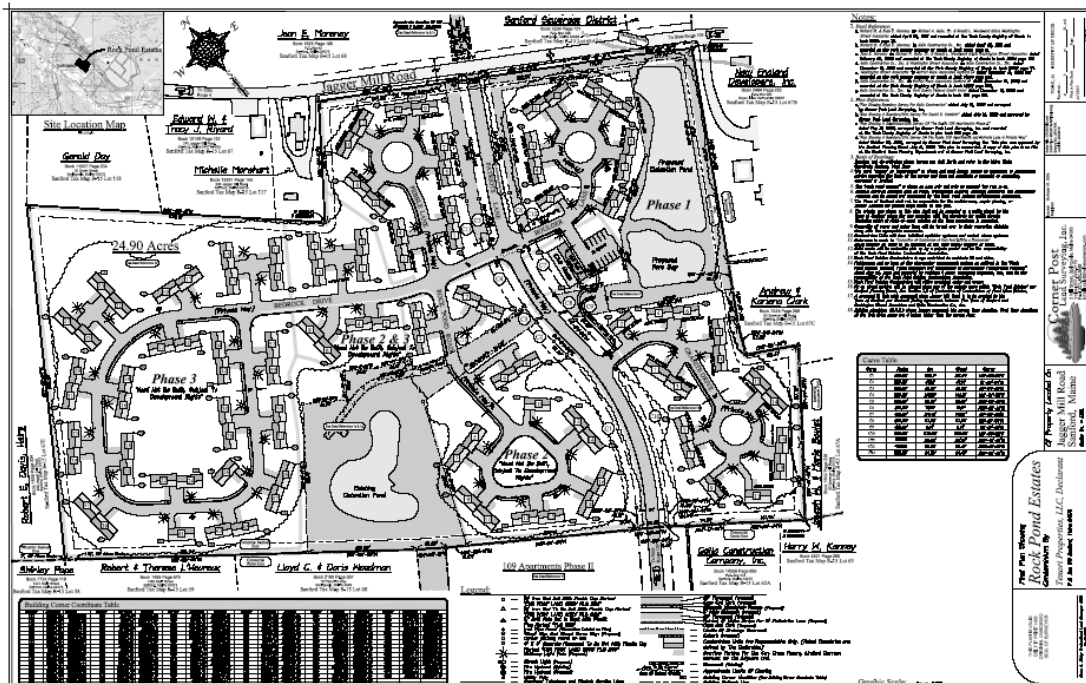




100 Site (Age Restricted) Condominium Development Opportunity
Rock Pond Estates, Sanford, Maine



The information in this summary has been provided by our client, the property owner, and other sources deemed reliable. While the client believes that such information is accurate, such accuracy is not guaranteed nor should the information be deemed complete. Statements contained in this presentation, which cover matters of opinion, whether or not so, identified, are that only. Investcomm Commercial Group regarding suitability to a particular purchaser's intended use, condition of the property or zoning issues, makes no representations.

Information presented is intended to be used only as an initial guide in evaluating this real estate investment opportunity. Assumptions relative to such elements of investment analysis as conditions of financing, rates of appreciation of the investment and changes in operating income are for illustrative purposes only. Purchasers should perform their own review of the investment opportunity to determine its suitability.

Investcomm Commercial Group has not verified information in this presentation and no warranties are expressed or implied by Investcomm Commercial Group relative to this investment.

Unless otherwise agreed by the parties, Investcomm is acting as an agent of the property owner in this transaction.



100 Site (Age Restricted) Condominium Development, Rock Pond Estates, Sanford, Maine

Investcomm Commercial Group is offering a 100 site approved condominium development (age restricted, 55 years and older) for sale in Sanford, Maine. The site is located between Route 109 and Jagger Mill Road on Patriots Lane.

100 Condominium Sites at Rock Pond Estates:

2 Model Units Constructed

--1 Two Bedroom Ranch

--1 One Bedroom Cape, with upstairs room

2 Unfinished Units Constructed

--1 Bedroom Ranch, foundation, roof, studs only

--1 Bedroom Cape, foundation, dormered roof, studs only

37 Partially Improved Sites

59 Unimproved Sites, Permitted and Approved

Development History:

In order to meet the demographic needs of York County's aging population, Rock Pond Estates was conceived, zoned, and approved as a senior condominium development by the Gallo Construction Company. A medical clinic with seven exam rooms and six dental chairs is situated a few hundred yards away on Patriots Lane. The town plows Patriots Lane and runs a municipally funded bus service.

