

LINWOOD PROPERTY REQUEST FOR PROPOSALS

Rhinebeck, NY

ISSUE DATE: FEBRUARY 11, 2026

DUE DATE: APRIL 17, 2026



For Further Information: linwood@hraadvisors.com

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COVER IMAGE: PHOTO CREDITS: JESSICA BALOY. MINOR ALTERATIONS WERE MADE TO THE ORIGINAL IMAGE TO ENHANCE IMAGE QUALITY USING AI TOOLS. SEE SECTION 6: LEGAL AND PROCEDURAL CONSIDERATIONS FOR FURTHER INFORMATION.





An Exclusive Opportunity

The Sisters of St. Ursula of the Blessed Virgin of New York (Sisters) are pleased to release this request for proposals (RFP) for the sale of their 51-acre, historic waterfront property located at 50-77 Linwood Road in the Town of Rhinebeck, NY.

Home to the Linwood Spiritual Center for the past six decades, the Linwood Property provides a one-of-a-kind development opportunity in the Hudson Valley – offering panoramic views of the Hudson River, lush and tranquil open space, and historic architecture, all less than 10 minutes from the charming Village of Rhinebeck and less than two hours from New York City by train or car. The Property sits within a flourishing cluster of culture, culinary arts, and hospitality, in a region known for scenic beauty and high quality of life. Currently, there are two hospitality projects in the Town of Rhinebeck nearing approvals, making this Property one of the few remaining development opportunities within Town limits for the foreseeable future. Moreover, the Hudson Valley region has seen very few properties of this scale and location become available in recent decades.

The Sisters seek proposals from qualified real estate development teams (Respondents) that maximize the Property's economic potential while respecting its natural beauty and historic context, the Sisters' [mission and values](#) of diversity, education, and service, and the Town of Rhinebeck's small-town character and planning priorities. Given the Property's history and the desire to facilitate appropriate reuse of the Property, the Sisters are working collaboratively with the Town of Rhinebeck to assist with the disposition process, including the evaluation of proposals and cooperation to the extent legally permissible in the local land use process. The Town's participation reflects its enthusiasm for and willingness to consider creative, contextually appropriate approaches to the reuse and development of the Linwood Property.



The Linwood Property provides a one-of-a-kind development opportunity in the Hudson Valley – offering panoramic views of the Hudson River, lush and tranquil open space, and historic architecture, all less than 10 minutes from the charming Village of Rhinebeck and less than two hours from New York City by train or car.

Project Vision & Goals

Through this RFP, the Sisters and Town are united in their vision and goals for the proposed Project. A successful Project will reflect the following development goals:

- **Deliver the highest market value while balancing context and character.**

Located on a prime Hudson River site in one of the Hudson Valley's most sought after towns. The proposed Project should maximize the value of the Property through the adaptive reuse of its historic assets, modest development of new structures (as appropriate), and responsible stewardship of the waterfront. Any new development on the Property should not disrupt its scenic and tranquil character and should be designed to be sensitive to the surrounding context.

- **Honor the history and legacy of the Property and the Sisters' mission.**

For six decades, the Linwood Property has supported the spiritual health and wellness of communities in the Town and beyond. Given the Property's rich history, and the Sisters' commitment to serving justice and peace, the proposed Project should not only deliver financial value but also continue the Property's and Sisters' legacy as a place of social and environmental wellbeing.

- **Boost the regional economy and deliver tax revenue.**

The Linwood Property sits within a booming luxury residential and hospitality market, near established culinary, arts, and cultural destinations. The Project should build on these regional economic trends and generate tax

revenue for the Town (tax-exempt uses will not be considered for this Property).

- **Align with Town planning priorities and small-town context.**

The Project should reflect the core objectives of the [Village of Rhinebeck Comprehensive Plan](#), [Town of Rhinebeck Local Waterfront Revitalization Program](#), and other planning priorities that emphasize environmental conservation, sensitivity to existing scale of development, increased tourism destinations, preservation of small-town character, and sustainable design practices.

- **Provide public access and amenities.**

The Project should facilitate public access to scenic areas and open spaces on the Property as well as expand recreational opportunities to further enhance the Town's quality of life.

Respondents may propose one or more uses for the Property. Examples of potentially appropriate uses – subject to appropriate scale and design – may include, but are not limited to:

- Boutique Hotel
- Resort/wellness center
- Conference center
- Event venue
- Food and beverage
- Recreation
- Non-tax-exempt cultural/institutional (e.g. creative spaces, educational)
- Transient residential as secondary/subordinate use (e.g. cottages, villas)

Uses that will not be considered:

- Single-family subdivision
- Tax-exempt uses



IMAGE OF THE SPIRITUAL CENTER ENTRANCE COURTYARD.



