

AMENDED
THURSDAY, MARCH 21, 2024
WOONSOCKET CITY PROPERTY COMMITTEE
3:30 P.M. – HARRIS HALL – THIRD FLOOR
169 MAIN STREET, WOONSOCKET, RHODE ISLAND 02895

MEETING

- 1. CALL TO ORDER / ROLL CALL**
- 2. ELECTION OF COMMITTEE CHAIRPERSON AND VICE CHAIRPERSON**
- 3. VOTE TO GO INTO EXECUTIVE SESSION**
 - a. R.I.G.L. §42-46-5 (a) (5) Any discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.
 1. Discussion/vote on public safety complex locations and/or improvements to existing police or fire facilities.
- 4. RETURN TO OPEN SESSION**
- 5. VOTE TO SEAL THE MINUTES OF EXECUTIVE SESSION**
- 6. DISCLOSURE OF VOTES, IF ANY, TAKEN DURING EXECUTIVE SESSION**
- 7. DISCUSSION/VOTE ON RECOMMENDING A REAL ESTATE BROKERAGE FIRM TO SELL VARIOUS CITY PROPERTY**

Attachment #1 – Residential Properties

Attachment #2 – Cooperative Real Estate Professionals

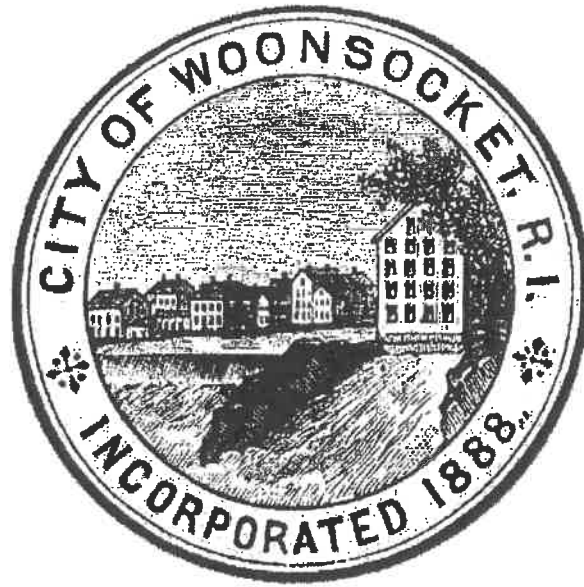
Attachment #3 – Spectrum / KellerWilliams Real Estate

Attachment #4 – List of City owned properties

- 8. DISCUSSION/VOTE ON RECOMMENDATIONS FOR IMPROVEMENTS TO VARIOUS CITY BUILDINGS**
- 9. NEXT MEETING DATE**
- 10. ADJOURNMENT**

For additional information or to request interpreter services, or other special services for the hearing impaired, please contact City Clerk Christina Harmon three (3) days prior to the meeting at (401) 762-6400, or by the Thursday prior to the meeting.

Posted March 18, 2024 (Amended)



ORIGINAL

CITY OF WOONSOCKET

REQUEST for PROPOSAL



Residential
PROPERTIES
LTD.

BV
GROUP

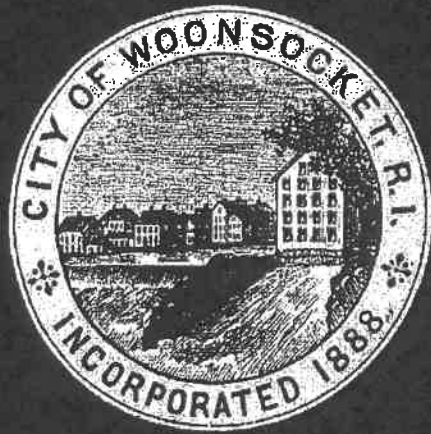


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12. Our Rankings & Reach
13. Licenses
14. Company W-9
15. Contact



Residential Properties Ltd / RPL Commercial
Full Service Real Estate Brokerage
2370 Diamond Hill Road, Cumberland, RI 02864

Bessette Veloso Group
E: bbessette@residentialproperties.com
P: 401.601.1331

February 14th, 2024
City of Woonsocket
Commercial and other Real Estate Brokerage Services
BID # 6175
169 Main Street, Woonsocket, RI 02895

To whom it may concern,

I am writing to express our sincere interest in your Request for Proposal (BID #6175) and the opportunity to collaborate on commercial and other real estate brokerage services for the City of Woonsocket. As a seasoned real estate team with a proven track record, we are confident in our ability to deliver comprehensive and top-tier services tailored to meet the city's needs.

Bessette Veloso Group operates under Residential Properties Ltd., the #1 real estate brokerage in Rhode Island for the last 23 years running (going back to when MLS first began keeping accurate records)* Bessette Veloso Group of RPL is a full-service real estate team specializing in both commercial and residential sales, leasing, and related services. With a commitment to excellence, we bring a wealth of experience and expertise to the table. Our team sold \$49.3 million in both commercial & residential real estate in 2023. Encompassing over 10% of the market share, our team ranked as the #1 Commercial team in the state based on sales volume. In addition, our team manages the leasing of over 750 apartments across Rhode Island, with 210 leases in 2023.**

Our capacity for work is underscored by a robust portfolio of successful transactions, spanning across all property types. Whether it be commercial properties, such as office spaces, apartment buildings, retail units, and industrial facilities, or residential properties ranging from single-family homes to multi-unit complexes, we have consistently demonstrated our ability to deliver results that exceed expectations.

At Bessette Veloso Group, we understand that each real estate transaction is unique, requiring a personalized approach. Our team is committed to conducting thorough market research leveraging industry insights and cutting-edge technology to provide strategic solutions, maximizing the value of your real estate assets.

We take pride in our client-centric approach, fostering long-lasting relationships built on trust, transparency, and integrity. By choosing Bessette Veloso Group, you can be confident in partnering with a real estate team that is dedicated to your success.

We welcome the opportunity to further discuss how our services align with your project goals and requirements. Thank you for considering Bessette Veloso Group of Residential Properties Ltd. for this exciting venture. We look forward to the possibility of collaborating and contributing to the success of the City of Woonsocket.

Sincerely,

Bessette Veloso Group

bbessette@residentialproperties.com

John Bessette

401.578.4285

Brett Bessette

401.601.1331

Scott Veloso

401.227.9335

*Based on information from the RI Statewide MLS for consecutive years leading in sold dollar volume based on individual firms as recorded by the MLS. Based on data for period 1.1.2001 - 12.31.23.

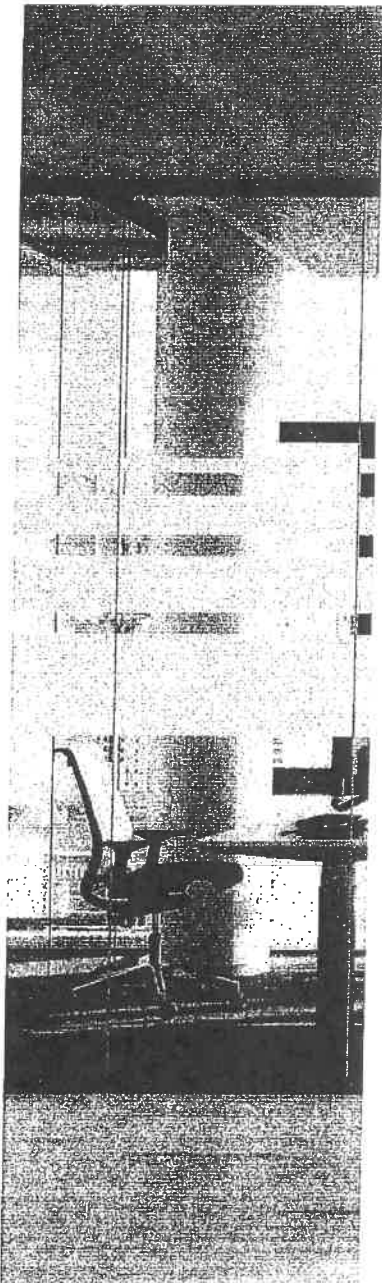
**Based on information from the RI Statewide MLS for overall agent sales volume and CMM sales volume for period 1.1.23 - 12.31.23.

The MLS does not guarantee and is not in anyway responsible for its accuracy.

The logo for Bessette Veloso Group features a large, stylized, handwritten-style 'BV' monogram. Below the monogram, the word 'GROUP' is written in a clean, sans-serif, uppercase font.

REQUEST FOR PROPOSAL

FEE SCHEDULE



The compensation payable to Residential Properties shall be 5% of the net proceeds to the City of Woonsocket.

In the event of collaboration with a broker representing the buyer in the transaction, we recommend 2% of compensation owed to RPL be designated to the buyer's representative.

This fee schedule is to continue for the duration of the current term as well as for any extensions agreed upon.

ABOUT RESIDENTIAL PROPERTIES LTD

RHODE ISLAND'S REAL ESTATE COMPANY

Residential Properties Ltd. is Rhode Island's largest and most successful independent real estate company with roughly 240 agents and nine offices locations - including Barrington, Cumberland, East Greenwich, Little Compton, Narragansett, Newport, Providence, the West Side of Providence, and Westport, Massachusetts. For over two decades straight, RPL has ranked #1 in Rhode Island for overall sales volume.

In addition, Residential Properties Ltd. consistently earns national recognition as one of the top real estate companies in the country. Recently, RPL was included on the 2023 Real Trends Top 500 and the RIS Media Top 500 Power Broker Rankings - two prestigious lists of the largest and most successful residential real estate brokerages in the entire nation.

As one of the few firms with a full-service, in-house marketing department, RPL produces professional photography, video tours, virtual 3D walkthroughs, and social media content to differentiate its listings, improve exposure, and increase property inquiries. The company's award-winning website has been ranked as one of the top 25 real estate sites in the entire country. Designed to be fully responsive for today's market, the site offers a plethora of tools to assist clients in finding the perfect property, including advanced search options, community information, property alerts, and relocation advice. Residential Properties Ltd. is a diverse group of professionals who recognize housing as a basic human right and who help ALL people find a property that best meets their needs.

#1

INDIVIDUAL FIRM
IN RHODE ISLAND, 2023*

#1

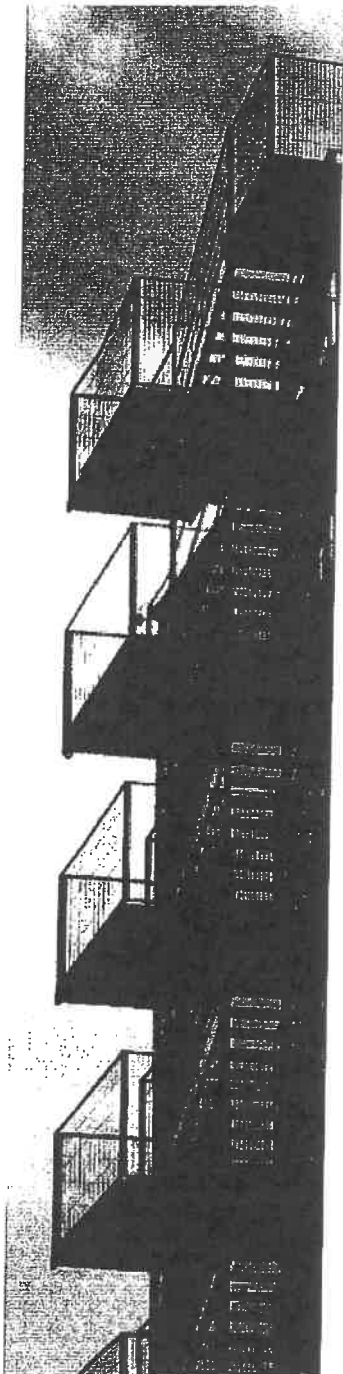
IN COMMERCIAL SALES
VOLUME IN RHODE ISLAND, 2023*

*Based on information from the RI Statewide MLS for individual firms as recorded by the MLS. Based on data for period 1.1.2023 - 12.31.23.

The MLS does not guarantee and is not in anyway responsible for its accuracy.

ABOUT US

BESSETTE VELOSO GROUP



The Bessette Veloso Group has built a reputation as the go-to real estate team in RI to help landowners and investors maximize value. The team has a combined experience of 50 years in the listing and sales of both new construction and existing construction on both the residential and commercial side of real estate.

The team believes in treating clients the way they would like to be treated, which is why buyers and sellers have come to trust their knowledge, strategy, and professionalism to achieve results.