Permits/Documents:

Detailed Site Plans

Engineered Drawings for Underground Improvements

Traffic Movement Permit Application

Site Location Application to the Department of Environmental Protection

Warranty Deeds

Legal Condominium Documents

Town Zoning

Town Permits

Town of Sanford, York County:

Sanford's full time population was 20,734 residents in the year 2000. Sanford has a median income of \$35,602 dollars, is located in the fastest growing county in the state, and enjoys less than 4% unemployment. The town is bordered by Wells, Arundel, Lyman, Alfred, Shapleigh, Acton, Lebanon, and North Berwick.

The Maine State Housing Authority ranks Sanford as a "very high" need market for senior housing. The average age of the head householder in York County was 52.9 years old in 2006.

Sale Price: \$3,590,000

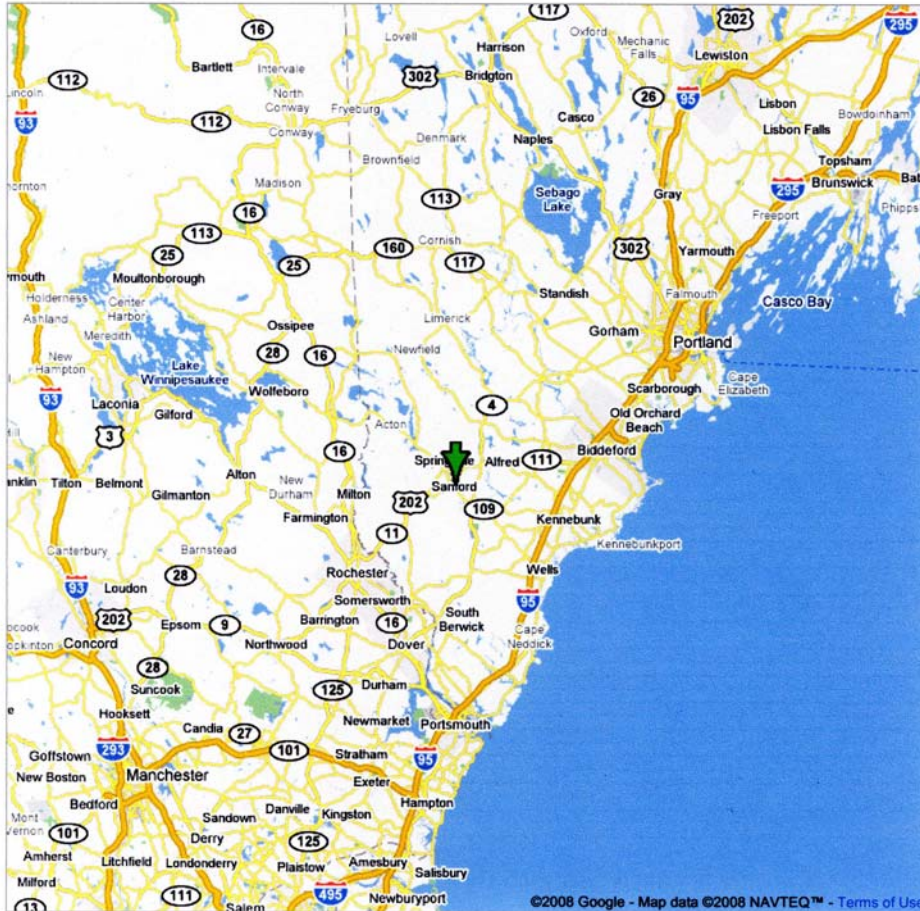
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Address **Sanford, ME**

Notes Patriots Lane is locate between Route 109 and Jagger Mill Road, Sanford, ME



<http://maps.google.com/maps?f=q&hl=en&geocode=&q=sanford&sl=43.408539,-70.732...> 3/14/2008

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