Key RFP Dates

Proposals are due by 5:00 PM Eastern Time (ET) on April 17, 2026. Following review, the Sisters may designate a Preferred Respondent and, if such a designation is made, would seek to move expeditiously to a purchase and sale agreement, no later than Summer 2026. Due to the Sisters' status as a not-for-profit and religious institution, property disposition will be subject to review and approval by the Office of the New York State Attorney General's Charities Bureau and the appropriate Vatican Dicastery in Rome. Given the Sisters' 501(c)(3) status, the Sisters will need to demonstrate (via appraisal) that the disposition price is consistent with market value.

Interested Respondents should send an e-mail to linwood@hraadvisors.com (subject line: "Linwood RFP Registration") with their firm name and primary point of contact to ensure they receive future communications related to this RFP. Questions about this RFP may be sent to the same address and will be answered on a rolling basis through the deadline listed below. Respondents may register for the Property Tour/Info Session at the same e-mail, or by responding to a follow-up invitation that will be shared with all registrants.

Table 1: RFP Timeline Through Designation

DESCRIPTION	DATES
RFP Release	February 11, 2026
Property Tour + Info Session	March 6, 2026, time TBA
Deadline for Clarifying Questions	March 26, 2026 at 5:00 PM ET
Responses Due	April 17, 2026 at 5:00 PM ET
Finalist Interviews	Early May (anticipated)
Designation of Preferred Respondent	June (anticipated)
Purchase and Sale Agreement	July (anticipated)

VIEW OF HUDSON RIVER FROM THE SISTERS' RESIDENCE BALCONY.





Market & Property Overview

Rare Market Opportunity

The Urban Escape

The Property at 50–77 Linwood Road in the Town of Rhinebeck, Dutchess County, New York, comprises a rare 51-acre parcel accessed via South Mill Road, a State-designated Scenic Road. The Property offers unobstructed views of the Hudson River, its western banks, and the Catskill Mountains, with buildings thoughtfully set back from the road to create a sense of privacy and retreat within a natural landscape.

The Property is highly accessible by multiple modes of transportation. It is located less than a 10-minute drive from the Rhinecliff Amtrak Station, with travel times to New York City of 1 hour 40 minutes. The Rhinecliff Station has a ridership of more than 215,000,¹ a number that is expected to increase as the tourism industry continues to grow in the surrounding region. By car, nearly 46 million people live within a four-hour drive of the Property, including major cities such as New York City (two hours), Philadelphia (three hours), and Boston (under four hours).² Stewart International Airport and Westchester County Airport, which collectively serve over 2.5 million annual passengers,³ are both within a 1.5-hour drive of the Property.

Regional Tourism Resurgence

New York’s Hudson Valley region is a well-established and growing destination for domestic and international tourists looking for outdoor adventures, quiet getaways, cultural sightseeing, and artsy small-town excursions.

In 2024 alone, visitors spent \$7.4 billion in the Mid-Hudson region,⁴ an increase of 117% since 2020.⁵

Known as the “Napa of Beer,” the Mid-Hudson region is home to more than 100 licensed craft breweries and distilleries. Recent openings include Blue Duck Brewing Company (Kingston, 2025), Dassai Blue (Hyde Park, 2023), and Lasting Joy Brewery (Tivoli, 2022). Additionally, the Mid-Hudson region is at the forefront of the farm-to-table culinary movement, led by the Culinary Institute of America in nearby Hyde Park, Stone Barns Center for Food and Agriculture, Glynwood Center for Regional Food and Farming, Wildflower Farms, and All One One All Farm. For art lovers, world-renowned arts and culture destinations like Storm King, Dia Beacon, Opus 40, and Art Omi are located less than 35 miles from the Property.

Dutchess County in particular is home to a range of cultural attractions including historic estates, prominent entertainment venues, and major events and festivals. Nearby historic landmarks, including the Franklin D. Roosevelt Historic Property (and the neighboring Presidential Library and Museum), Vanderbilt Mansion, and Wilderstein Historic Property collectively draw hundreds of thousands of tourists annually. The Old Rhinebeck Aerodrome, a living museum of antique aviation with WWI-style airshows, and Fisher Center at Bard College, a Frank Gehry-designed venue for world-class opera, theater,

1. State Fact Sheet, New York, Fiscal Year 2025. Amtrak.
 2. ESRI Business Analyst.
 3. U.S. Department of Transportation.
 4. *Economic Impact of Visitors in New York 2024*. Tourism Economics.
 5. *Economic Impact of Visitors in New York 2024*. Tourism Economics.

