

OFFERING MEMORANDUM

HOLLIS APARTMENT PORTFOLIO, HOLLIS, ME



CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos Company. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time

with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The Boulos Company. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or The Boulos Company.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to The Boulos Company.

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INVESTMENT CONTACT

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EXECUTIVE SUMMARY

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The Boulos Company is pleased to present the exclusive sale of a 6-property, 12-building, 63-unit multifamily portfolio in Hollis, ME. Located approximately 20–25 minutes from downtown Portland and 15-minutes from the I 95 corridor in Saco/Biddeford. The properties are surrounded by single-family neighborhoods, rolling countryside, and nearby riverfront and outdoor amenities, providing residents with a quiet residential setting while remaining commutable to regional employment centers. With strong demand for quality rental housing in York County and limited new multifamily construction, the portfolio offers durable occupancy, potential to push rents through light value-add, and long-term appreciation driven by continued in-migration to southern Maine.

\$10,650,000
(7.63% cap rate)

UNIT DESCRIPTIONS

- The portfolio comprises (2) 1-bedroom, (60) 2-bedroom, and (1) 3-bedroom townhouse-style units, offering a highly functional, family-oriented unit mix well aligned with the Southern ME renter profile
- Highly uniform townhouse design reduces operational complexity (standardized finishes, mechanicals, and unit layouts). *Current management willing to stay on
- Attractive basis in a supply-constrained York County rental market with solid household incomes and limited competing rental stock
- 85% to 90% of the units have been rehabbed with new kitchens, flooring, paint, carpeting, etc., while all the properties feature newer metal roofs (2022) and pavement among other CapEx items.



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FINANCIAL ANALYSIS

RENT ROLL CURRENT/NOTICE/VACANT TENANTS

CLARK'S MILLS

UNIT	UNIT SF	ACTUAL RENT	TENANT DEPOSIT	MOVE IN	LEASE EXPIRATION
1	700 sf	\$1,000.00	\$99.00	06/01/2018	
2	700 sf	\$1,800.00	\$3,600.00	03/01/2025	02/28/2026
3	700 sf	\$0.00	\$0.00		
4	700 sf	\$1,650.00	\$1,275.00	05/01/2008	
5	700 sf	\$1,800.00	\$1,800.00	05/01/2024	
6	700 sf	\$1,400.00	\$850.00	07/01/2016	
7	700 sf	\$1,600.00	\$2,250.00	10/01/2020	
8	700 sf	\$1,700.00	\$1,700.00	02/01/2026	01/31/2027
9	700 sf	\$1,650.00	\$1,225.00	12/01/2020	
10	700 sf	\$1,600.00	\$1,500.00	12/01/2023	
11	700 sf	\$1,700.00	\$1,700.00	03/01/2026	02/28/2027
12	700 sf	\$1,300.00	\$1,075.00	12/10/2017	
13	700 sf	\$1,700.00	\$1,700.00	10/03/2025	09/30/2026
14	700 sf	\$1,800.00	\$1,800.00	04/01/2026	03/31/2027
15	700 sf	\$1,600.00	\$1,300.00	09/01/2022	
16	700 sf	\$1,250.00	\$650.00	11/01/2003	
17	700 sf	\$1,600.00	\$1,600.00	11/15/2023	
Total	11,900 sf	\$25,150.00	\$24,124.00		

HILL TOP

UNIT	UNIT SF	ACTUAL RENT	TENANT DEPOSIT	MOVE IN	LEASE EXPIRATION
1	700 sf	\$1,700.00	\$1,500.00	12/15/2023	
2	700 sf	\$1,800.00	\$1,800.00	01/01/2025	
3	700 sf	\$1,700.00	\$1,700.00	02/17/2024	
4	700 sf	\$1,453.00	\$1,175.00	10/31/2022	
5	700 sf	\$1,600.00	\$1,500.00	11/01/2023	
6	700 sf	\$1,800.00	\$1,050.00	10/01/2025	
7	700 sf	\$1,800.00	\$1,800.00	04/01/2025	03/31/2026
8	700 sf	\$1,600.00	\$600.00	07/01/2022	
9	700 sf	\$1,800.00	\$1,800.00	12/20/2025	12/31/2026
10	700 sf	\$1,400.00	\$1,125.00	10/05/2019	
11	700 sf	\$1,600.00	\$1,225.00	06/01/2022	
12	700 sf	\$1,650.00	\$1,600.00	12/08/2023	
Total	8,400 sf	\$19,903.00	\$16,875.00		

