restorationcapital.net/team/corporate-controller) and Tom Schlosser, Vice President of Construction (www.restorationcapital.net/team/vice-president-of-construction).