Figure 1: Mid-Hudson Region Transportation

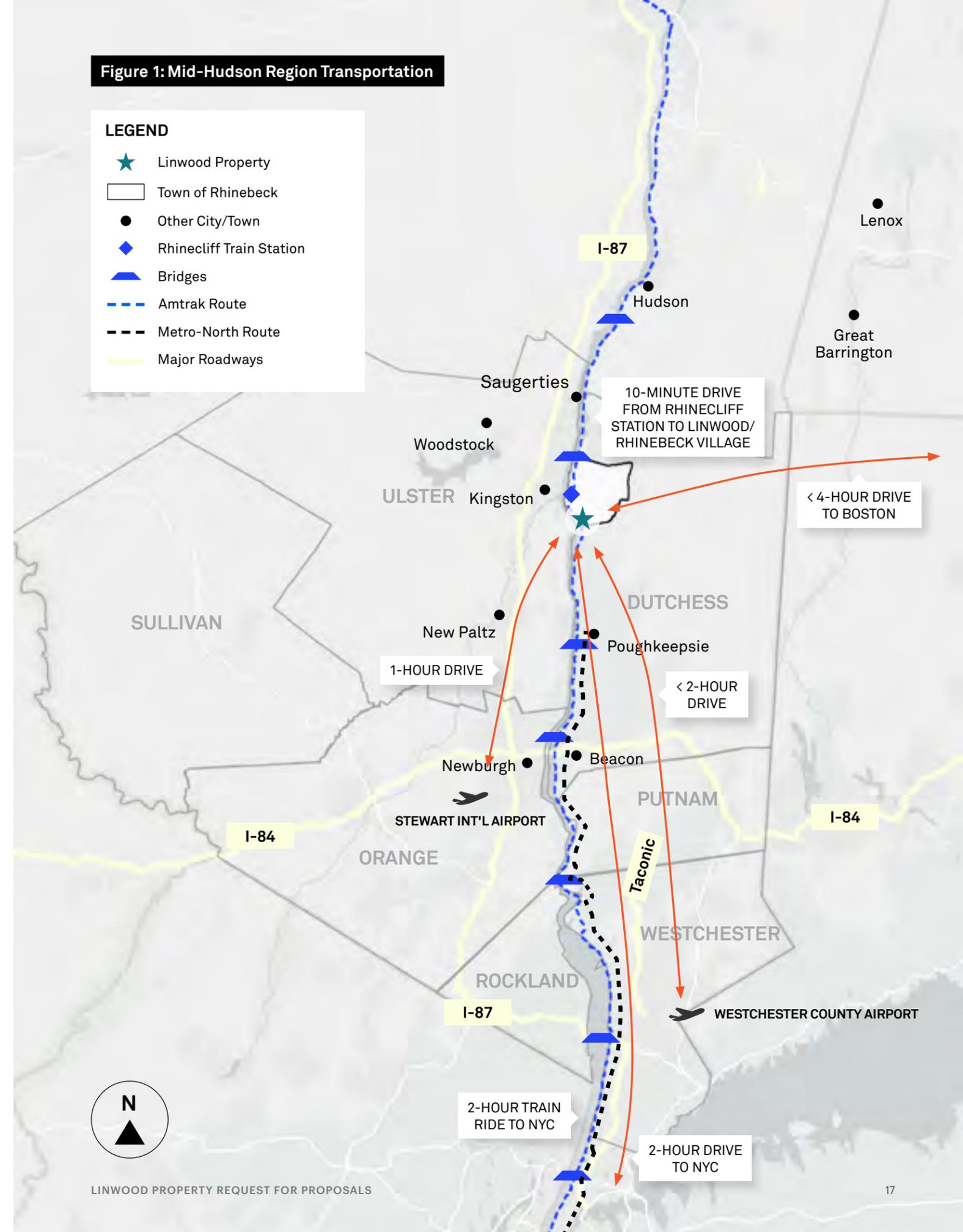


Figure 2: Mid-Hudson Region: Arts, Culture, Culinary, and Hospitality



1. Art Omi 2. Opus 40 3. Dutchess County Fairgrounds 4. Vanderbilt Mansion 5. FDR Historic Property



6. Culinary Institute of America 7. Dia Beacon



8. Storm King 9. Stone Barns

LEGEND

- Linwood Property
- Existing Hospitality Properties
- Arts, Cultural, Culinary Attractions
- Amtrak Route
- Metro-North Route
- Town of Rhinebeck

and orchestral performances, are within a 30-minute drive of the Property. The Town also contains the Dutchess County Fairgrounds, which hosts the Dutchess County Fair, one of the state's largest county fairs, as well as the NYS Sheep & Wool Festival and Hudson Valley Wine & Food Fest.