Bessette Veloso Group was the #1 Commercial team in Rhode Island in 2023 with \$49.3M in sales, commanding over 10% of the commercial market share. Our team has experience in new construction sales, new construction pre leasing, entitlements, repositioning of apartment buildings, financial analysis, competitive market analysis, assisting clients in financing proposals, and nearly every facet of real estate investing.

Within day-to-day operations, our team will handle: on-site visits, inspections, report preparation, meeting independent contractors, coordinating photography, schedule reporting, Fire/Smoke Inspections, final inspections, occupancy coordination, and more.

MEET the TEAM



JOHN BESSETTE

I enjoy helping people whether it's selling their current residence or guiding them in the purchase of a new home. I have been a full time real estate professional since 2002 and have always treated my clients the way I would like to be treated - with respect and honesty. Over 90% of my sales come from referrals. I pride myself on going the extra mile for my clients because earning their trust is most important to me.



SCOTT VELOSO

Having work in real estate for over 15 years Scott has worked in every asset class. Scott started his real estate career working with a local builder on team of three representing new construction homes and consistently sold between 20-30 million in product each year. Through this experience Scott learned the fundamentals of ground up construction and how to maximize profits for the developers. Together with his team, they have 40 years of combined experience.




BRETT BESSETTE


Brett is a lifetime Rhode Islander, residing in Northern Rhode Island. He is a proud member of the top producing brokerage at Residential Properties and is excited to make your real estate investment experience as transparent, smooth, and pain-free as possible. With experience in various facets of the real estate industry including but not limited to apartment building resale, new construction pre-leasing, residential rehab projects, & commercial property acquisition. With Brett's finance background and hands-on experience managing his own real estate portfolio, rest assured you're in capable hands, whether it's your first purchase or overseeing an extensive portfolio.

ORGANIZATIONAL CHART


TIER ONE: LEADERSHIP




**Sally
Lapides**
PRESIDENT,
CEO, & FOUNDER



**Libby
Isaacson**
CHIEF OPERATING
OFFICER




**Oswald
Schwartz**
CHIEF FINANCIAL
OFFICER




**Brandyn
Brunelle**
CHIEF STRATEGY
OFFICER

TIER TWO: MANAGEMENT




**Ryan
Antrop**
CUMBERLAND
OFFICE MANAGER


TIER THREE: BESSETTE VELOSO GROUP



**John
Bessette**
COMMERCIAL &
RESIDENTIAL ASSOCIATE



**Scott
Veloso**
COMMERCIAL &
RESIDENTIAL ASSOCIATE



**Brett
Bessette**
COMMERCIAL &
RESIDENTIAL ASSOCIATE

ABOUT RESIDENTIAL PROPERTIES LTD

LITIGATION HISTORY

LAWSUIT ONE:

MEADOWBROOK

Filed: October 8, 2021

Status: In process

LAWSUIT TWO:

WHEELER

Filed December 30, 2021

Status: Dismissed January 22, 2024

LAWSUIT THREE:

GENEVA

Filed: February 15, 2022

Status: October 13, 2023 - Residential Properties released
for a nominal fee. Awaiting signed release.

LAWSUIT FOUR:

TUNK HILL

Filed: November 17, 2023

Status: In process

FINANCIAL REFERENCES



ROSS A. SILVA

Ross has been with Navigant Credit Union for 15 years. He started as the Marketing Manager, and is now the Assistant Vice President of Business Development and Loan Origination. A graduate of Johnson & Wales University, Ross earned a Bachelor's in Marketing and a M.B.A in Organizational Leadership. Civic minded with a desire to make his community stronger, Ross served as the Chairman of the Boys and Girls Club of Northern Rhode Island and is an Affiliate Board Member to the Northern RI Board of Realtors® working to raise money for local nonprofit organizations.

401.374.8961 | rsilva@navigantcu.org

ANDY DELUSKI

Andrew Deluski serves as Senior Vice President, Senior Business Lender for Bank Rhode Island. Deluski is responsible for developing new relationships within the Rhode Island business community. Andrew holds a Bachelors of Science degree in Finance from the University of Rhode Island along with an MBA from Assumption College. He teaches Finance at Rhode Island College and Bank Management at Roger Williams University on a part time basis. Andrew resides in Providence with his family.

401.574.1585 | adeluski@bankri.com

REQUEST FOR PROPOSAL

FINANCIAL LETTER OF REFERENCE



2/09/2024

To the City of Woonsocket,

I am pleased to provide you with credit information for the Residential Properties account with Xpressdocs. Residential Properties has been a valued and dependable customer of Xpressdocs for over 15 years. Their accounts are kept current, and payment is received promptly each month within their agreed-upon payment terms.

Their current balance with us is \$4,684, with a past-due balance of \$0. Their average balance with us is \$6,052 with an average payment window of 30 days.

Their agents and staff have been pleasant and professional in their interactions with our accounting team, and I am happy to recommend them for your business transaction needs.

If you have any additional questions regarding the account history for Residential Properties, please do not hesitate to contact me via the methods below.

Sincerely,

Lindsey Chaves

Lindsey Chaves

Director - Finance

O 817.547.9703

E lchaves@xpressdocs.com

REQUEST FOR PROPOSAL

FINANCIAL LETTER OF REFERENCE



LEFEBVRE INSURANCE
— AGENCY, INC. —

City of Woonsocket
169 Main St
Woonsocket, RI 02895

8 February 2024

To Whom it May Concern,

Residential Properties has been a customer of our firm for upwards of 15 years. They purchase insurance products such as general liability, errors and omissions, worker's compensation, cyber security and other lines as well. They have been an excellent customer, they pay all invoices promptly and reliably.

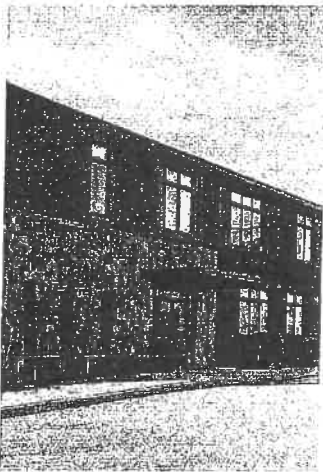
Sincerely,

A handwritten signature in black ink, appearing to read 'A. Lefebvre', written over a horizontal line.

Andrew Lefebvre
Owner

REQUEST FOR PROPOSAL

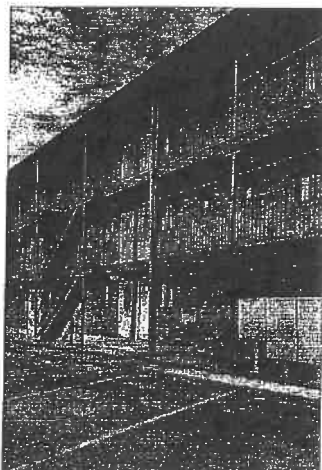
COMMERCIAL PROJECT REFERENCES



**125 Midway Road & 45 Poplar Drive
Cranston, Rhode Island**

The Bessette Veloso group represented the buyer & seller of this 49 unit apartment complex in Cranston Rhode Island for the #1 Commercial Sale in Rhode Island in 2023 at \$14,000,000.

Jordan Durham (Seller) 500 South Water Street, Providence
D+P REAL ESTATE 978.771.8807



**242 Waterman Avenue
North Providence, Rhode Island**

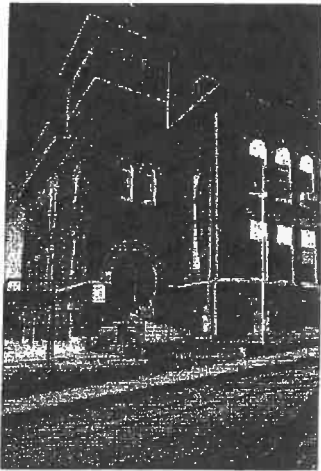
Bessette Veloso Group represented the buyer and seller of this 37 Unit Apartment building at 242 Waterman Ave in North Providence RI in November of 2023 for \$3,145,000

Chris V Bilotti (Buyer) cbilotti@naiadvisors.com
Managing Director 401.499.1506

*Based on information from the RI Statewide MLS for individual firms as recorded by the MLS. Based on data for period 1.1.2023 - 12.31.23.

REQUEST FOR PROPOSAL

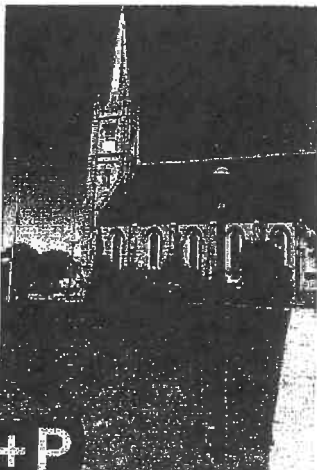
COMMERCIAL PROJECT REFERENCES



**Kendrick
Woonsocket, Rhode Island**

Bessette Veloso Group represented
the seller of the Boys & Girls club of
Woonsocket RI.

Gary Robello (Seller) 401.741.3000
CEO of Boys & Girls Club Northern RI GaryR@VGCNRI.org



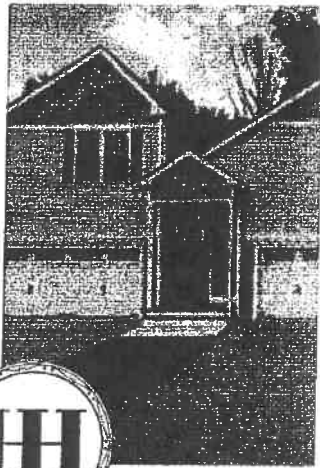
**295 305 Broad Street
Cumberland, Rhode Island**

Bessette Veloso represented both the buyer and seller
for a sale price of \$625,000. This was a development
opportunity of a former church and rectory in 2021.
The church to converted to 44 apartments and 9
town homes.

One Neighborhood Builders
401.351.8719



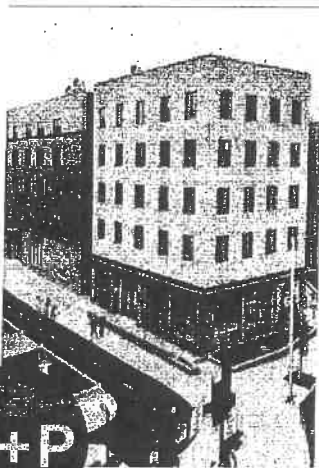
RESIDENTIAL PROJECT REFERENCES



The Preserve at Hunting Hill Cumberland, Rhode Island

The Bessette Veloso group represented the Seller of this new construction condominium project for the sale of approximately 50 condominium units. Our team handled all marketing material, staging, showing, and negotiation of purchase and sales agreements.

Tom Monahan Buildit1106@gmail.com
Builder 401.265.9471

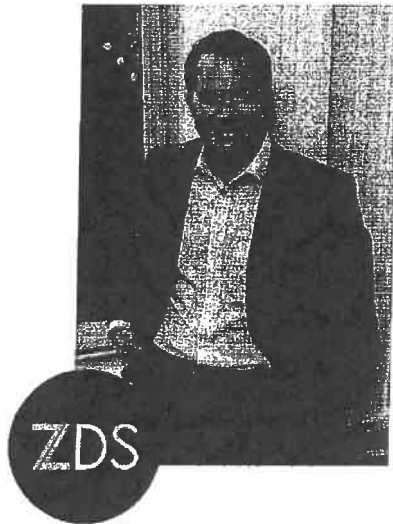


I-195 District Parcel 6 Providence, Rhode Island

The Bessette Veloso group represented the developer of this new construction mixed income apartment complex project. The project totaled 60 units, and our team was responsible for all pricing strategy, marketing, paperwork, showings, advertising, & coordination of move-ins.

Jordan Durham (Seller) 500 South Water Street, Providence
D+P REAL ESTATE 978.771.8807

ARCHITECT REFERENCES



ZDS Architecture & Interiors

Eric is the founding Principal of ZDS and a lead contributor to the firm's continuing success. He carries nearly two decades of project management experience in the hospitality industry. He has designed and managed luxury hotels and mixed-use properties through the United States, Middle East, China, and Southeast Asia. Some of his greatest works include luxury hotels in India, Abu Dhabi, Dubai, and Riyadh.