MUDDY BROOK

UNIT	UNIT SF	ACTUAL RENT	TENANT DEPOSIT	MOVE IN	LEASE EXPIRATION
1	920.00	\$1,700.00	\$1,700.00	01/01/2026	12/31/2026
2	920.00	\$1,500.00	\$1,500.00	08/15/2025	08/31/2026
3	920.00	\$1,800.00	\$1,800.00	07/14/2025	07/31/2026
4	700.00	\$1,260.00	\$1,200.00	06/01/2025	05/31/2026
5	700.00	\$1,350.00	\$1,150.00	06/11/2022	
6	920.00	\$1,425.00	\$1,350.00	12/01/2022	
7	920.00	\$2,700.00	\$0.00	04/15/2026	04/30/2027
Total	6,000.00	\$11,735.00	\$8,700.00		

RENT ROLL CURRENT/NOTICE/VACANT TENANTS

SACO RIVER

UNIT	UNIT SF	ACTUAL RENT	TENANT DEPOSIT	MOVE IN	LEASE EXPIRATION
1	700 sf	\$1,650.00	\$875.00	07/01/2018	
2	700 sf	\$1,800.00	\$1,850.00	07/01/2024	
3	700 sf	\$1,600.00	\$1,125.00	08/28/2019	
4	700 sf	\$1,725.00	\$1,725.00	07/01/2025	06/30/2026
5	700 sf	\$1,800.00	\$3,600.00	01/01/2026	12/31/2026
6	700 sf	\$1,700.00	\$1,525.00	03/01/2023	
7	700 sf	\$1,600.00	\$1,175.00	04/01/2021	
8	700 sf	\$1,800.00	\$1,800.00	02/03/2026	02/28/2027
9	700 sf	\$1,800.00	\$1,800.00	02/01/2026	01/31/2027
10	700 sf	\$1,800.00	\$1,800.00	04/01/2025	03/31/2026
11	700 sf	\$1,700.00	\$1,700.00	03/01/2024	
12	700 sf	\$1,800.00	\$1,200.00	09/01/2024	
13	700 sf	\$1,800.00	\$0.00	03/27/2026	03/31/2027
14	700 sf	\$1,700.00	\$0.00	04/07/2026	04/30/2027
Total	9,800 sf	\$24,275.00	\$20,175.00		

COUNTRYSIDE

UNIT	UNIT SF	ACTUAL RENT	TENANT DEPOSIT	MOVE IN	LEASE EXPIRATION
1	700 sf	\$1,650.00	\$1,500.00	01/07/2023	
2	700 sf	\$1,600.00	\$900.00	12/01/2018	
3	700 sf	\$1,800.00	\$1,800.00	09/01/2025	08/31/2026
4	700 sf	\$1,600.00	\$1,275.00	09/09/2017	
5	700 sf	\$1,800.00	\$0.00	03/03/2026	07/31/2026
6	700 sf	\$1,825.00	\$1,825.00	04/01/2026	03/31/2027
7	700 sf	\$1,800.00	\$1,800.00	11/03/2024	
8	700 sf	\$1,700.00	\$1,700.00	05/04/2024	
9	700 sf	\$1,800.00	\$1,800.00	03/25/2026	03/31/2027
10	700 sf	\$1,550.00	\$0.00	04/01/2023	
11	700 sf	\$1,800.00	\$5,400.00	10/05/2025	10/31/2026
12	700 sf	\$1,700.00	\$1,700.00	02/01/2025	01/31/2026
13	700 sf	\$1,700.00	\$1,500.00	12/17/2022	
Total	9,100 sf	\$22,325.00	\$21,200.00		