Boutique Hospitality Boom

In line with the growth in regional tourism, luxury retreat-style hotel developments have blossomed in recent years, with demand being driven by high-income urbanites seeking wellness, nature-oriented, and agritourism experiences. In the last decade, 35 hospitality properties have been delivered in the region of which 54% are upscale or luxury developments.⁶ Examples include Inness (2021), Wildflower Farms (2022), and The Ranch Hudson Valley (2024), all of which regularly achieve nightly rates exceeding \$1,000.⁷ Such properties have achieved record-setting valuations since opening.⁸

Additionally, these destinations integrate high-quality rooms with curated health and wellness programs, scenic views, guided outdoor tours, and farm-to-table dining. Beyond programming, these premium hotels and resorts typically include amenities including scenic views, restaurants, walking trails, outdoor pools, fitness centers and spas, golf courses, pet-friendly spaces, and co-working spaces to appeal to high-end consumers looking for a luxurious countryside retreat.

Today, there are over 10 luxury hospitality properties in the pipeline, including the One&Only 60-room resort and private owner and rental villas in Hyde Park and 33-room Soho House in Rhinebeck.⁹ Other major brands announcing or exploring nearby projects include 1 Hotel and Rosewood. Still, there is untapped market demand, especially in the Rhinebeck market, for unique destinations.

Unmatched Address

Rhinebeck is one of Hudson Valley's most sought-after towns, widely regarded as the crown jewel of Dutchess County, known for its charming small-town character, walkable village center, and acclaimed boutique shops, galleries, cafes, and farm-to-table restaurants.

Today, the typical home value in Rhinebeck is \$613,000, nearly double the value in 2015.¹⁰ More than half of the population in Rhinebeck is over 55 years of age,¹¹ as the Town has increasingly become an attractive place for higher-income retirees to settle, seeking access to the numerous recreational or wellness destinations in the Hudson Valley.

6. CoStar.
 7. Hotels.com.
 8. County-level property record portals.
 9. CoStar.
 10. Data are smoothed and seasonally adjusted and reflect the "typical" (35th to 65th percentile) value for all homes, including single-family residences, condominiums (condos), and cooperative (co-op) units. Dollar values are nominal. Zillow Home Value Index.
 11. U.S. Census, ACS 5-Year Estimates.

Property History

In the late-eighteenth century, prominent New Yorkers created estates along the riverfront throughout Dutchess County and the Hudson Valley. Linwood was established as an estate in 1794 by Dr. Thomas Tillotson.

Over the next several decades, the Property went through several ownership changes until it was ultimately purchased by Jacob Ruppert Sr., a founder of a successful brewing company in New York City. Ruppert Sr. erected a 22-room mansion in 1883. The Property was passed down to Ruppert's son, Colonel Joseph Ruppert, Jr., the prominent owner of the New York Yankees, who visited the mansion as a country house, and ultimately to Ruppert Sr.'s grandnephew, Jacob Ruppert Schalk.

Lacking a natural successor, Schalk sought to entrust Linwood to an owner that would preserve the Property's aesthetic qualities and leverage it for a mission-oriented purpose. Reverend Robert Saccoman, who served at the local parish, facilitated an introduction between Schalk and the Sisters, which ultimately led to the transfer of the Property in 1963.

In 1967, the 1883 wooden-frame mansion was replaced by the retreat building, and the new structure was officially dedicated in 1968. In 1976, the guest house, the hermitage, and the pavilion were added. A new residence for the Sisters was built in 1998 and the Spiritual Center was also renovated at that time.



IMAGE OF THE CHAPEL.



IMAGE OF THE SPIRITUAL CENTER DINING ROOM.



HISTORIC PHOTOGRAPH OF THE JACOB RUPPERT SR.'S 1883 MANSION, REPLACED BY THE SPIRITUAL CENTER BUILDING IN 1967.



Site Conditions

Topography

The Property contains significant elevation changes. The developed portion of the Property is elevated with a relatively level grade, providing visitors with sweeping, unobstructed views of the Hudson River. The elevation decreases significantly to the northwest, east, and southwest, with a slope greater than 25% in several areas (Figure 3).

Site Infrastructure

The Spiritual Center and Chapel are currently served by a septic system, which was replaced in 2020 and deemed permissible non-conforming under previous State legislation. A separate wastewater treatment system, which is connected to the State Pollutant Discharge Elimination System (SPDES), was installed in 1998 when the Sisters' Residence was constructed. The system has the capacity for 1,060 gallons per day of wastewater, enough to service the entire campus based on current usage, and appears to have the capacity for expansion subject to further investigation.