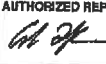
After 15 years as a Principal, Director of Operations, and Lead Project Manager at his previous firm, Eric turned back to his hometown to build a firm that threads those international experiences into the more regionalized fabric of the United States. He received his B.Arch from Roger Williams University in Bristol, Rhode Island. He is licensed to practice architecture in his home state of Rhode Island and many other states in the RI & DC area.

Eric Zuena
Founding Principal

ZDS Architecture & Interiors
ezuena@z-ds.com

REQUEST FOR PROPOSAL

INSURANCE REQUIREMENTS

ACORD [®]		CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY) 2/8/2024	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER Lefebvre Insurance Agency 839 N Main St Providence RI 02904				CONTACT NAME: Andrew Lefebvre PHONE (Acg. No. Etx): (401) 273-0022 E-MAIL ADDRESS: andrew@lef.agency FAX (Acg. No.):			
INSURED Residential Properties Ltd 140 Wickesden St Ste 2 Providence RI 02903-4365		INSURER(S) AFFORDING COVERAGE INSURER A: NATIONWIDE ASSUR CO 10723 INSURER B: NATIONWIDE MUT INS CO 23787 INSURER C: BEACON MUT INS CO 24017 INSURER D: INSURER E: INSURER F:		NAIC #			
COVERAGES							
CERTIFICATE NUMBER:		REVISION NUMBER:		THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			
INSUR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	ACFPB015443968757	07/07/2023	07/07/2024	EACH OCCURRENCE	\$	1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	ACPBA015443968757	07/07/2023	07/07/2024	COMBINED SINGLE LIMIT (E&A excluding)	\$	1,000,000
B	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	ACPBU015443968757	07/07/2023	07/07/2024	EACH OCCURRENCE	\$	5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in RI) If yes, describe under DESCRIPTION OF OPERATIONS below	7006	10/01/2023	10/01/2024	E.L. EACH ACCIDENT	\$	1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
CERTIFICATE HOLDER City of Woonsocket, State of Rhode (cont. in ACORD 101) 169 Main St Woonsocket RI 02895				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 			
© 1988-2015 ACORD CORPORATION. All rights reserved. ACORD 25 (2018/03) The ACORD name and logo are registered marks of ACORD							

REQUEST FOR PROPOSAL

INSURANCE REQUIREMENTS

AGENCY CUSTOMER ID: _____
 LOC #: _____

ACORD® Page 1 of 1

ADDITIONAL REMARKS SCHEDULE

AGENCY			NAMED INSURED		
Lefebvre Insurance Agency			Residential Properties Ltd		
POLICY NUMBER					
ACPDU015443968757, ACPBA015443968757, ACPBP015443968757					
CARRIER		NAIC CODE		EFFECTIVE DATE:	
NATIONWIDE MUT INS CO		23787, 1072			

ADDITIONAL REMARKS

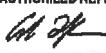
THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 **FORM TITLE:** Certificate Of Liability Insurance

**Certificate Holder Name:
 City of Woonsocket, State of Rhode Island, a body corporate and politic

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 The ACORD name and logo are registered marks of ACORD

REQUEST FOR PROPOSAL

INSURANCE REQUIREMENTS

ACORD[®]		CERTIFICATE OF LIABILITY INSURANCE			DATE (MM/DD/YYYY) 2/8/2024	
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.						
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Lefebvre Insurance Agency 839 N Main St Providence RI 02904			CONTACT NAME: Andrew Lefebvre PHONE (AG, Ho, Ext): (401) 273-0022 FAX (AG, No): E-MAIL ADDRESS: andrew@lel.agency			
INSURED Residential Properties Ltd 140 WICKENDEN ST PROVIDENCE RI 02903-4365			INSURER(S) AFFORDING COVERAGE INSURER A: Underwriters at Lloyd's, London INSURER B: ILLINOIS UNION INS CO INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # L0032 27960	
COVERAGES			CERTIFICATE NUMBER:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSUR LTR	TYPE OF INSURANCE	ADDRESS INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJE CT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		KPL-000-1067	10/26/2023	10/26/2024	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE <input type="checkbox"/> LTR-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability		G73586173 002	10/26/2023	10/26/2024	Each Occurrence 3,000,000 General Aggregate 3,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
CERTIFICATE HOLDER				CANCELLATION		
City of Woonsocket, State of Rhode (cont. in ACORD 101) 169 Main St Woonsocket RI 02895				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		
© 1988-2015 ACORD CORPORATION. All rights reserved.						
ACORD 25 (2016/03)		The ACORD name and logo are registered marks of ACORD				

REQUEST FOR PROPOSAL

INSURANCE REQUIREMENTS

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Lefebvre Insurance Agency		NAMED INSURED Residential Properties Ltd	
POLICY NUMBER KPL 000-1197, G73586173 003		EFFECTIVE DATE:	
CARRIER Underwriters at Lloyds, London	NAIC CODE L0032, 2796		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25 FORM TITLE: Certificate Of Liability Insurance

**Certificate Holder Name:

City of Woonsocket, State of Rhode Island, a body corporate and politic

REQUEST FOR PROPOSAL

MARKETING APPROACH

MARKETING CHANNELS

- Loopnet/Costar
- MLS
- Print Marketing
- Digital Marketing
- Social Media
- Targeted Direct Mail
- National & International Syndication

AREAS OF EXPERTISE

- Comprehensive Market Research
- Property Valuation
- Professional Property Branding
- Financial Analysis
- Professional photography/Videography
- Aerial photography and floorplans
- Transaction Management Skills

CONNECTIONS

- Our team has clients all over the Country, many of which in New York, Connecticut, Massachusetts, New Jersey, & Florida.
- Expansive database of buyers built up over 40+ years combined real estate experience

EXPERT NEGOTIATORS

Our group of professionals are here to get you results through service, innovation, and hard work. Throughout the process of buying or selling property, you can rely on our team to help the City of Woonsocket reach its goals with insight, superior marketing, impressive networks/connections, and steely negotiation skills.

We know the Northern Rhode Island market in great detail and pair this data-driven expertise with market sense and market smarts to get you to the closing table. Results for two notable clients in just the last year were the #1 land sale in Warwick at 0 Metro Blvd (\$3.4M) & the #1 Commercial Sale in RI in 2023 (\$14M) at 125 Midway, Cranston.

REQUEST FOR PROPOSAL

OUR RANKINGS

RESIDENTIAL
PROPERTIES LTD:

#1

INDIVIDUAL FIRM
IN RHODE ISLAND, 2023*

#1

IN COMMERCIAL SALES
VOLUME IN 2023*

\$841M+

SALES VOLUME
IN 2023*

\$16B+

SALES VOLUME SINCE
INCEPTION OF RI MLS**

240+

SALES
ASSOCIATES

BESSETTE
VELOSO GROUP:

#1

COMMERCIAL TEAM/AGENT
IN RHODE ISLAND, 2023*

#1

COMMERCIAL SALE IN 2023
SOLD FOR \$14,000,000*

\$39.9M

COMMERCIAL SALES VOLUME
IN 2023*

10.1%

MARKET SHARE OF ALL
COMMERCIAL SALES*

210

APARTMENTS LEASED
IN 2023*

Based on information from the RI Statewide MLS for individual firms as recorded by the MLS. *Based on data for period 1.1.2023 - 12.31.23.
**Based on data for period 1.1.1994 - 12.31.23. The MLS does not guarantee and is not in anyway responsible for its accuracy.

ABOUT RESIDENTIAL PROPERTIES LTD

OUR REACH

As the number one firm in Rhode Island, we move more property than any of our competitors. It is important to work with a brokerage that is well connected, whose agents are aware of the current market and what homes may be on the horizon. In a low-inventory market, this is more crucial than ever.

RELOCATION DIVISION

Our award-winning relocation department is among the top in the Northeast. The team has over three decades of experience working with sellers, buyers, and relocating companies coming to our state. Our personal, hands-on approach by our Certified Relocation Specialists helps ensure a seamless and stress-free transaction while providing turnkey assistance on a local, national, and international basis.

INTERNATIONAL NETWORK

If you have a property to sell outside of Rhode Island, we're here to help coordinate transactions throughout the country and around the globe. Our company is a founding member of Leading Real Estate Companies of the World® and Luxury Portfolio International®. Our full-time, in-house marketing department will use interwoven talents and skills to improve your property's exposure and increase inquiries. Among our services are: professional photography, video tours, virtual 3D walkthroughs, copywriting, and targeted social media posts.

RPL also publishes listings through syndication beyond local media, creating increased visibility and global reach. Access to local and national publications, along with international press such as FinancialTimes.com, CountryLife.co.uk, LeadingRE.com, and others work in concert to showcase your listing.

ABOUT RESIDENTIAL PROPERTIES LTD

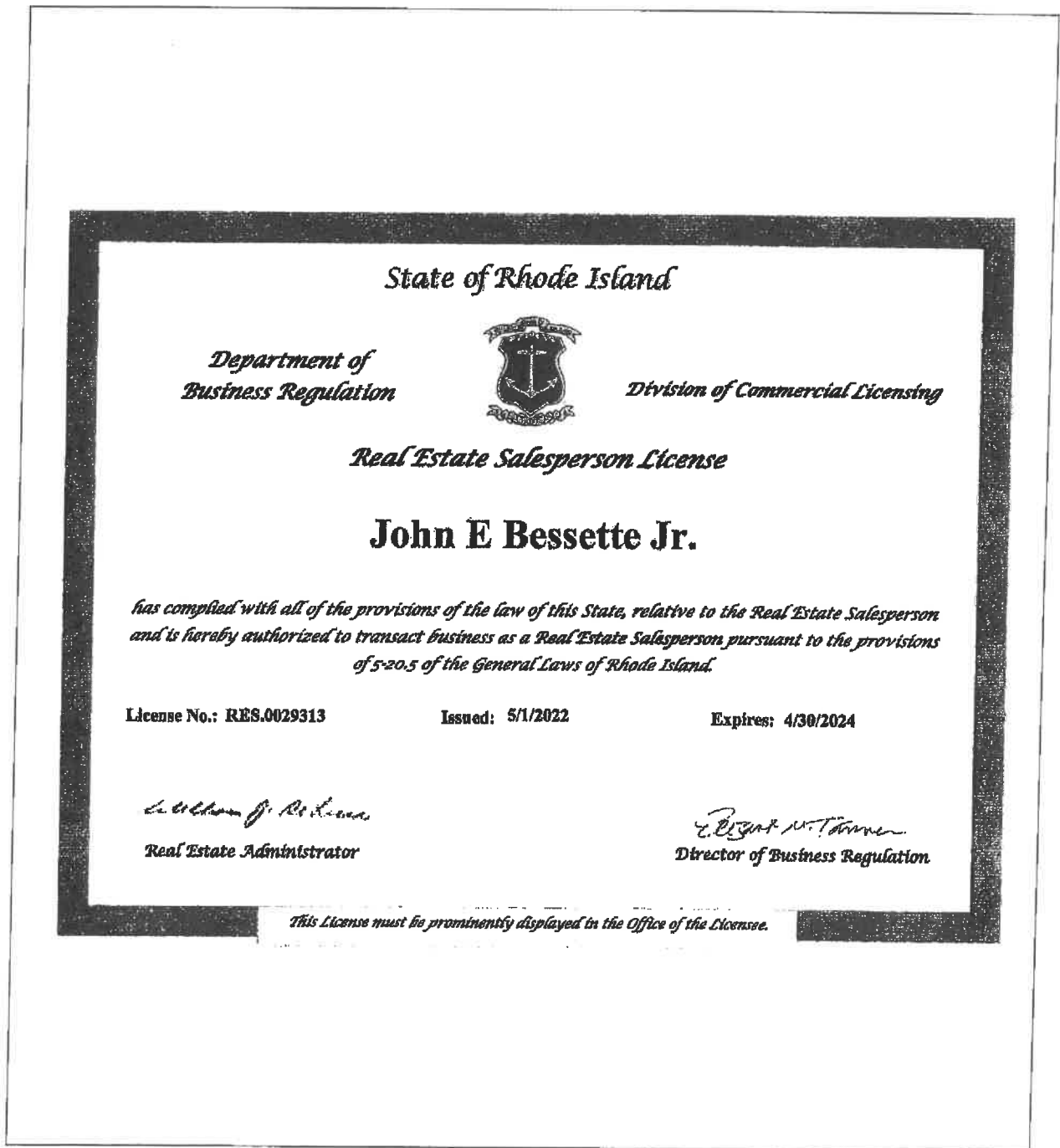
ENTRENCHED *in our* COMMUNITY

It begins at the top – Sally Lapides started RPL with a vision of people-focused leadership and continues in that spirit to this day. We are invested in our community, which means our agents, our Executive Team, and our managers take time to advance worthwhile charities across RI and beyond. Here are just a few of the causes we proudly support:



JOHN BESSETTE

LICENSES



BRETT BESSETTE

LICENSES



State of Rhode Island
Department of Business Regulation
Division of Commercial Licensing
Real Estate Section

REAL ESTATE SALESPERSON LICENSE

Brett Lee Besette

has complied with all provisions of the law, relative to the Real Estate Salesperson and is hereby authorized to transact business as a Real Estate Salesperson pursuant to the provisions of R.I. Gen. Laws § 5.20.5.