Occupancy Summary	Occ. Units	Vac. Units	Total Units	Occ %	Occ. SF	Vac. SF	Total SF	Phys. Occ.	Total In-Place	Avg. In-Place	Mrk Rent	GPR	Econ. Occ	In-Place +Vac GPR	Adj. Econ Occ
Clark's Mills	16	1	17	94%	11,200 sf	700 sf	11,900 sf	94%	\$25,150	\$1,572	\$1,800	\$30,600	82%	\$26,950	88%
Hilltop	12	0	12	100%	8,400 sf	0 sf	8,400 sf	100%	\$19,903	\$1,659	\$1,800	\$21,600	92%	\$19,903	92%
Muddy Brook	7	0	7	100%	6,000 sf	0 sf	6,000 sf	100%	\$11,735	\$1,676	\$1,750	\$12,250	96%	\$11,735	96%
Saco River	14	0	14	100%	9,800 sf	0 sf	9,800 sf	100%	\$24,275	\$1,734	\$1,800	\$25,200	96%	\$24,275	96%
Countryside	13	0	13	100%	9,100 sf	0 sf	9,100 sf	100%	\$22,325	\$1,717	\$1,800	\$23,400	95%	\$22,325	95%
Totals	62	1	63	98%	44,500 sf	700 sf	45,200 sf	98%	\$103,388	\$1,668	\$1,794	\$113,050	91%	\$105,188	93%
Annual									\$1,240,656			\$1,356,600	91%	\$1,262,256	93%

CAPEX & ASSUMABLE LOAN INFO

CAPEX

	2019-2023	2024	2025	Total
Stoves	\$30,414.92	\$9,723.00	\$5,860.00	\$45,997.92
Refrigerators	\$28,541.09	\$8,210.00	\$4,500.00	\$41,251.09
Washer/Dryer	\$6,968.40	\$0.00	\$575.00	\$7,543.40
Direct Heating Unit	\$14,315.70	\$4,135.19	\$1,050.00	\$19,500.89
Hot Water Heater	\$0.00	\$10,465.00	\$4,550.00	\$15,015.00
Bath Vanity	\$3,245.00	\$3,980.00	\$2,495.00	\$9,720.00
Cabinets	\$16,580.00	\$15,725.00	\$4,020.00	\$36,325.00
Counters	\$6,850.00	\$8,915.00	\$2,760.00	\$18,525.00
Doors	\$0.00	\$450.00	\$7,667.00	\$8,117.00
Flooring	\$79,457.48	\$14,428.00	\$2,000.00	\$95,885.48
Cosmetic	\$3,595.00	\$1,860.00	\$17,785.00	\$23,240.00
Electrical	\$25,111.63	\$7,280.00	\$2,645.00	\$35,036.63
Plumbing	\$50,316.74	\$13,275.00	\$12,146.00	\$75,737.74
General Building	\$2,350.00	\$2,130.00	\$8,379.75	\$12,859.75
Windows	\$0.00	\$6,435.00	\$4,520.00	\$10,955.00
Landscaping	\$5,066.12	\$0.00	\$0.00	\$5,066.12
Fencing	\$5,312.00	\$0.00	\$0.00	\$5,312.00
Flooring	\$12,130.00	\$3,860.00	\$2,630.00	\$18,620.00
Pavement	\$141,144.00	\$0.00	\$0.00	\$141,144.00
Roof	\$73,524.62	\$4,000.00	\$0.00	\$77,524.62
Cabinets	\$0.00	\$8,480.00	\$15,850.00	\$24,330.00
Direct Heating Unit	\$0.00	\$5,550.46	\$15,965.20	\$21,515.66
General Building	\$0.00	\$7,460.00	\$4,230.00	\$11,690.00
Windows	\$0.00	\$17,825.28	\$2,580.00	\$20,405.28
Total Capex 2019-2025				\$781,317.58

ASSUMABLE LOAN INFO

Terms

Loan Number	010204099
Investor Loan Number	1717480284
Loan Term	144 mos (12 yrs)
ACH Draft Day	5th
Payment Type	Regular Amortizing
Interest Rate	4.13000
Note Date	07/29/2019
Maturity	08/01/2031
Original Principal Balance	\$1,492,000.00
UPB	\$1,305,482.69
Asset Manager	Kabita Lakhan 
Originator	Owen Breheny