The Property currently has access to a Dutchess County Water and Wastewater Authority (DCWWA) water service line but lacks a connection. The existing campus has operated on an on-site well, with a pump and storage tank, for water. The well also services some of the nearby cottages surrounding the campus.

Subsurface and Geotechnical Conditions

Consistent with many properties along the Hudson River Corridor, the subsurface of the Property is largely comprised of clay soils. Construction of the current buildings on the Property did not uncover any bedrock. There are not any soil or subsurface issues that are known at this time. However, Respondents are expected to perform their own due diligence on the Property.

Environmental Conditions

The Property is proximate to several significant environmental features. Landsman Kill, a stream that supports diverse habitats and serves as one of the Town's most important natural assets, meets the Hudson River to the east of the Property. Located immediately to the southwest of the Property are wetlands and the Hudson River. The wetlands have a formal designation under the New York State Department of Environmental Conservation (DEC) and the U.S. National Wetlands Inventory (NWI). A small portion of the southeastern corner of the Property intersects with the DEC and NWI wetlands designation. The same corner of the Property also lies within the 100-year floodplain.

Figure 3: Topographic Map with Slope Gradient

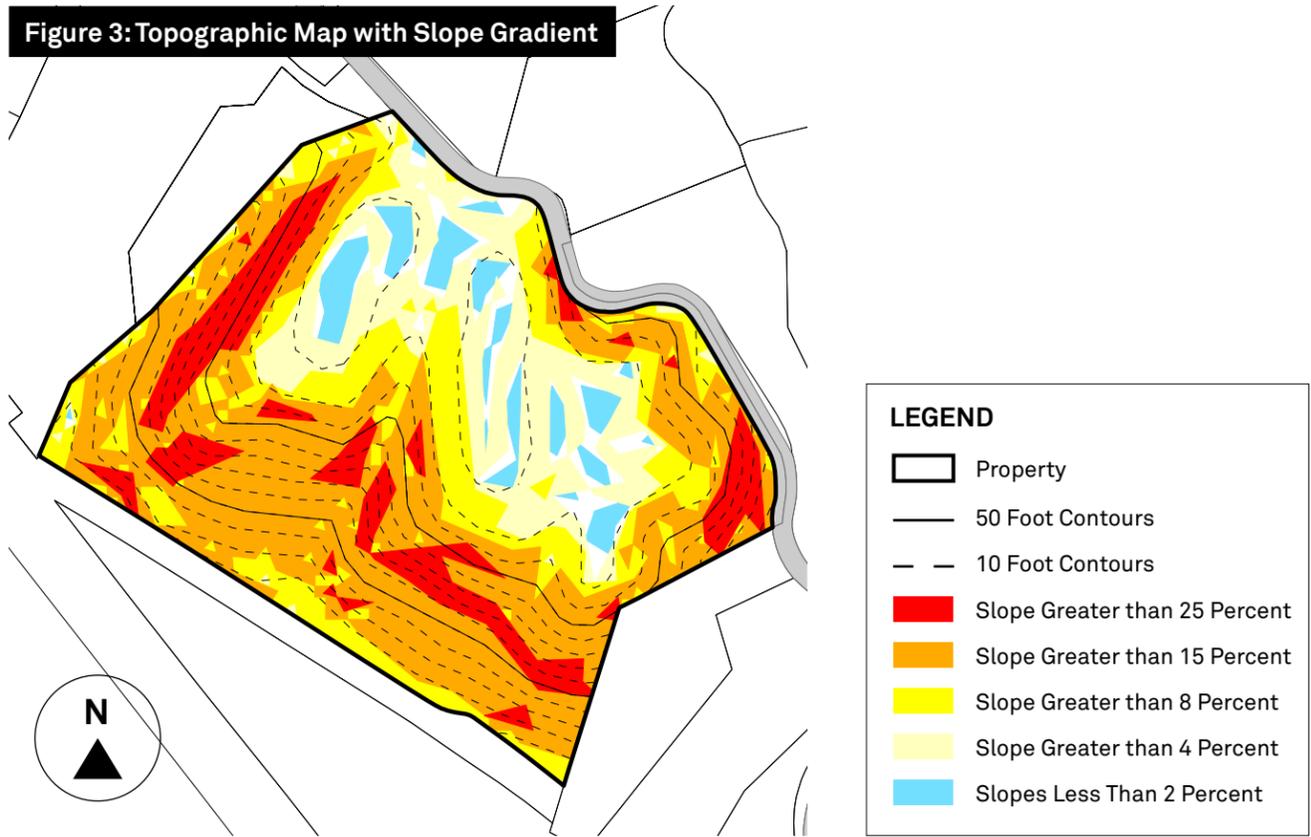


Figure 4: Zoning Map

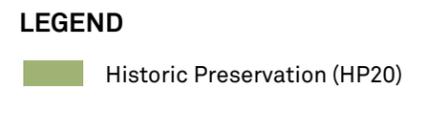
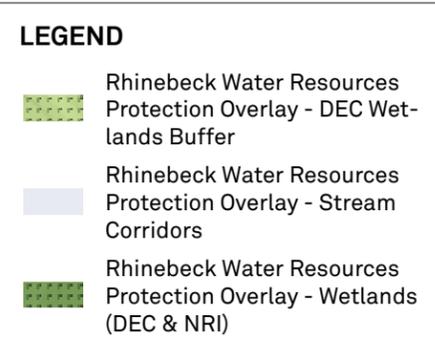


Figure 5: Rhinebeck Water Resources Protection Overlay



Zoning and Permitted Uses

Through this RFP, the Sisters and Town are working collaboratively to identify an appropriate proposal for the reuse of the Linwood Property that is compatible with the local context.

Respondents are invited to propose uses that would require special permits, variances, or modifications to the zoning code, provided they conform with the spirit of the zoning code. The Town cannot guarantee any approvals or other regulatory outcomes, but will cooperate to the extent legally permissible based upon its support of the selected Respondent’s proposed program and use. Respondents should also consider the implication of zoning actions on the timeline and feasibility of the Project.

Current Zoning

The entirety of the Property is located in a Historic Preservation (HP20) zoning district. More than half of the Property is also located in the Rhinebeck Water Resources Protection Overlay (WR-O). Across these zoning districts, a range of uses are allowable under existing zoning or by special permit, including hospitality, conference center, single-family and multifamily residential, civic, institutional, and recreational uses. A full list of permitted uses is available upon request; please see Additional Materials for further instructions. For the adaptive reuse of historic properties, the Town Planning Board can modify certain dimensional requirements including maximum density and lot coverage by special permit. The Planning Board evaluates proposed additions on a case-by-case basis, with particular emphasis on whether an expansion is subordinate to the historic structure in size, scale, and visual impact.