THIS LICENSE MUST BE PROMINENTLY DISPLAYED IN THE OFFICE OF THE LICENSEE

License No.: RES.0047186

Expiration Date: 02/15/2026


Deborah J. DeLeon
Real Estate Administrator

SCOTT VELOSO

LICENSES

State of Rhode Island

*Department of
Business Regulation*



Division of Commercial Licensing

Real Estate Salesperson License

Scott D Veloso

*has complied with all of the provisions of the law of this State, relative to the Real Estate Salesperson
and is hereby authorized to transact business as a Real Estate Salesperson pursuant to the provisions
of 5-20.5 of the General Laws of Rhode Island.*

License No.: RES.0031157 Issued: 05/01/2022 Expires: 04/30/2024

Richard J. B. Keene
Real Estate Administrator

Robert M. Timmer
Director of Business Regulation

This License must be prominently displayed in the Office of the Licensee.

REQUEST FOR PROPOSAL

RPL W-9

<p>Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service</p>	<p>Request for Taxpayer Identification Number and Certification</p> <p>▶ Go to www.irs.gov/FormW9 for instructions and the latest information.</p>	<p>Give Form to the requester. Do not send to the IRS.</p>																			
<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>Residential Properties Ltd.</p>																					
<p>2 Business name/disregarded entity name, if different from above</p>																					
<p>Print or type. See Specific Instructions on page 3.</p>	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p><small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small></p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>		<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>																		
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>140 Wickenden Street</p>		<p>Requester's name and address (optional)</p>																		
	<p>6 City, state, and ZIP code</p> <p>Providence, RI 02903</p>																				
	<p>7 List account number(s) here (optional)</p>																				
<p>Part I Taxpayer Identification Number (TIN)</p> <p>Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i>, later.</p> <p><small>Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.</small></p>																					
		<p>Social security number</p> <table border="1" style="width:100%; text-align: center;"> <tr><td> </td><td> </td><td>-</td><td> </td><td> </td><td>-</td><td> </td><td> </td><td> </td></tr> </table> <p>or</p> <p>Employer identification number</p> <table border="1" style="width:100%; text-align: center;"> <tr><td>0</td><td>5</td><td>-</td><td>0</td><td>3</td><td>8</td><td>3</td><td>7</td><td>5</td><td>9</td></tr> </table>			-			-				0	5	-	0	3	8	3	7	5	9
		-			-																
0	5	-	0	3	8	3	7	5	9												
<p>Part II Certification</p> <p>Under penalties of perjury, I certify that:</p> <ol style="list-style-type: none"> The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and I am a U.S. citizen or other U.S. person (defined below); and The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. <p>Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.</p>																					
<p>Sign Here</p>	<p>Signature of U.S. person ▶ </p>	<p>Date ▶ 01-01-2024</p>																			
<p>General Instructions</p> <p>Section references are to the Internal Revenue Code unless otherwise noted.</p> <p>Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.</p> <p>Purpose of Form</p> <p>An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:</p> <ul style="list-style-type: none"> Form 1099-INT (interest earned or paid) Form 1099-DIV (dividends, including those from stocks or mutual funds) Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) Form 1099-S (proceeds from real estate transactions) Form 1099-K (merchant card and third party network transactions) Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) Form 1099-C (canceled debt) Form 1099-A (acquisition or abandonment of secured property) <p><small>Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.</small></p> <p><small>If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What Is backup withholding, later.</small></p>																					
<p>Cat. No. 10281X</p>		<p>Form W-9 (Rev. 10-2018)</p>																			

REQUEST FOR PROPOSAL

Thank you for your time.



Contact us:



401.601.1331



bbessette@residentialproperties.com



RlpropertyGroup.com



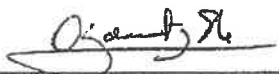

[@RlpropertyGroup](https://www.instagram.com/RlpropertyGroup)

RP
LTD.

**CITY OF WOONSOCKET, RHODE ISLAND
FINANCE DEPARTMENT**

CONTRACT FORMS

THE OFFICER OF THIS COMPANY, HEREBY, CERTIFIES THAT THIS COMPANY IS IN GOOD STANDING WITH THE STATE OF RHODE ISLAND AND ALL THE REQUIRED RECORDS HAVE BEEN FILED WITH THE STATE.

NAME: Oswald E Schwartz	
CORPORATION NAME: Residential Properties Ltd.	
BY: 	TITLE: CFO
STREET ADDRESS: 140 Wickenden Street	
CITY: Providence	STATE: RI
WITNESS: 	DATE: 02/14/2024

**CITY OF WOONSOCKET, RHODE ISLAND
FINANCE DEPARTMENT**

PROPOSAL

The undersigned hereby declares that he/she has carefully examined the general conditions and specifications and will provide Real Estate Broker Services, as described herein for the prices set forth in this proposal. Any changes to the specifications and their impact on the final cost will be discussed and mutually agreed upon before the delivery of the services.

It is understood that all proposed prices shall remain in effect for at least ninety (90) days from the date of the proposal due date to allow for the award and that, if chosen the successful vendor, the prices will remain broker through the current term of the contract.

This proposal is genuine and not collusive or sham and that the proposer has not in any manner, directly or indirectly, agreed or colluded with any other broker or association to submit a sham proposal or to refrain from proposing or in any way fix this proposal or that of any other proposer or to secure any advantage against the City of Woonsocket.

The proposer affirms they are duly authorized to execute this proposal, that this company, corporation, broker, partnership or individual has not prepared this proposal in collusion with any other proposer and that the contents of this proposal as to prices, terms or conditions have not been communicated by the undersigned, nor by any employee or agent, to any competitor, and will not be, prior to the award and the proposer has full authority to execute any resulting contract awarded as the result of, or on the basis of the proposal.

The broker has listed and described any prior or ongoing engagements or professional relationships that would constitute a potential conflict of interest, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed project. The Real Estate Broker covenants and agrees that the broker/real estate firm and its officers, employees, and subcontractors will have no interest, including personal financial interest, and will acquire no interest, either directly or indirectly, that will conflict in any manner with the performance of the services called for under this RFP.

The submission of a proposal hereunder shall be considered evidence that the proposer is satisfied with respect to the conditions to be encountered and the character, quantity and quality of the work to be performed.

Company Name:	Residential Properties Ltd		
Company Address:	2370 Diamond Hill rd		
City:	Cumberland	State:	Rhode Island
		Zip:	02864
Authorized Representative:	Brett Bessette		
Title of Representative:	Sales Associate		
Signature:		Date:	2/16/2024
Phone:	401-801-1331		
Email:	bbessette@residentialproperties.com		



ORIGINAL

February 22, 2024
City of Woonsocket
169 Main Street
Woonsocket, RI 02895

**PROPOSAL FOR COMMERCIAL AND OTHER REAL ESTATE BROKERAGE SERVICES
BID No. 6175, Due on February 22, 2024, 2 PM**

Submitted by: Cooperative Real Estate Professionals, LLC, 85 Industrial Circle, Suite 6102, Mail Box 8, Lincoln, RI 02865
Contact Info.: Lisa Gagnon, Broker/Owner, 401-651-0038, lisa624@cox.net

Cooperative Real Estate Professionals, a woman-owned business based in Lincoln, Rhode Island, is pleased to submit the following bid to market and sell real property and assist with the purchase of real property for the City of Woonsocket. This proposal is for a term of one year from date of a signed contract.

Our broker services include real estate marketing, sales and buyer services as well as appraisals, with the capacity to complete comparative market analyses, as well as all required documentation to list or purchase property such as Exclusive Listing Agreements, Offers to Purchase real estate as well as Sales Disclosures and State-required disclosures. We have 7 active sales persons and a licensed residential appraiser as well as agents with both Rhode Island and Massachusetts licenses.

We have reviewed the invitation to bid package and believe our qualifications and experience make us the ideal choice to perform the required services of the City.

In this proposal you will find the following information:

1. Company profile (location, contact information, sales persons and administrative staff)
2. Credentials and related experience
3. Market approach
4. Proof of insurance
5. W-9
6. Availability and capability for timely response
7. Fee schedule with the commission rate for listing and selling properties, compensation for representing city in negotiating the purchase of property
8. Other associated costs (to include appraisals)
9. 2 financial references
10. 5 professional project references (2 of which are commercial/industrial transactions)
11. Copy of key personnel real estate and appraisal licenses in the State of Rhode Island

Thank you for this opportunity to offer professional real estate services to the City of Woonsocket. Please contact me via phone or email if further clarification is needed or with any questions.

Sincerely,


Lisa Gagnon

Cooperative Real Estate Professionals, 85 Industrial Circle, Suite 6102, Mail Box 8, Lincoln, RI 02865

REQUIRED PROPOSAL FORMAT AND CONTENT

Section 1: Letter of Interest

The proposal should begin with a letter of interest that includes a synopsis of the broker's services and highlight the capacity to perform the work. The letter must be signed by the individual with contract signature authority for the broker.

(Please see attached cover letter)

Section 2: Proposed Fee Schedule Item Rates

The proposal must include the rates for each fee schedule item as noted under Section 5E for the current term and one extended term. The fees provided will be the sole compensation to be paid to the broker for the services rendered.

FEE SCHEDULE ITEMS:

a. Commission rate for listing and selling properties;

Commission Schedule due upon closing on sale of property:

6% commission for listing and selling properties.

3% commission for acting as listing agent only

3% commission for acting as buyer's agent

Hourly rate of \$50.00 for general consultation services

\$350 for residential single-family appraisal if completed by Cooperative Real Estate Professionals

\$450 for residential multi-unit appraisal (1-4 units), if completed by Cooperative Real Estate Professionals

Cost for commercial appraisal will be quoted based upon property details as commercial property can vary greatly

b. Proposed method of compensation for representing the City in negotiations for purchasing properties;

Commission to be paid in the form of a percentage for sales and purchases. An hourly rate is charged for related real estate services.

c. State any other costs the City may anticipate relating to the real estate services to be provided.

All customary real estate expenses are included in the commission percentage.

Section 3: Profile and Experience

A minimum of five (5) years of previous experience with proven effectiveness of the broker.

Cooperative Real Estate Professionals, LLC was established in 2015 and has participated in the following transactions in the last few years:

36 residential property sales transactions to include buyer and seller side in Rhode Island

4 commercial transactions

Residential appraisals

We stay on top of the market, have solid relationships with lenders, contractors, inspectors and industry-related service providers and have experience in negotiating and multiple offer situations.

We have the ability to complete comparative market analyses, as well as all required documentation to list or purchase property such as Exclusive Listing Agreements, Offers to Purchase real estate as well as Sales Disclosures and State-required disclosures.

Outline company history, scope of services offered, size of the broker, and location. The City of Woonsocket is interested in the experience of the broker and/or the proposed project leaders in the area of expertise requested.

Cooperative Real Estate Professionals, LLC was established in 2015 and is located at 85 Industrial Circle in Lincoln.

The company is a woman-owned, professional, competent and responsive business which provides real estate sales and appraisal services in Rhode Island and Massachusetts.

We have 7 sales associates, one appraiser, and are a full-service brokerage with market knowledge offering marketing and sales services for property sellers and assist property buyers with locating, negotiating and purchasing real property. Our office offers home buyer and credit classes to the public as well as real estate license renewal continuing education credit courses for RI agents. All sales agents are currently active and complete 18 hours of continuing education each renewal cycle to meet RI Dept. of Regulation and Fair Housing course requirements.

We are a member of the Northern Rhode Island Board of Realtors and State Wide Multiple Listing Service (MLS) as well as a member of the Massachusetts MLSPIN MLS service.