Terms

Loan Number	010204098
Investor Loan Number	1717480262
Loan Term	144 mos (12 yrs)
ACH Draft Day	5th
Payment Type	Regular Amortizing
Interest Rate	4.13000
Note Date	07/29/2019
Maturity	08/01/2031
Original Principal Balance	\$1,993,000.00
UPB	\$1,743,851.87
Asset Manager	Kabita Lakhan 
Originator	Owen Breheny

Basic Data

Property Name	Hollis Portfolio
Location	Hollis, Maine
Number of Properties	5
Number of Buildings	12
Total Units	63
Unit Mix	(2) 1BR, (60) 2BR, (1) 3BR
Total Square Feet (per Property Info)	48,516 sf
Avg Unit Size (SF)	770 sf
Year Built	1970-1988
Current Occupancy	98%

Pro Forma Cash Flow

Income	
Rent Growth Rate	3.00%
Misc Income Growth	3.00%
Economic Vacancy/Credit Loss	6.00%

Expense	
Expense Growth Rate	3.00%
Management Fee (% of Rental Income)	5.00%

Capital

Capital Reserve (\$/yr)	\$48,000/yr
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Investment

Purchase	
Purchase Price	\$10,650,000 <small>\$169,048/unit</small>
Year 1 NOI	\$812,582
Cap Rate	7.63%

Leverage

LTV	
LTV	70%
Interest Rate	5.90%
Amortization Period	25 yrs
Loan Amount	
Loan Amount	\$7,455,000
Annual DS	-\$570,936
Loan Constant	7.66%

Equity

Other Closing Costs (%)	
Other Closing Costs	1%
Other Closing Costs	\$106,500
ME RETT	\$60,100
Total Closing Costs	\$166,600
Buyer Equity	\$3,361,600

Pro Forma Cash Flow

Year	1	2	3	4	5	6	7	8	9	10	11
Income											
Rental Income	\$1,262,256	\$1,300,124	\$1,339,127	\$1,379,301	\$1,420,680	\$1,463,301	\$1,507,200	\$1,552,416	\$1,598,988	\$1,646,958	\$1,696,367
Misc Income	\$11,373	\$11,715	\$12,066	\$12,428	\$12,801	\$13,185	\$13,580	\$13,988	\$14,408	\$14,840	\$15,285
Total Income	\$1,273,629	\$1,311,838	\$1,351,193	\$1,391,729	\$1,433,481	\$1,476,486	\$1,520,780	\$1,566,404	\$1,613,396	\$1,661,798	\$1,711,651
Economic Vacancy/Credit Loss	-\$75,735	-\$78,007	-\$80,348	-\$82,758	-\$85,241	-\$87,798	-\$90,432	-\$93,145	-\$95,939	-\$98,817	-\$101,782
Total Operating Income	\$1,197,894	\$1,233,831	\$1,270,846	\$1,308,971	\$1,348,240	\$1,388,688	\$1,430,348	\$1,473,259	\$1,517,456	\$1,562,980	\$1,609,869

Expense

Maintenance	\$56,372	\$58,063	\$59,805	\$61,599	\$63,447	\$65,351	\$67,311	\$69,331	\$71,411	\$73,553	\$75,759
Repairs	\$68,073	\$70,116	\$72,219	\$74,386	\$76,617	\$78,916	\$81,283	\$83,722	\$86,233	\$88,820	\$91,485
Insurance	\$41,674	\$42,924	\$44,211	\$45,538	\$46,904	\$48,311	\$49,760	\$51,253	\$52,791	\$54,375	\$56,006
Real Estate Tax	\$63,537	\$65,443	\$67,406	\$69,428	\$71,511	\$73,657	\$75,866	\$78,142	\$80,487	\$82,901	\$85,388
Utilities	\$88,543	\$91,199	\$93,935	\$96,754	\$99,656	\$102,646	\$105,725	\$108,897	\$112,164	\$115,529	\$118,995
Management Fees	\$63,113	\$65,006	\$66,956	\$68,965	\$71,034	\$73,165	\$75,360	\$77,621	\$79,949	\$82,348	\$84,818
General & Administrative	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219	\$5,376
Total Operating Expenses	\$385,312	\$396,871	\$408,777	\$421,041	\$433,672	\$446,682	\$460,083	\$473,885	\$488,102	\$502,745	\$517,827