Different zoning actions require varying degrees of regulatory review under Town zoning. A special permit only requires approval by the Town Planning Board and therefore represents the least stringent regulatory review process. Use, area, bulk, and other variances that are not allowable by special permit require review by the Town Zoning Board of Appeals (ZBA). More intensive zoning changes may require an amendment to the zoning code, which is the most rigorous level of review. The decision regarding the necessity of a zoning amendment is at the discretion of the Town.

Design quality is a key consideration in the evaluation of adaptive reuse projects that require discretionary approvals. Applicants are expected to follow the Town’s Historic Preservation Handbook and Summary and the Secretary of the Interior’s Standards for Treatment of Historic Properties.

The Property’s adjacency to the Hudson River and South Mill Road NYS Scenic Roadway also introduces additional review by the Planning Board. Considerations include the visual impact of any new construction as well as environmental factors such as stormwater management, runoff control, and protection of water quality.

Existing Buildings

The Property contains eight buildings, built between 1909 and 1998, totaling 58,485 square feet. Until recently, the buildings were used as housing for the Sisters and facilities for overnight spiritual retreats, including guest rooms, conference space, recreational areas, and offices. The buildings are now unoccupied.

All existing buildings, except the Sisters' Residence, are listed on the State and National Register of Historic Buildings. Additionally, the Property is located in the Hudson River Historic District, which is listed on the State and National Register of Historic Districts.

Table 2: Building Areas, Uses, Year Built, and Construction Type

ADDRESS	DESCRIPTION	GROSS AREA	STORIES	YEAR BUILT	FORMER USE	CONSTRUCTION	LISTED ON STATE/ NATIONAL HISTORIC REGISTER
50 Linwood Rd	Convent - Sisters' Residence	20,400 SF	2 floors + basement	1998	Housing, common areas for recreation/ gathering, endless pool	Masonry	
52 Linwood Rd	Spiritual Center & Chapel	24,020 SF	3 floors + basement	1967 (reno. 1998)	Guest rooms, chapel, conference/ event space, office, cafeteria, commercial kitchen, laundry room	Masonry	✓
56 Linwood Rd	Guest House/ Garage	5,850 SF	2 floors	1976 (reno. 2004)	Housing & garage	Joisted Masonry	✓
58 Linwood Rd	Outdoor Pavilion	4,140 SF	N/A	1976	Outdoor receptions	Joisted Masonry	✓
60 Linwood Rd	Hermitage	640 SF	1 floor	1976 (reno. 2005)	Room for LSC guests and visiting priests	Frame	✓
61 Linwood Rd	Pool House	500 SF	N/A	1939	Swimming	Joisted Masonry	✓
77 Linwood Rd	Anne's House - Cottage	2,610 SF	2 floors	1909	Housing	Frame	✓
77A Linwood Rd	Garage - Storage	320 SF	N/A	1909	Storage - tractors	Frame	✓

The Property's historic designations may make adaptive reuse projects eligible for federal and State Historic Preservation Tax Credits. Alterations to historic buildings and the surrounding Property will require consultation with the New York State Historic Preservation Office (SHPO) and will be part of any environmental and local land use approval process as described below.