Broker/owner Lisa Gagnon is also a licensed residential appraiser.

Please find list of active company licensees and types of licenses attached.

Please provide information regarding five (5) successful projects, completed in the last five (5) years, that are similar to the properties identified in the preconference meeting. Include the following items for each narrative:

Please see attached list of 36 real estate transactions where Cooperative Real Estate Professionals serviced either the Seller or Buyer side of the transaction. Attached document contains Property Address, Date Sold, Days on Market until Sale and Sale Price.

- Provide for each of the key personnel, related work experience, education, training and any other pertinent data that would demonstrate competence and experience in this type of work.

- Please provide a copy of the key personnel's Real Estate Licenses in the State of Rhode Island.

Please see attached list of Broker/Owner, Key Staff and their respective license numbers and information.

Cooperative Real Estate Professionals, 85 Industrial Circle, Suite 6102, Mail Box 8, Lincoln, RI 02865

Section 3: Profile and Experience, Continued

The broker should list and describe any prior or ongoing engagements or professional relationships that would constitute a potential conflict of interest, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed project.

N/A

The Real Estate Broker covenants and agrees that the Real Estate Broker and its officers, employees, and subcontractors will have no interest, including personal financial interest, and will acquire no interest, either directly or indirectly, that will conflict in any manner with the performance of the services called for under this RFP.

N/A

Section 4: Litigation History

List all litigation in the last five years, filed against the broker or broker's employees.

- State the beginning and end date, each lawsuit, case or proceeding, and the judgment or resolution or the anticipated judgment or resolution

N/A

Section 5: References

Two (2) financial references must be provided from either financial institutions or suppliers.

- 1. Navigant Credit Union, Maria Dias, 401-319-2951
- 2. Statewide MLS, 401-785-9899

Five (5) project references must be provided of which three (3) must be commercial/industrial transactions where you have provided comparable services.

- 1. Navigant Credit Union, Mortgage Dept. for appraisals
- 2. Fisher Appraisal, 781-603-5542
- 3. First American, 866-575-8484
- 4. Trimavin, LLC, 877-830-6777
- 5. Barrett Financial, 401-500-7702

Section 5: References, Continued

Please indicate if you have worked with other government municipalities or recreation authorities in the area of property sale or acquisition.

- These projects must have been engaged during the last ten (10) years.
- These references must be for the services provided by the proposing company, not by individuals within the company who may have worked on projects while at another company.

N/A

Insurance requirements

**Great American Insurance Company, c/o H.H. Landy Insurance Agency, Norwood, MA
City to be listed as a named insured on the policy if selected for services.**

A copy of your business' W-9 must be provided with your proposal.

Please see attached.



Broker and Key Staff List

**List of licenses held by broker/owner and associates of
Cooperative Real Estate Professionals, LLC**

<u>Name of License Holder</u>	<u>Type of License</u>	<u>License #</u>	<u>Expiration Date</u>	<u>State</u>
Lisa Gagnon	Broker	Reb.0018050	April 30, 2024	RI
Lisa Gagnon	Broker	1000022	June 24, 2024	MA
Lisa Gagnon	Residential Appraiser	CRA.0A00939	November 19, 2024	RI
Lisa Gagnon	Residential Appraiser	103198	June 24, 2025	MA
Doreen Davila	Sales Person	Res.0034488	April 30, 2024	RI
Susan DiColella	Sales Person	Res.0028906	April 30, 2024	RI
Susan DiColella	Sales Person	1001564	April 7, 2024	MA
Gregorio Guzman	Sales Person	Res.0043265	April 30, 2024	RI
Breana Meadows	Office Manager/ Sales Person	Res.0046399	April 30, 2024	RI
Sarah Menard	Sales Person	Res.0045225	April 30, 2024	RI
Gerard Laferriere	Sales Person	Res.0035025	April 30, 2024	RI
Jonathan Quinonez	Sales Person	Res.0048719	April 30, 2024	RI

As of 2/19/2024



85 Industrial Circle, Suite 6102, Lincoln, RI 02865
 Broker: Lisa Gagnon, 401-651-0038

Cooperative Real Estate Professionals

Real Estate Transactions Sold (Listing and Selling)

CREP denotes our ID for Listing or Selling side of sales

#	ML #	City	Address Full	Approx Lot Square Foot	Closed Date	DOM	List Office ID	List Price	Sell Office ID	Sold Price
1	1330176	North Providence	19 Mark Drive	8,276.00	4/7/2023	5	AVENU	\$474,900	CREP	\$475,000.00
2	1249210	Glocester	14 Hemlock Drive	0	11/18/2020	213	CBRB06	\$119,900	CREP	\$119,900.00
3	1310248	Schuette	127 Trintown Road	55,321.00	6/30/2022	9	GMPM	\$349,900	CREP	\$401,000.00
4	1230782	North Smithfield	501 Black Plain Road	43,486.00	9/23/2019	10	CREP	\$399,900	ALLT	\$385,000.00
5	1290374	Cumberland	44 AUSTIN Drive	217,800.00	8/2/2021	382	CREP	\$899,000	BHPN	\$875,000.00
6	1248942	Woonsocket	131 Andrews Street	5,001.00	9/30/2020	126	CREP	\$184,900	BNET	\$194,000.00
7	1288088	Burnsville	375 Sherman Farm Rd Road	88,862.00	9/30/2021	6	CREP	\$619,000	CBRB18	\$580,000.00
8	1232166	Burnsville	255 Whipple Avenue	20,000.00	10/31/2019	54	CREP	\$334,900	CREP	\$330,000.00
9	1203212	Woonsocket	184 Huntington Avenue	6,969.00	5/30/2019	222	CREP	\$198,500	CREP	\$181,900.00
10	1241213	Woonsocket	262 Coe Street	8,307.00	10/25/2021	6	CREP	\$69,800	CREP	\$65,501.00
11	1262957	Cumberland	115 117 Abbott Run Valley Road	62,726.40	11/20/2020	31	CREP	\$429,000	DRML	\$415,000.00
12	1274195	North Smithfield	76 Colerick Street	12,820.00	4/1/2021	13	CREP	\$329,900	LONG	\$325,000.00
13	1347925	Cumberland	60 Lake Shore Drive	0.9	12/12/2023	10	CREP	\$1,175,000	MELO	\$1,050,000.00
14	1335952	South Kingstown	69 Ocean Avenue	0.2	9/29/2023	3	CREP	\$1,675,000	MOCH03	\$1,650,000.00
15	1295458	Central Falls	26 Tucker Street	9,496.00	12/17/2021	39	CREP	\$274,900	NOTP	\$240,000.00
16	1227970	Burnsville	241 Pulaski Road	13,068.00	7/30/2019	5	CREP	\$269,999	NTHC	\$270,000.00
17	1339235	Cumberland	48 Mc Girr Street	0.2	10/18/2023	10	CREP	\$400,000	PRPG	\$400,000.00
18	1313142	Cumberland	33 Iroquois Road	14,070.00	9/6/2022	28	CREP	\$364,900	RARI	\$390,000.00
19	1300700	Cumberland	61 Newell Drive	17,860.00	4/13/2022	66	CREP	\$715,000	RDFN	\$711,000.00
20	1289487	North Smithfield	538 Saint Paul Street	0.9	9/30/2021	26	CREP	\$310,000	RESI04	\$293,000.00
21	1321173	Burnsville	129 South Main Street	12,197.00	11/22/2022	9	CREP	\$395,000	RMAX17	\$425,000.00
22	1262388	North Smithfield	311 Black Plain Road	15,873.00	10/13/2020	5	CREP	\$274,900	RMAXR02	\$280,000.00
23	1284828	North Smithfield	55 Woonsocket Hill Road	10,319.00	7/20/2021	28	CREP	\$209,900	RXPR	\$125,000.00
24	1312600	Burnsville	265 Slaghead Drive	9,000.00	7/15/2022	4	CREP	\$399,000	SLOC	\$405,000.00
25	1228876	Coventry	44 Dion Avenue	8,712.00	8/30/2019	7	CREP	\$229,900	SMRT	\$230,000.00
26	1274103	Cranston	4 Park Avenue	4,082.00	4/2/2021	7	KELW03	\$269,000	CREP	\$279,000.00
27	1232284	Burnsville	727 Lapham Farm Road	87,120.00	1/10/2020	83	KELW03	\$169,900	KELW03	\$160,000.00
28	1306516	Burnsville	1694 Round Top Road	87,991.00	6/1/2022	7	KEYR03	\$350,000	CREP	\$349,000.00
29	1296977	Cumberland	542 RESERVOIR Road	392,040.00	12/3/2021	9	LAMO	\$529,000	CREP	\$415,000.00
30	1304240	South Kingstown	69 Ocean Avenue	6,970.00	5/2/2022	32	LILA	\$1,595,000	CREP	\$1,450,000.00
31	1338671	South Kingstown	142 Prospect Road	47,480.00	9/29/2023	91	LILA	\$1,450,000	CREP	\$1,100,000.00
32	1223349	North Smithfield	61 Main Street	11,326.00	7/25/2019	52	PCOM	\$275,000	CREP	\$264,000.00
33	1348816	Smithfield	23 Hattie Avenue	10,019.00	1/17/2024	20	PVAN	\$484,900	CREP	\$480,900.00
34	1233196	Smithfield	336 Stillwater Road	57,063.00	11/7/2019	36	RCTR	\$389,900	CREP	\$362,500.00
35	1225136	Johnston	27 Oak Hill Drive	16,730.80	8/1/2019	4	SLOC	\$339,000	CREP	\$355,000.00
36	1239871	Coventry	100 Weaver Hill Road	100,188.00	6/30/2020	205	SMRT	\$375,000	CREP	\$375,000.00



ORIGINAL

Request for Proposal for the City of Woonsocket

Prepared by Peter Dufresne

Thank you for the opportunity to offer my team’s services to the City of Woonsocket in this Request for Proposal. In this package you will find all requested details and information attesting to the fact that myself and my team are absolutely the best suited candidates for this important role with the city. This proposal is organized based on the requested format and content outlined in the provided Bid Specifications package provided by the city. We were in attendance at the mandatory pre-proposal meeting this past Thursday and appreciate the city making the time and effort to meet with us and address all pertinent questions up front.

My team consists of four tenured, licensed Realtors serving as experienced salespeople assisting consumers/investors in the purchase and sale of all forms of real estate, as well as two full-time support staff. One who also holds a valid real estate license assisting with rental properties and showings and the other who serves as the team’s executive assistant. Additionally, we work on a contract basis with a seasoned licensed Realtor who serves as our Transaction Manager.

If there are further questions or concerns, I am happy to address them personally and can be reached at your convenience by phone at 401-480-8990 or by email at Pete@SpectrumREC.com.

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Section 1: Letter of Interest

Thank you for your time and consideration in reviewing my submission for the city's request for proposal. As a life-long Rhode Island resident who was born and raised in the city of Woonsocket, residing there for 35 years and still owning and investing in our great city, it's an honor to be considered for this important role. I feel it's worth noting that my family and I collectively own 20 properties within the city of Woonsocket totaling 43 units, I personally own 6 of these properties, encompassing 26 of these units and 4.8 acres of commercial land. Being born and raised in Woonsocket, it's safe to say that I know the city like the back of my hand. I am familiar with our neighborhoods, local businesses, and schools and all nuances that come with them. My longest standing team-member and founding partner has been a teacher for the Woonsocket school system for decades and is still teaching and mentoring our city's youth. I mention all this to demonstrate that my team and I are fully, personally invested in our city and its growth, and will continue to be indefinitely.

Over the course of my 18-year real estate career, my team and I have successfully transacted over 1,220 real estate sales in the state of Rhode Island, with more than 347 of those transactions specifically being in the city of Woonsocket – just under 30% of our collective Rhode Island business overall. Over the years I have developed an intimate knowledge of Woonsocket, its residents, its real estate, its government infrastructure and everything our great city has to offer.

As a real estate professional and investor, I enjoy and believe in serving my communities and have held numerous leadership positions within my local and state Realtor boards which are further detailed in section two of this proposal, and also served on the Tax Assessment Board of Appeals in Woonsocket from 2013-2016. I'm always looking for opportunities for my team and our clients that will benefit and further develop Woonsocket as an attractive place for others to invest and live in. You will see this further exemplified in Section 3 of this proposal where my personal acquisitions and investments are outlined as well as the projects I have assisted in curating for my valued clients.