<i>Exp Ratio</i>	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%	32%
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Net Operating Income	\$812,582	\$836,960	\$862,068	\$887,930	\$914,568	\$942,005	\$970,266	\$999,374	\$1,029,355	\$1,060,235	\$1,092,042
<i>Cap Rate</i>	7.63%	7.86%	8.09%	8.34%	8.59%	8.85%	9.11%	9.38%	9.67%	9.96%	10.25%

Capital Reserve	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000	\$48,000
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Net Income Before Debt Service	\$764,582	\$788,960	\$814,068	\$839,930	\$866,568	\$894,005	\$922,266	\$951,374	\$981,355	\$1,012,235	\$1,044,042
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Debt Service

Interest PMT	-\$436,241	-\$428,076	-\$419,415	-\$410,230	-\$400,488	-\$390,155	-\$379,196	-\$367,572	-\$355,244	-\$342,168	-\$328,299
Principal PMT	-\$134,695	-\$142,860	-\$151,520	-\$160,706	-\$170,448	-\$180,781	-\$191,740	-\$203,364	-\$215,692	-\$228,768	-\$242,636
Total DS	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936	-\$570,936
<i>Balance</i>	\$7,320,305	\$7,177,445	\$7,025,925	\$6,865,219	\$6,694,771	\$6,513,990	\$6,322,249	\$6,118,885	\$5,903,193	\$5,674,425	\$5,431,788

Cash Available for Distribution	\$193,646	\$218,024	\$243,132	\$268,995	\$295,632	\$323,069	\$351,330	\$380,438	\$410,419	\$441,299	\$473,107
Cash on Cash	5.76%	6.49%	7.23%	8.00%	8.79%	9.61%	10.45%	11.32%	12.21%	13.13%	14.07%
Cash on Cash + Amort'd Prin	9.77%	10.74%	11.74%	12.78%	13.86%	14.99%	16.16%	17.37%	18.63%	19.93%	21.29%



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PROPERTY DETAILS

PROPERTY DETAILS

SITE INFORMATION

OWNER	Hollis Properties, LLC & Hollis Countryside Properties, LLC
STREET ADDRESS	See Exhibit A
BOOK / PAGE	See Exhibit A
ASSESSOR'S REF	See Exhibit A
YEAR BUILT	1983-1988, Renovated Muddy Brook in 2015
BUILDING SIZE	48,516± SF
LAND AREA	164.95± AC
STORIES	Two (2)
NUMBER OF BUILDINGS	Twelve (12)
NUMBER OF UNITS	63
UNIT RATIO	Two (2) - 1BR units Sixty (60) - 2BR units One (1) - 3BR units
SUBSIDIZED HOUSING	No
SPACE VACANT	No
PARKING	On Site
TENANT PAID UTILITIES	Electric
LANDLORD PAID UTILITIES	Heat
LAUNDRY	Coin Operated Laundry
WATER	Private (See Exhibit B)
SEWER	Private (See Exhibit C)
HEATING/COOLING	Kerosene, Propane, & Oil (See Exhibit D)
SPRINKLER SYSTEM	Not Required
REAL ESTATE TAXES	\$63,536.82 (2026)