Additional information related to the Property's historic designations is available upon request; please see Section 7: Attachments for further instructions. Respondents are expected to perform their own due diligence on historic designations, including related to regulatory compliance and eligibility for tax credits.





Proposal Requirements and Instructions

Proposals must include the following information in the order and sections outlined below:

SECTION 1

Project Narrative

Provide an overview of the proposed future use of the Property and a narrative that describes how the Respondent's proposal advances the RFP vision and goals. The narrative should provide an overview of the proposed development program, noting the key components that align with the RFP priorities, including at minimum:

- Proposed uses and users with descriptions and precedents.
- Summary table of gross area by use and parking program.
- Narrative on how the project advances the goals of this RFP.
- Project timeline, broken out by pre-construction, construction, and occupancy. Highlight key assumptions and milestones that will drive the schedule, including negotiation of sale and approval timelines.

SECTION 2

Design Narrative

Provide an overview of any proposed site or architectural work, including a narrative that describes the design intent and how it conforms with the RFP's goals and the spirit of local zoning and other ordinances, including:

- Design narrative, which describes the Respondent's approach to preserving the architectural character and natural qualities of the Property and the rationale for any additional development.
- Description of natural areas to be conserved/improved and a plan for public open space or access.
- Property work narrative, including planned infrastructure investments or upgrades.
- Phasing strategy, if the project requires more than one phase.

- Entitlement strategy, including any required special permits, variances, or zoning amendments, and a proposed approach to working with the Town to obtain entitlements. Depending on the proposed use, the Property may trigger the State Environmental Quality Review Act (SEQRA review).

This section should include drawings, diagrams, and graphics to support the narrative, including at minimum:

- A detailed site plan, calling out existing and new structures, open space, and parking.
- Conceptual sketches/renderings of building improvements or additions.
- Massing diagrams and floor plans for any new construction.

SECTION 3

Project Team & Experience

Provide a description of the Respondent's team and relevant experience, including:

- Primary point of contact.
- An organizational chart that illustrates the Respondent's team structure and identifies key personnel who will be responsible for project success.
- Firm profiles of the lead entity and any joint venture or operational partners.
- Project qualifications (at least 3, no more than 5) that demonstrate knowledge, experience, and track record of executing projects of a similar scope and scale to this Project. At least one example should demonstrate the Respondent's experience with historic and ecological preservation.
- Potential and committed commercial partners (e.g. flags, operators) and/or tenants.
- Resumes of up to 5 key personnel who will support the project, with roles specified in the org chart.
- 3 references from previous partners or collaborators.
- (Optional) Firm profiles, resumes, and project

examples for major subcontractors, such as architects, general contractors, and property managers.

- (Optional) Letters of interest or support from subtenants, lender, and/or other partners.

SECTION 4

Financial Offer

Provide a detailed financial proposal—which will be held in confidence limited to the Sisters and their appointed representatives—that describes proceeds to the Sisters, including:

- Proposed purchase price and timing of purchase, including any contingencies or other assumptions that may impact the final sale price and timeline. The Sisters' desired disposition structure is a fee-simple sale. The Sisters are seeking offers that minimize contingencies and move expeditiously toward a sale.
- Statement on the proposal's conformance with offering the highest market value for the Property (considering the broader mission-oriented objectives stated in this RFP), with any supporting documentation.
- Development pro forma in Excel format, that includes at least the following:
 - Summary of sources and uses.
 - Development costs, including assumptions about acquisition and predevelopment costs, hard costs by use and in aggregate, soft costs by use and in aggregate, reserves, financing costs, and developer fee.
 - 10+-year cash flow for all proposed uses with supporting assumptions and estimated levered and unlevered project returns.
- Description of equity and debt sources expected for the Project, including assumed financing terms for any construction and permanent debt.
- Description of the team's capacity to fulfill the financial requirements of the project, including prior experience financing projects

of a similar scale and approach to obtaining the necessary sources of funding and development incentives.

- Summary of market analysis on proposed uses, if applicable.