As the city's contracted real estate specialist, my team and I will do everything in our power to best serve Woonsocket, it's government and it's residents and ensure all matters are handled professionally, in a timely manner, and with the City's best interests at heart. Again, I appreciate the opportunity to be considered for this role and am grateful for your time in reading this proposal. I look forward to hearing from you.

Sincerely,

Pete Dufresne

Team Owner | Realtor® | Licensed in RI & MA

Cell: 401.480.8990 / Email: Pete@SpectrumREC.com

Spectrum Real Estate Consultants Team | Keller Williams Realty

Striving to be the ONLY Realtors® you will ever need!

Section 2: Proposed Fee Schedule Item Rates

Initial Fee Schedule:

Preface – Based on the information supplied in the RFP and the details given during the mandatory meeting last week, it is not very clear on the extent and depth of the work that is intended to be completed in reference to this bid. We understand that the work will, most likely, consist of marketing/selling the lots and buildings encompassing the 2.1 acre city block that was purchased from Saint Aloysius Church. This creates a challenge in creating a specific fee structure as we are unable to estimate the amount of work and or manhours that may be required. As such, we believe the below fee structure can serve to adequately compensate us for any work the City might ask of us, while also protecting the City from undue and unnecessary expenditure.

Our commission rate for Listing/Selling a property for purposes of this RFP is 5.5%, of which 2.25% would be advertised/allocated towards an agent representing a Buyer on a specific transaction. If a buyer were to purchase a specific property without the assistance/representation from a Buyer's Broker, we would adjust our commission rate to 4.5% if we facilitated both sides of the transaction. Although, our fee/commission for successfully listing/selling a property is not to be less than \$3,000 (not factoring in the fee/commission going towards a buyer's agent on that specific transaction).

Consulting Fee - Should the City require us to research/analyze a specific lot/property, give our professional opinion of value, determine it's "Highest and Best Use", development feasibility and/or salability of a specific property, the fee shall be \$500.00 per property. This fee would encompass any and all of the aforementioned tasks, per property and also compensate us for any work involved in completing those tasks, up to and including but not limited to, photographs, inspections by our staff, site visits, report preparation, copies, schedule reporting, final inspections and occupancy coordination.

Should the City decide to bring to market for sale, any property where these studies have already been performed by us, the Broker, the Consulting Fee would be considered waived upon successful completion of that sale and the customary fee for selling of property on behalf of the City, outlined earlier, is paid to the Broker.

Buyer Plan Review Fee - Should the City desire that the Broker review the development/redevelopment plan of a particular buyer to ensure that said plans align with the City's vision and future trajectory of city planning in the area surrounding that property, the fee shall be \$250.00 per instance.

As specifically stated and required for this RFP, a "dollar amount" must be included for the initial term and another for the extended term, the fee for the initial term is \$2,500.00 and \$1,000 for the extended term

Fee for assisting/representing the City in a purchase/acquisition is the greater of 2.25% or \$3,000.

Fee Schedule for Extended Term:

Preface – Based on the information supplied in the RFP and the details given during the mandatory meeting last week, it is not very clear on the extent and depth of the work that is intended to be completed in reference to this bid. We understand that the work will, most likely, consist of marketing/selling the lots and buildings encompassing the 2.1 acre city block that was purchased from Saint Aloysius Church. This creates a challenge in creating a specific fee structure as we are unable to estimate the amount of work and or manhours that may be required. As such, we believe the below fee structure can serve to adequately compensate us for any work the City might ask of us, while also protecting the City from undue and unnecessary expenditure.

Our commission rate for Listing/Selling a property for purposes of this RFP is 5.5%, of which 2.25% would be advertised/allocated towards an agent representing a Buyer on a specific transaction. If a buyer were to purchase a specific property without the assistance/representation from a Buyer's Broker, we would adjust our commission rate to 4.5% if we facilitated both sides of the transaction. Although, our fee/commission for successfully listing/selling a property is not to be less than \$3,000 (not factoring in the fee/commission going towards a buyer's agent on that specific transaction).

Consulting Fee - Should the City require us to research/analyze a specific lot/property, give our professional opinion of value, determine it's "Highest and Best Use", development feasibility and/or salability of a specific property, the fee shall be \$500.00 per property. This fee would encompass any and all of the aforementioned tasks, per property and also compensate us for any work involved in completing those tasks, up to and including but not limited to, photographs, inspections by our staff, site visits, report preparation, copies, schedule reporting, final inspections and occupancy coordination.

Should the City decide to bring to market for sale, any property where these studies have already been performed by us, the Broker, the Consulting Fee would be considered waived upon successful completion of that sale and the customary fee for selling of property on behalf of the City, outlined earlier, is paid to the Broker.

Buyer Plan Review Fee - Should the City desire that the Broker review the development/redevelopment plan of a particular buyer to ensure that said plans align with the City's vision and future trajectory of city planning in the area surrounding that property, the fee shall be \$250.00 per instance.

As specifically stated and required for this RFP, a "dollar amount" must be included for the initial term and another for the extended term, the fee for the initial term is \$2,500.00 and \$1,000 for the extended term

Fee for assisting/representing the City in a purchase/acquisition is the greater of 2.25% or \$3,000.

Section 3: Profile and Experience

I obtained my real estate salesperson's license in 2006 and founded the Spectrum Real Estate Consultants Team in 2011 under the Keller Williams Realty brokerage. In 2013 I became an owner in our Keller Williams Realty franchise with our primary office located in Lincoln, RI and our second office in Providence. The brokerage currently has roughly 190 independent realtors associated with the office. My team, Spectrum REC, has historically had between 2-12 agents/employees and currently operates as a well-seasoned team of 6 full-time professionals.

From 2009 to 2019 I served on our office's Agent Leadership Council, as a board member of the RI Realtors Young Professionals Network, on the Realtor Political Action Committee, as Secretary, Treasurer, President-Elect, President and Immediate Past President of the Northern RI Board of Realtors, as the Director for the Rhode Island Association of Realtors, and still continue to serve on the Rhode Island Association of Realtors Risk Management Committee.

My team handles all aspects of real estate including commercial/mixed-use property, multi-family investment properties, single family homes, vacant land, and redevelopment; fully encompassing commercial & residential sales, leasing and property management. With our licensed Realtors as well as dedicated support staff, we're able to ensure no one is ever 'too busy' to be able to best serve our clients. I, Pete Dufresne, will be the city's designated agent, utilizing my team and support staff as necessary to seamlessly facilitate the city's real estate needs.

As noted in Section 1 above, my team and I have successfully transacted over 1,220 real estate sales in the state of Rhode Island, with more than 347 of those transactions specifically being in the city of Woonsocket. I have included a list of these transactions directly from StatewideMLS as well as a list of the off-market property sales we have facilitated in the Supplements section of this package in pages 22-28.

Below and immediately attached you will find 5 relevant projects successfully completed within the last 5 years as requested. I have also included detailed lists of other relevant sales as well as my personal acquisitions and projects in process within the city that serve as relevant examples of my and my teams experience and expertise.

1. **1099-1139 Social St Woonsocket**
2. **86 North Main St Woonsocket**
3. **1265 Mendon Rd Woonsocket**
4. **51 Circle Street, 0 Manville & Vacant lots #29A-106 (across from 413 Manville Rd)**
5. **0 Elizabeth St Woonsocket ~5,000 sqft vacant lot:**

PROJECT OVERVIEW

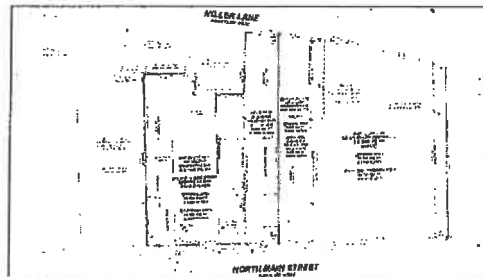
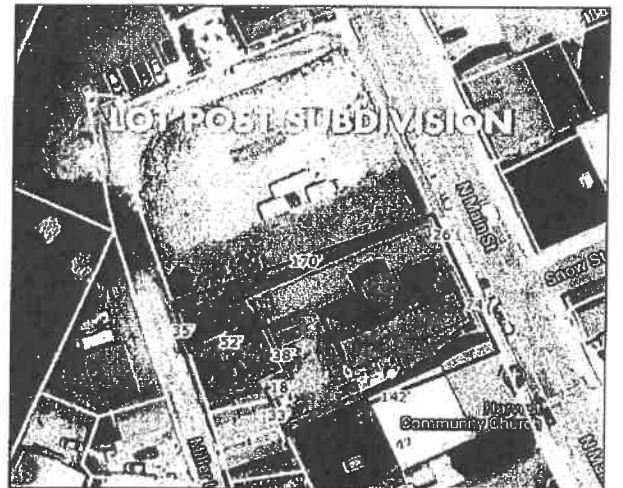
1099-1139 SOCIAL STREET, WOONSOCKET



In 2015, I listed this property for my client, Marc Mann. This property sits at the intersection of Diamond Hill Road and Social Street. At that time, there were 2 residential homes and 2 commercial buildings totaling 40,000+ sq ft of space, spread across 2 parcels, totaling 1.72 acres of land. In 2016, a section of the roof caved-in and the structural integrity of the building was called into question. The large mill-type building, which was once owned by the Woonsocket Street Railroad Company, housed and ran electric streetcars, delivering workers to the City's mills in the 1920s and 1930s. In 2017, the Seller had the majority of the structures demolished. As part of the demolition process, an underground oil tank had to be removed, soil testing was completed, public notices were distributed to neighboring properties and the site was better positioned to attract an experienced investor to redevelop the property. We had several buyers under contract to purchase the site, each helped move along the project to different stages, allowing us to use approvals and testing reports to satisfy some concerns from one buyer to the next. Closings were contingent upon the Buyers getting full approvals in place prior to closing, including: RI DEM requirements, zoning approvals, planning/site approvals and the ability to obtain a building permit immediately. The Buyer that purchased the property, signed the contract on 6/12/2019 and closed the sale on 10/7/2020 for \$610,000. This is one of the top vacant land sales in Woonsocket based on the "\$ per Acre" sold price. The site was redeveloped into 2 commercial retail buildings/businesses, Family Dollar and O'Reilly Auto Parts. These 2 properties generate \$65,335 in annual real estate tax revenue for the City. Marc Mann was the owner and project manager, his address is 16 Oak Tree Drive in Milford, MA 01757 and his phone number is 617-899-3129.

PROJECT OVERVIEW

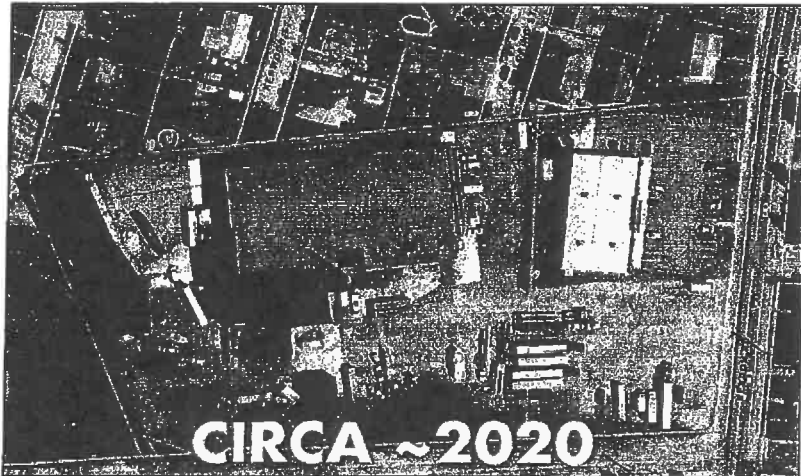
86 NORTH MAIN STREET, WOONSOCKET



I assisted a client in purchasing an abutting lot that previously housed a ~15,000 square foot building, which was Bouvier Furniture and its parking lot. The building was torn down due to structural challenges. The purchase included 2 vacant lots and a small garage on a 3rd lot on Miller Lane, which was purchased for a total of \$22,000 in 2018. The client I represented with the purchase owns a stately 5 unit brick building next door and needed additional parking spaces. After the acquisition, I helped the owner with an administrative subdivision for the 2 vacant lots, adding to his existing building lot and leaving the .48 acre lot to be listed/sold. The lot was listed on 2/21/2020 and sold/closed on 2/12/2021 for \$67,000. The Seller still retains the garage space/lot for personal use. Seller and project manager was Bob Allyn, residing at 39 Rollingwood Drive in Johnston. His phone # is 401-829-3380.