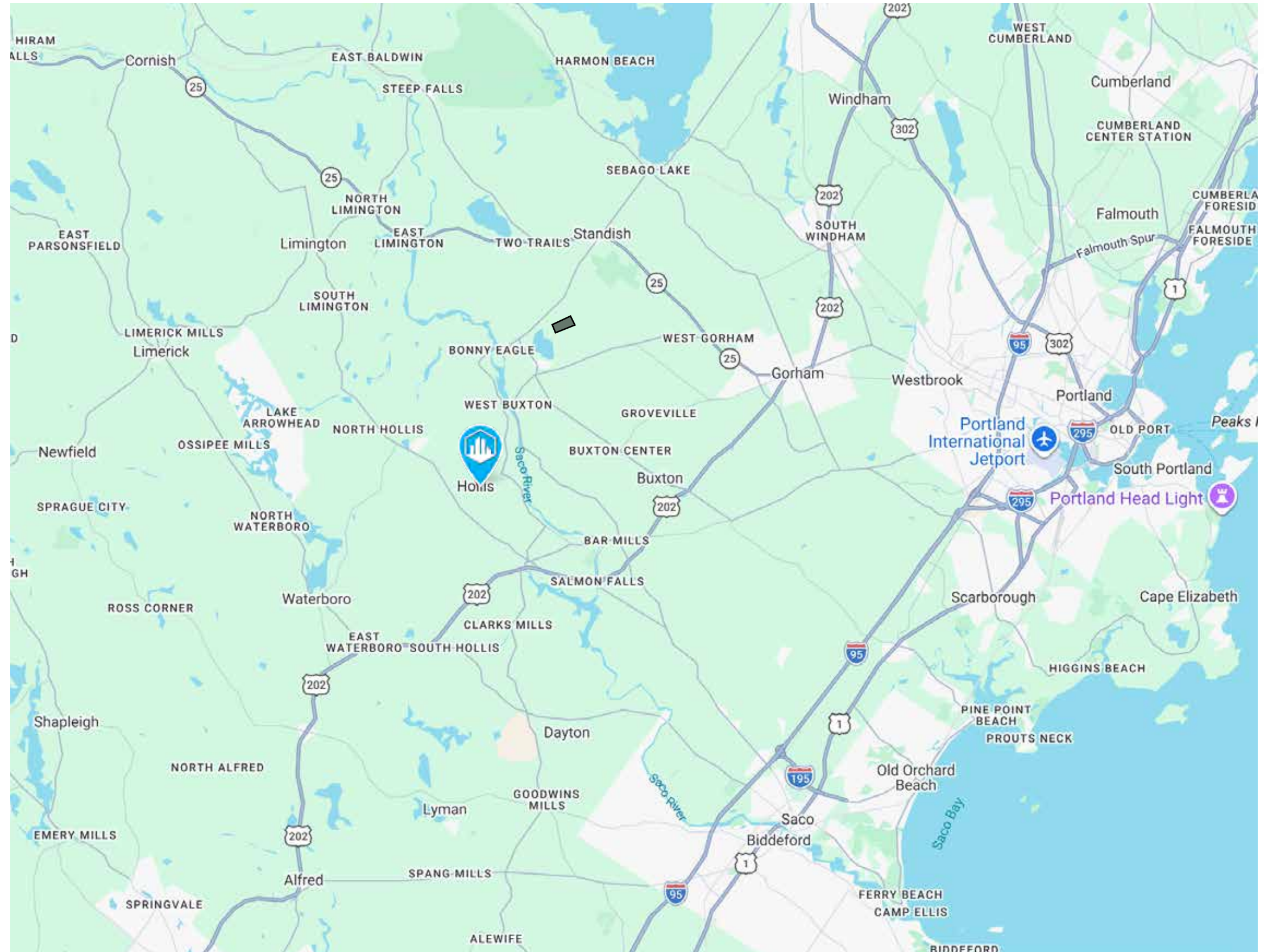


EXHIBIT A

OWNER	ADDRESS	COUNTY	MAP/LOT	BOOK/PAGE	DESCRIPTION
Hollis Properties, LLC	277 & 277A Little Falls Road, Hollis, ME 04042 (Clark's Mills)	York	004-33C & 31G	18007-186	A 49.6± AC parcel of land improved with a 17-unit apartment building.
Hollis Countryside Properties, LLC	98 Bean Street, Hollis, ME 04042 ("Countryside")	York	012-57A	17950-010	A 37.95± AC parcel of land improved with a 13-unit apartment building.
Hollis Properties, LLC	840 Hollis Road, Hollis, ME 04042 ("Hilltop")	York	004-017	18007-186	A 33.96± AC parcel of land improved with a 12-unit apartment building.
Hollis Properties, LLC	16 Muddy Brook Road, Hollis, ME 04042 ("Muddy Brook")	York	005-029	18007-186	A 3.92± AC parcel of land improved with a 5-unit apartment building and a single-family home with 1 attached apartment.
Hollis Countryside Properties, LLC	270 Bar Mills Road, Hollis, ME 04042 ("Saco River")	York	002-079	17950-010	A 39.00± AC parcel of land improved with a 14-unit apartment building.
Hollis Countryside Properties, LLC	0 Bar Mills Road, Hollis, ME 04042 (vacant land parcel)	York	002-080	17950-010	A 0.52± AC parcel of land