SECTION 5

Project Impacts

Provide a brief description of any public benefits that will be generated through the proposal, as well as mitigation actions for any anticipated negative impacts. Specific areas of impact may include but are not limited to:

- Economic benefits (e.g. projected visitors, employment, and local spending).
- Fiscal benefits (e.g. increased tax revenue to the Town), broken out by type of tax (e.g. property, hotel, sales).
- Impacts on environmental/natural assets.
- Traffic impacts.

Submission Instructions

Proposals should be submitted electronically as a PDF to linwood@hraadvisors.com. The pro forma should be submitted as a separate attachment in Excel. As needed, you may upload large files to a shared drive (e.g. Dropbox, Google Drive). Please use the following subject line in your email: Linwood Property RFP Response_ [Development Team Name].

Evaluation Criteria

The Sisters will prioritize proposals that align with the following criteria:

EVALUATION CATEGORY

Financial Offer

- Provides the highest market value for the Property
- Adheres to preferred fee simple sale transaction structure
- Minimizes contingencies and timeline to sale
- Provides a feasible funding and financing plan

Quality and Feasibility of Future Use

- Balances site development potential with preservation of historic and natural features within a small-town context
- Aligns with the values and mission of the Sisters
- Conforms with the spirit of zoning and Town planning priorities, provided proposed zoning amendments, while permitted, will be judged on feasibility and practicality
- Demonstrates sufficient market, physical, and regulatory diligence
- Demonstrates quality design, integrating sustainable practices
- Thoroughness and details of proposal

Team Experience and Capacity

- Comparable experience with the proposed program, adaptive reuse, and environmentally sensitive and contextual development
- Prior experience working with partners, operators, and tenants
- Experience of key personnel
- Demonstration of financial capacity

Public Benefits

- Supports Town economic development through employment, visitation, and business income
- Returns the Property to the tax rolls, providing Town fiscal benefits
- Provides public access to scenic areas or recreational opportunities
- Provides other public benefits, such as open space conservation
- Plans for mitigation of any impacts on traffic or the environment

Legal and Procedural Considerations

Statement of Limitations

This RFP does not represent a commitment or offer by the Sisters to enter into an agreement with a Respondent or be responsible for any costs incurred by Respondents to respond to this RFP.

The Sisters reserve the right, in their sole discretion, to revise, modify, or change the RFP and/or procurement at any time. Any such revisions will be issued as addenda to the RFP.

Each Respondent is responsible for reviewing all documents made available prior to submitting its proposal. The Sisters assume no responsibility or liability whatsoever for assuring the distribution of any documents to Respondents.

Proposals and concepts received in response to this RFP shall become the property of the Sisters and may be used as the Sisters see fit, whether or not that proposal is selected.

The Sisters reserve the right, at their sole discretion, to reject any and all proposals, or any portions thereof, at any time; to cancel this RFP; and to solicit new submissions under a new solicitation process.

Due Diligence

Information provided in this RFP, additional materials, and any other written communication is for general informational purposes only. The Sisters make no representations as to the completeness or accuracy of the information provided. It is the Respondent's responsibility to conduct due diligence and confirm the requirements of purchasing and building on the Property.

The Sisters require that the Developer take the Property "as-is." Neither the Sisters nor the Town make any representations regarding any site improvements made to-date. In addition, neither the Sisters nor the Town make any representations regarding the presence or absence of hazardous materials or any other

environmental conditions that may impact the value of the Property, or any future development thereon. After closing, the Developer shall assume the obligation to remediate any environmental contamination, as applicable, indemnify the Sisters and Town for any claims that may be made against them in the future, and release the Sisters and Town from any claims that the Developer may have arising out of the condition of the Property.

Confidentiality of Documents

Proposals will be treated as confidential. The Sisters and Town will not release any information contained in any proposal to any third party except as may be contemplated by the terms of this RFP or as may be required by applicable law. Under no circumstances, however, will the Sisters be responsible or liable to the Respondent or any other party as a result of a disclosure, whether the disclosure is deemed required by a court or other arbiter, or rather occurs through inadvertence, mistake or negligence on the part of Sisters (including their third-party agents, such as consultants). The Sisters cannot guarantee, however, that the courts or any other governmental agency with jurisdiction over such matters will treat such documents and content as confidential.

Disclosure of AI-Assisted Image Modifications

Several images featured in the RFP have been modified using artificial intelligence (AI) tools to improve image resolution and represent change of seasons. No modifications have been made to the building and site conditions, architectural character, or natural landscape of the Linwood Property. To supplement these images, Respondents are encouraged to tour the Property in-person during the date specified in Section 2: Key RFP Dates.



Additional Materials

Additional materials, such as a detailed zoning analysis, floor plans, site diagrams, and utility plans, are available upon request. Interested Respondents can email linwood@hraadvisors.com for inquiries.



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