

Photo Gallery Illustrating Village-Type Developments



Duplex Infill Housing, Arlington, MA



An Alley Converted to a Pedestrian Court, Adams, MA



Discount Shopping Mini-Mall in Manchester Center, VT



Gift Shop with Flower Garden in Woodstock, VT

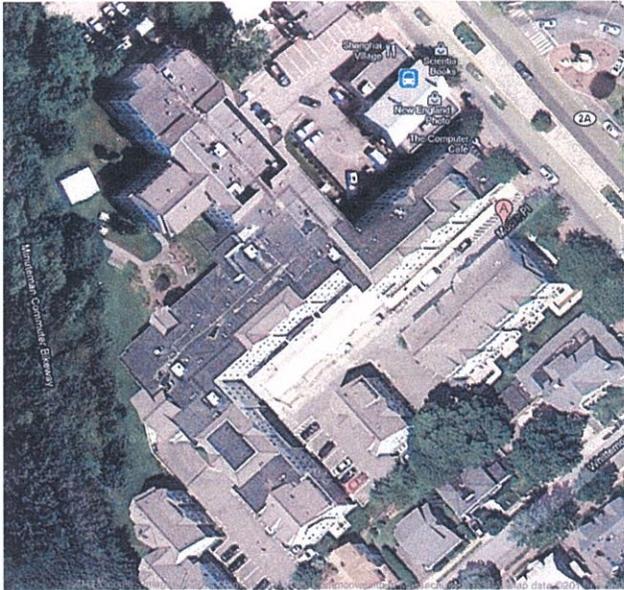


Outdoor Concert in Village Center, Stratton, VT



Outdoor Seating Area/Cafe in Arlington Center, MA

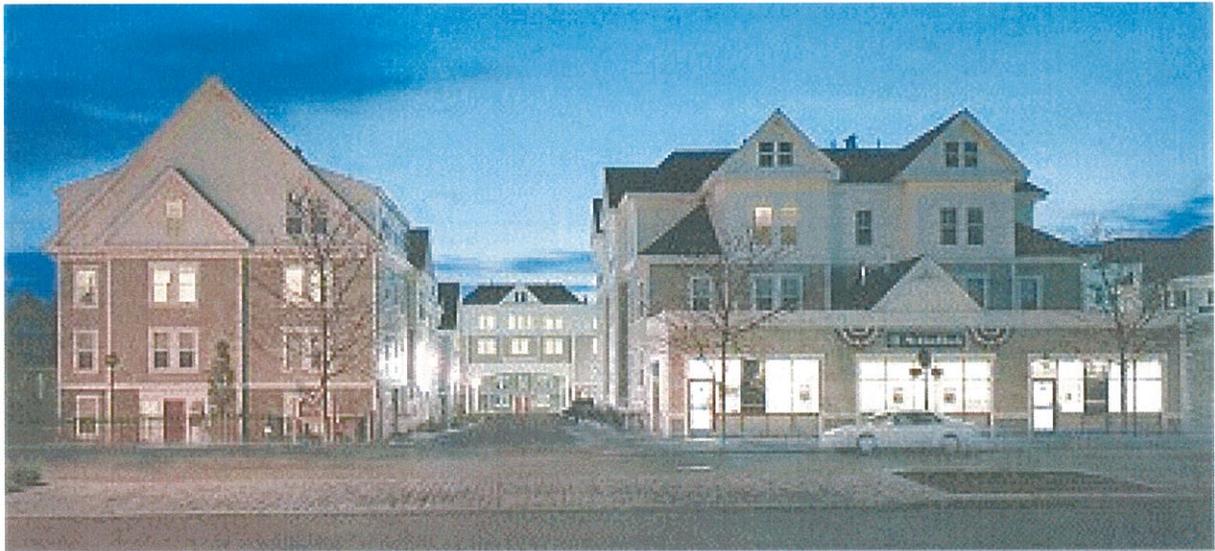
PROJECT: The Legacy, a 134 rental unit project in 4 buildings in Arlington MA
ACREAGE and DENSITY: 2.75 acres, 49 dwelling units per acre
LOCATION: Directly in Arlington Center, between the Minuteman Bikepath and Massachusetts Ave.
YEAR BUILT: 2000
DEVELOPER: Diversified Funding Inc./Mirak Management Co.
OWNER: Mirak-Bendetson Development , LLC
APARTMENT UNIT PRICES: From \$1,500/mo. for a 1 bedroom unit (773 to 939 sq. ft.)
 From \$1,850/mo. for a 2 bedroom unit (1,061 to 1,744 Sq. ft.)
ASSESSED VALUE (2011) \$23,237,200
ESTIMATED PROPERTY TAXES \$288,400



Legacy Apartments Aerial View



Legacy Apartments Ground Rear View



Legacy Apartments Ground Front View

PROJECT DESCRIPTION SHEET

PROJECT: Russell Place, a 40 unit, 11 building condominium project in Arlington MA
 ACREAGE and DENSITY: 4.5 acres, 9 dwelling units per acre
 LOCATION: On the edge of Arlington Center, between the Minuteman Bikepath and town- and church-owned recreational playfields
 YEARS BUILT: 2002 - 2004
 DEVELOPER: Collins Development
 CONDO UNIT PRICES: \$350,000 to \$600,000
 ASSESSED VALUE (2011) \$15,824,800 (average per unit = \$395,620)
 ESTIMATED PROPERTY TAXES \$196,386 (average per unit = \$4,910)

There are a variety of floorplans available in units at Russell Place. Large three-level townhouses have garage bays underneath with additional driveway spaces, some units are primarily on one level with loft-style rooms above, other flats have finished lower level space. Features available in some units include fireplaces, skylights, cathedral ceilings, and decks or porches. The units have central air conditioning and varying levels of finishes in the kitchens. Some have hardwood floors throughout, others have a combination of wood floors and carpet.

Information about recent sales at Russell Place follows. Data includes asking price, sale price, original price when the unit was first sold, and date of sale. Garage parking is noted by a "G" and a plus sign indicates that there is additional driveway parking.

#	Style	sq.ft.	Rm	Br	Ba	Pkg	Ask \$	Sold \$	Orig. \$	Date
44	2Lvl	1226	4	1	2.5	1	425,000	420,000	349,900	06/05
28	2Lvl	1236	4	2	2.5	1	449,900	449,900	359,675	07/05
2	TH	2285	6	3	2.5	2G+	649,000	637,500	601,850	10/05
14	TH	2092	6	3	2.5	2G+	639,900	610,000	600,250	03/06
10	Flat	987*	6	2	2	2	479,000	475,000	422,500	03/06
29	Flat	987	5	2	2	1	429,000	415,000	392,725	10/06
5	Flat	1198**	3	1	2.5	2	409,900	391,000	368,615	11/06
13	Flat	1267**	4	1	2.5	1	359,000	350,000	369,900	11/06
23	TH	2077	6	3	2.5	2	539,000	513,800	428,525	04/08
35	TH	1921	5	2	2.5	2	519,000	530,000	404,175	06/08

* Not including finished lower level ** Includes finished lower level

Ground View of Russell Place



Aerial View of Russell Place