PROJECT OVERVIEW

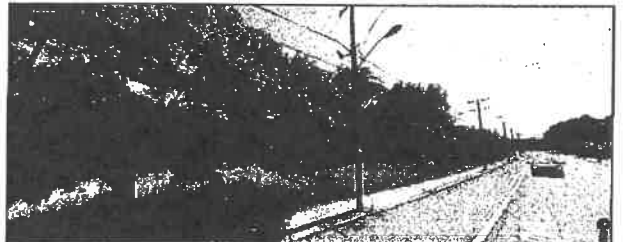
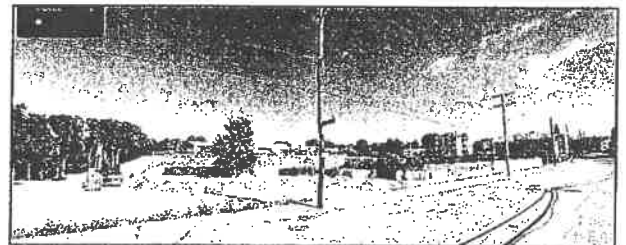
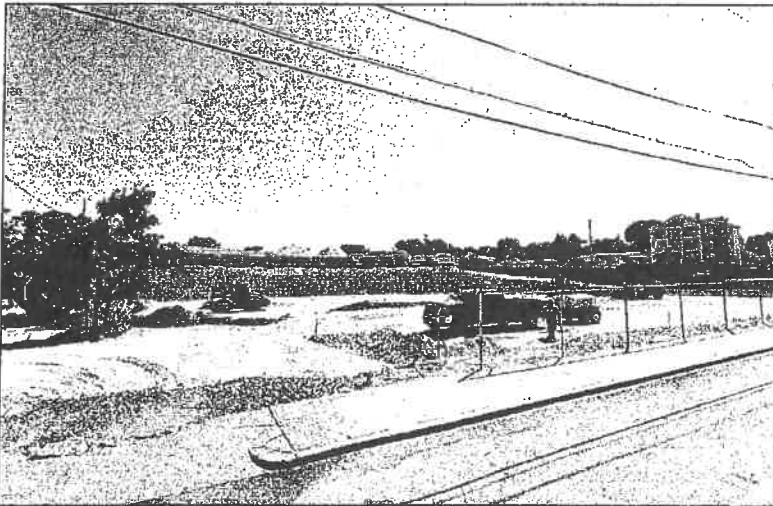
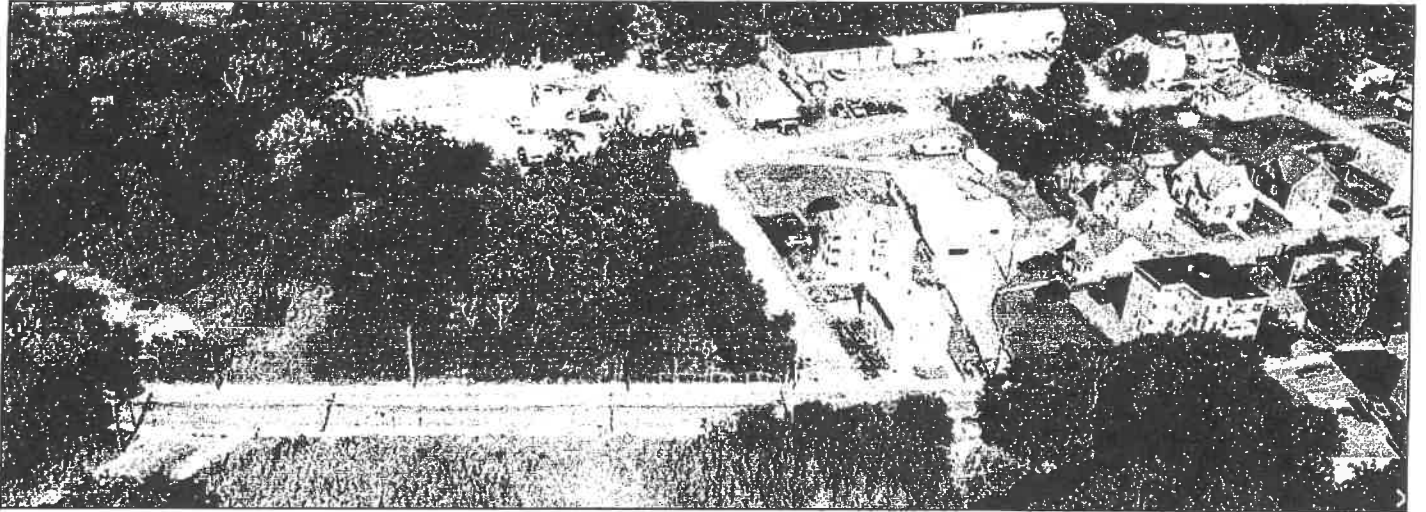
1265 MENDON ROAD, WOONSOCKET



In 2021, I personally bought 1265 Mendon Road, previously known as the "Bonin Spinning Mill". The Owner had been delinquent on his obligations and was facing an eminent foreclosure. At the time of sale, the building was condemned and the City had issued an "Order to demolish" due to the condition of the ~80,000 square foot building. As part of the demolition, environmental testing was done to identify asbestos and any other hazardous materials, which was then professionally remediated/removed. I went through the proper steps to terminate electric, gas, water, sewer and other services to the building. Prior to the purchase, I had coordinated a Phase 1 Environmental assessment and also reviewed the previous Phase 1 report conducted for the site. I filed a public records request with DEM to view the historic quarterly reports on file for the "monitoring wells" that were installed on the property. I filed a public records request with the City of Woonsocket to obtain any construction plans and any other historic documents that were available for the property. I personally did the initial title work for the property and identified the outstanding liens, then coordinated the payoff of said encumbrances as part of the closing. In 2023, I purchased the adjoining lot on the corner of Aylsworth Ave and Mendon Road from a private party, in an off market transaction. Initially the Owners wanted \$400,000 for the lot in 2021. As part of the negotiation with the Seller, I prepared documentation, maps, deeds and comparable properties to justify the price I was willing to pay based on the specifics of the lot. I acquired the lot on 8/18/2023 for \$240,000. The 2 lots total 4.8 acres of land and are in an MU-2 zone. I'm in the process of getting a survey completed and moving on to the next steps for redevelopment. The seller of 1265 Mendon Road was Leo Beaudoin, his address is 3650 Bonaventure Court in Sarasota, Florida, his phone number is 401-641-7753. The Seller of 0 Mendon Road was Rick Alger, his business address is 519 Mendon Road in Cumberland and his phone number is 401-333-0300. Pete Dufresne is the owner and project manager.

PROJECT OVERVIEW

51 CIRCLE STREET, 0 MANVILLE ROAD
VACANT LOTS #29A-106, WOONSOCKET



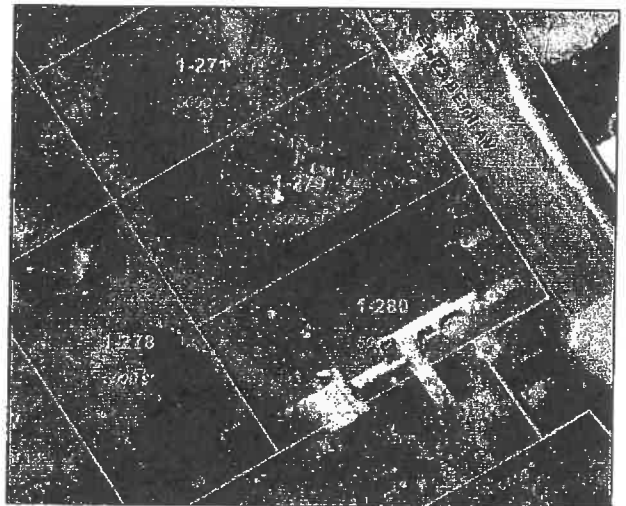
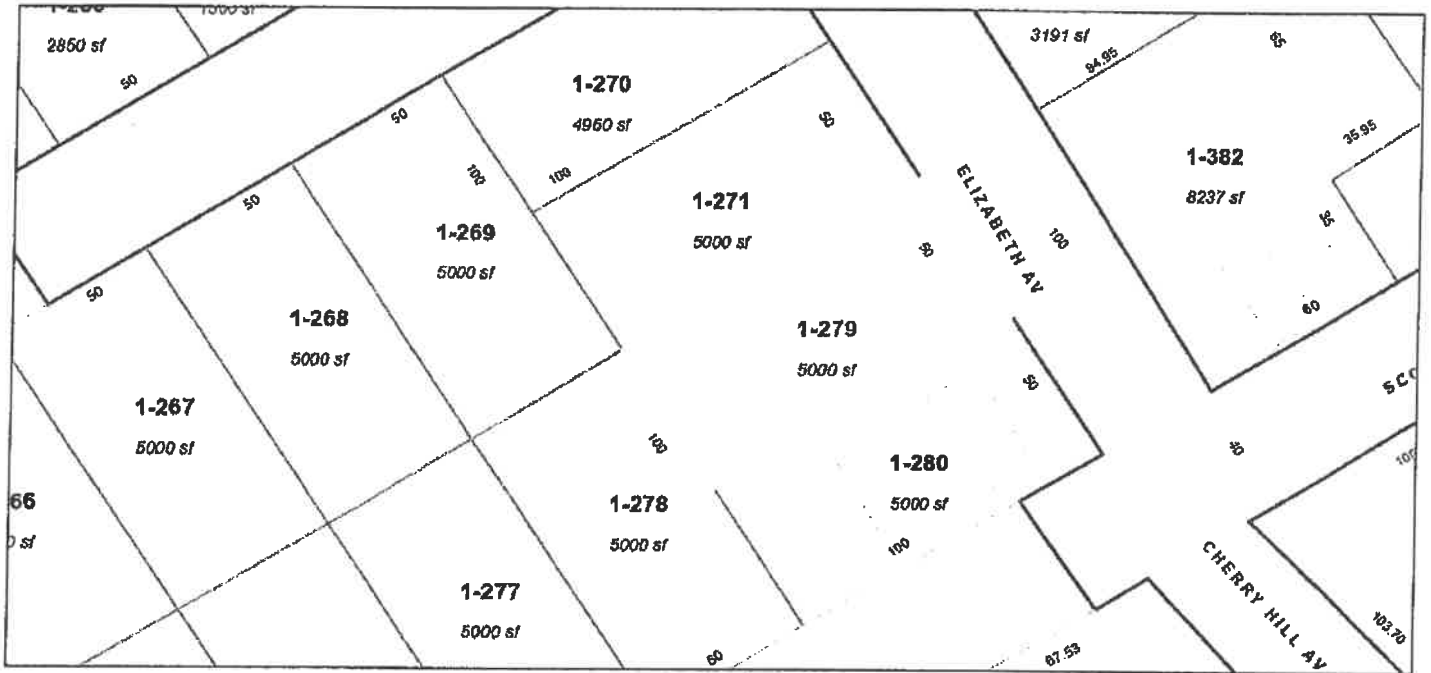
I listed the property at 51 Circle St on 8/16/2021 for \$1,300,000 for a long-standing client. We received several offers and completed the sale/closing with the Buyer on 8/29/2022 for \$1,350,000. The property consisted of 3 industrial garage buildings, totaling 10,711 sqft of space on 1.37 acres of land.

The buyer was represented by an agent for this sale, although, immediately following the closing, the buyer reached out to me to assist him in acquiring the abutting lot #106, 0 Manville Rd. The sales price on this off-market transaction was \$425,000. This 3.26 acre lot was severely overgrown and was unused for over a decade. The buyer has obtained approvals to construct pre-engineered steel buildings on the site to accommodate his personal business equipment.

The Seller was J.R. Edick, he resides at 10 Pine Acre Drive in Bellingham, MA. His phone number is 508-505-6526. The Buyer was Stephen Puget, his business address is 51 Circle St Woonsocket and his phone number is 800-699-7669.