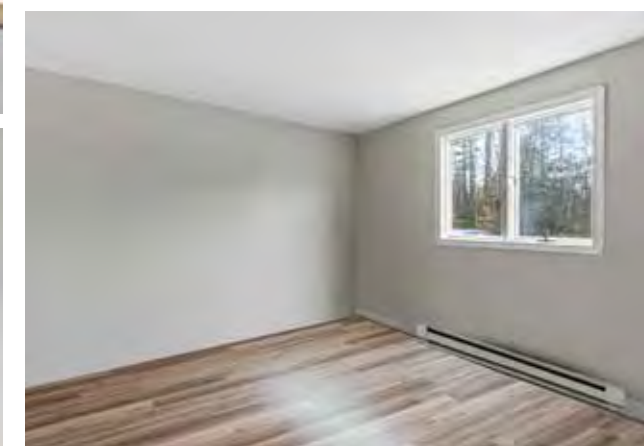
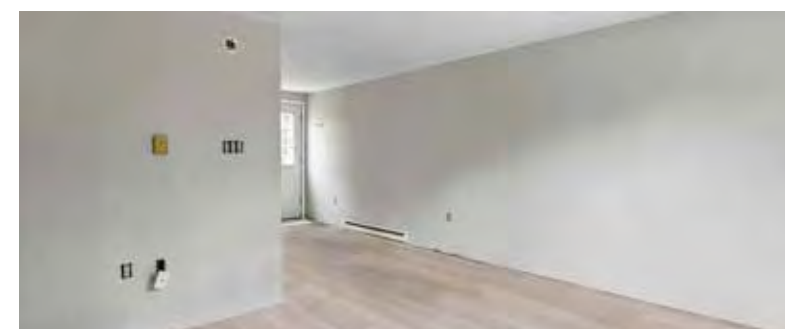
EXHIBIT B WELL & SEPTIC

COMPLEX	BUILDING	UNITS	WELL-1	WELL-2	SEPTIC TANK	AGE	LEACH FIELD	AGE
Clarks Mill	1	1-6	dug	drilled (not in use due to arsenic)	1 w/pump	1986	1	2017
Clarks Mill	2	7-13			1	1986	1	1986
Clarks Mill	3	14-17			1 w/pump	2015	1	2015
Countryside	1	1-4	drilled	drilled	1	2013	1	2013
Countryside	2	5-9			1	2013	1	2013
Countryside	3	10-13			1	2013	1	2013
Hilltop	1	1-8	drilled	drilled	2	2019	2	2019
Hilltop	2	9-12			1	2019	1	2019
Muddy Brook	1	1-5	dug	N/A	1 w/pump	2013	1	2013
Muddy Brook	2	6-7			1	2013	1	2013
Saco River	1	1-10	drilled	drilled (not in use due to arsenic)	2	2019	2	2019
Saco River	2	11-14			1	2019	1	2019

EXHIBIT C VERY SMALL WATER SYSTEM (VSWS)

- Serves a population of 25 ≤ 1500 people for at least 60 days annually
- Water quality is monitored by the State of Maine
- Clark's Mills, Saco River. Countryside are VSWSs. Muddy Brook and Hilltop are not and require no formal water testing through the state.
- State issued test plan is managed by a third party licensed water operator Water Quality & Compliance Inc
- The water operator allows the property owner to perform the Clark's Mills on-site testing and provide the results for documenting with the state.

PHOTOS



HOLLIS, MAINE

Exclusive Investment Offering



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