



## **Developer Experience**

As Managing Member, I retain operating control of Green View Realty, LLC and have acquired a contract to purchase the 52.9 acre subject property. The project has received a certificate of eligibility under MA DHCD Affordable Housing. An application for Comprehensive Permit is pending a decision by the MA Housing Appeals Committee.

I have managed the project from inception, recruited a development team including the selection of legal, engineering, architectural, marketing, financing and accounting firms and have secured private financing sources for the initial milestones of the project.

Prior development experience includes the acquisition, financing, development and marketing of a 39 unit condominium development in Oxford Massachusetts. I was able to recruit the developer/builder and coordinate the site acquisition and financing for this project and to assist in successfully marketing the project to its completion.

As President of Baystate Investment Advisors, Inc I have 24 years experience in raising equity capital for Real Estate development or redevelopment projects located through out the United States. I have done this as a securities specialist and have raised alone or with others in excess of 100 Million dollars in equity for various Real Estate development projects. Additionally I have structured and raised equity capital for several private placement real estate development projects which includes a low income housing project in Athol MA.

I have brokered mortgage debt issued by banks as well as equity capital for several real estate development projects in Florida and Massachusetts.

As a residential real estate mortgage broker, I have substantial experience in providing real estate financing for purchase money mortgages including FHA , VA Financing and affordable alternatives for residential Real Estate purchasers.

As a Realtor I have acquired 15 years experience in the marketing and sales of residential real property and am currently employed by ERA Key Realty Associates as a Realtor™.