PROJECT OVERVIEW

0 ELIZABETH - VACANT LOT #1-279
WOONSOCKET



I purchased this 5,000 square foot vacant lot on 10/27/2022. I signed the sales contract with the seller on 5/24/2022. Due to the lack of complete deed description being on file for this property, a survey was needed to identify the location of the property boundaries and also a new deed description was created. I'm in the process of acquiring 2 abutting lots, scheduled to close within the week, which will be combined with the existing lot I currently own. After the lots are combined, I will facilitate the construction of a single or two-family new-construction home for my aging mother, and possibly one of my siblings, to reside in.

The 2 additional lots also required a survey and creation of new deed descriptions. PRD, LLC is the owner of record presently. Pete Dufresne is the project manager. Seller was Carol Capron Roby, she resides at 1204 Hartford Pike in Dayville, CT. Her phone number is 401-477-2717.

Other Relevant Transactions to Note:

66-70 Main St, Woonsocket: I personally purchased this property in 2016 and at the time, it was in pretty rough shape. This property is very unique, as it is the only property on Main St with 3 facades and only 1 out of 4 free-standing buildings on Main St, (City Hall is one of the other 3). Being that this property is in "Woonsocket's Downtown Overlay District", I immersed myself in the documents that outline the Overlay District, zoning ordinances, opportunity zones, tax stabilization plan, etc.. Over the past 7 years I have invested well over \$100,000 into the property to optimize rents and help revitalize Main Street. As part of this renovation and rehabilitation, I hired and engaged both engineers and architects to complete certain aspects of the project, working with them throughout this project and several others.

61 Railroad St, Woonsocket: My team member, Shana Boyer, is assisting a local Woonsocket business owner in the purchase of this historic building constructed in 1855 by Edward Harris and known as the Harris Warehouse. She acquired this client last year when he began searching for a landmark building in the city where he could both live and operate his medical practice. This mixed-use building was identified as a prime location for him, being in both the Downtown Overlay District and designated Opportunity Zone within the city and offering mixed-use zoning and development capabilities. Once purchased next month, he will immediately take residence on the currently finished second floor and the ground-floor level will be rehabilitated into prime commercial office space for his chiropractic practice. He would also like to further develop the third floor into additional residential units in the future.

58 Union St: I purchased, renovated and sold this single family property in 2020

710 Manville Rd: I purchased, renovated and sold this single family property in 2017

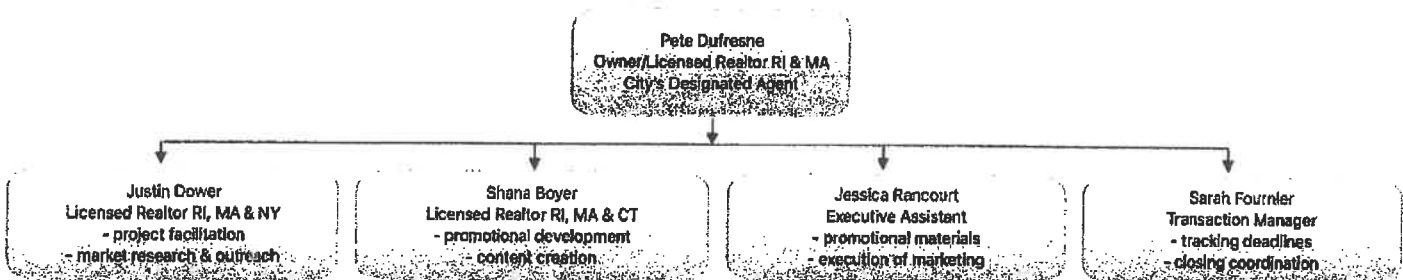
56 Heroux Av: I purchased, renovated and sold this single family property in 2016

25 Napoleon St: I purchased, renovated and sold this single family property in 2014

My Personal Investment Portfolio Within Woonsocket:

- 220 Willow St purchased in 2006 3 residential units
- 420 Elm St purchased in 2015 4 residential units
- 66-70 Main St purchased in 2016 Mixed use:4 residential, 1 commercial
- 1265 Mendon Rd purchased in 2021 4.8 acre commercial development site
- Elizabeth Ave purchased in 2022 Vacant residential lot
- 58 Harrison Av purchased in 2019 (25% ownership) 6 residential units
- 64 Harrison Av purchased in 2019 (25% ownership) 6 residential units

Organizational Chart: key personnel associated in assisting with city services, resumes in Supplements



Market Approach:

We utilize professionally designed and printed materials as well as cutting-edge social media, print and email marketing. We don't just take one approach; we aim to attack from all angles and leave no stone un-turned. This is why we have consistently been ranked in the top real estate teams in Rhode Island every year since 2014.

For example, from a marketing perspective, the goal is to get the property out to the largest number of potential buyers possible. Even with residential development projects, it can be very advantageous to advertise the property on several of the commercial websites, like Costar, Crexi, and Loopnet...as well as listing the property in the RI and MA Multiple Listing Systems. Using the commercial marketing sector to push the listing out to buyers looking for development opportunities can spark interest locally or even from the other side of the country. When you're ready to put me to work, I intend on networking with other real estate professionals in the area to see if they have any experienced buyers looking for projects and opportunities...you may receive proposals from some of them. If they do have buyers, we'll already have a head start, so you can be sure that in working together we'll get you the most money possible...while they look out for their developers best interests, I'll be looking out for the City's best interest.

I'd like to note that some commercial websites have different levels of listing visibility. It is important to understand that even though a property is listed on international websites like Loopnet and Costar, it may not be available to be seen by a consumer unless that agent spends money on an upgraded listing package and usership status - most agents don't have access because of the costs associated with it. I've attached 2 screenshots in the **Supplements** section of this proposal, one detailing what I've just explained to you from the websites and the other an example of the buyers that have looked at a commercial property that I currently have listed in Woonsocket and where they are located. Again, it's necessary to get the property in front of as many people as possible so they can compete for it and potentially net you a higher amount and these sites are a big part of that.

Prior/Ongoing Engagements to Note:

None. I am presently unaware of any conflicts of interest. The City has not yet specifically identified all of the real estate parcels in which they are considering selling/acquiring based on the information provided. If a conflict were to ever become apparent, it would be brought to the city's attention immediately through the appropriate channels.

I agree and confirm that myself, my team members and specialists assisting with the City's real estate services will not have a financial interest in the properties associated with this RFP/contract, and will acquire no interests, either directly or indirectly that will conflict in any manner with our performance and the City's "Best Interests".

Although I am part owner of the Keller Williams Realty Northern RI franchise, I am not involved in the day to day operation of the brokerage, therefore I don't believe this constitutes a conflict of interest. I am not currently aware of any of the ~190 agents within the brokerage that is actively pursuing investments in Woonsocket.

Section 4: Litigation History

This section details 2 legal matters that were brought against the broker of record and/or the brokerage, Keller Williams Realty (Market Center Management, LLC).

JARROD LEWIS v. JOHN SOMYK et al. 10/22/2020 - was a personal injury case that sited Market Center Management LLC, Keller Williams Realty, John Somyk (Broker of record for the office), etc. for an injury that was sustained at an office gathering at Somyk's personal residence....In which I was not in attendance. The claim was settled out of court on 9/19/2023, fully covered by insurance.

CATHERINE ANDERSON v. KIMBERLY FOLEY et al. 10/30/2019 - was filed as a job discrimination claim. The plaintiff and her attorney filed against the office manager, Kim Foley. The owners of the LLC/brokerage were all named individually in this case. As previously mentioned, myself and my team are not involved with the day to day operation of the brokerage and have no role in hiring, managing and/or disciplining the employees or contractors of the ~190 agent brokerage. The claim was settled out of court on 3/22/2023, fully covered by insurance.

Section 5: References

Project References:

Name: Marc Mann
Phone: 617-899-3129
Relationship: Seller of 1099 + 1143 Social St Land Sale/Re-Development Project

Name: Bob Allyn
Phone: 401-829-3380
Relationship: Local Business and Property Owner/Investor. Assisted him in acquiring and/or divesting in several properties, worth approximately \$1,600,000(all current properties are in Woonsocket)

Name: JR Edick
Phone: 508-505-6526
Relationship: Long-standing, repeat client who I have assisted with multiple real estate acquisitions, sales, and divestments

Name: Stephen Puget
Phone: 800-699-7669
Relationship: Repeat client who I have assisted with multiple real estate acquisitions

Financial References:

Name: Ross Silva
Company: Navigant Credit Union
Phone: 401-374-8961
Relationship: I have worked with him on multiple occasions for various personal & business lending purposes

Name: John Somyk
Company: Solana Homes LLC.
Phone: 491-641-5111
Relationship: Have worked with John on multiple occasions for private lending and other real estate endeavors

Proof of Real Estate License for Team Members Requested in Section 3



Lookup Detail View

Name and Address

Name	City/Town	State	Zip Code	Country
Peter J. Dufresne	Lincoln	RI	02865	United States

Registration Information

License	License Type	Expiration Date	Status
REB.0018949	Real Estate Broker	05/03/2024	ACTIVE

Generated on: 2/19/2024 3:27:58 PM



Lookup Detail View

Name and Address

Name	City/Town	State	Zip Code	Country
Shana Marie Boyer	Cumberland	RI	02864	United States

Registration Information

License	License Type	Expiration Date	Status
RES.0040779	Real Estate Salesperson	04/30/2024	ACTIVE

Generated on: 2/19/2024 3:28:19 PM



Lookup Detail View

Name and Address

Name	City/Town	State	Zip Code	Country
Justin Dower	Lincoln	RI	02865	United States

Registration Information

License	License Type	Expiration Date	Status
RES.0045642	Real Estate Salesperson	12/13/2024	ACTIVE

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Lookup Detail View

Name and Address

Name	City/Town	State	Zip Code	Country
Sarah Jane Fournier	Johnston	RI	02819	United States

Registration Information

License	License Type	Expiration Date	Status
RES.0040993	Real Estate Salesperson	04/30/2024	ACTIVE

Generated on: 2/19/2024 1:33:59 PM

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
MARKET CENTER MANAGEMENT LLC

2 Business name/disregarded entity name, if different from above
KELLER WILLIAMS REALTY LEADING EDGE

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
14 BREAKNECK HILL ROAD

6 City, state, and ZIP code
LINCOLN, RHODE ISLAND 02865

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number

			-			-			
--	--	--	---	--	--	---	--	--	--

OR

Employer identification number

2	0	-	5	5	1	2	9	6	5
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *John Smyth* dotloop verified 01/12/24 1:04 PM EST 2EKC-WBWN-GRB-52EB Date ▶ 01/01/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

****NOTE****

The insurance information provided here satisfies our current coverage requirements. If further or increased coverage is required to satisfy the city's request for proposal, it will be obtained prior to contract execution.



PROVIDENCE MUTUAL

The Providence Mutual Fire Insurance Company
P.O. Box 6066
Providence, Rhode Island 02940-6066

BUSINESSOWNERS DECLARATION

Policy Number	Policy Period From	Policy Period To
BOP 0118640 03	02/05/2022	02/05/2023
12:01 A.M. Standard Time at the described location		

Transaction	
RENEWAL	
Direct Bill Nine Payments	
Named Insured and Address	Agent
SPECTRUM REAL ESTATE 14 BREAKNECK HILL RD. STE 101 LINCOLN RI 02865-3908	JOHN J CLARKE INSURANCE, INC. 1226 MAIN STREET WEST WARWICK, RI 02893
	Telephone: 401-821-7330
	0001353

In return for payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

Described Premises: See attached schedule
 Business Description: See attached schedule

PROPERTY COVERAGE LIMITS OF INSURANCE:

Buildings See attached schedule
 Business Personal Property See attached schedule
 Deductible See attached schedule
 Optional Coverages See attached schedule

LIABILITY AND MEDICAL EXPENSES:

Each paid claim for the following coverages reduces the amount of insurance we provide during the applicable annual period. Please refer to Section II - Liability in the Businessowners Coverage Form and any attached endorsements.

	Limits of Insurance
Liability And Medical Expenses	1,000,000 Per Occurrence
Medical Expenses	5,000 Per Person
Damage To Premises Rented To You	50,000 Any One Premises
Other Than Products/Completed Operations	2,000,000 Aggregate
Products/Completed Operations	2,000,000 Aggregate

TOTAL POLICY PREMIUM \$ 731.00

Forms and endorsements applicable to all locations			
PMBP37	{08/18}	Protective Safeguards	BP0501 {07/02} Calculation of Premium
BP0003	{07/13}	Businessowners Coverage	BP0131 {01/18} RI Changes
BP0417	{07/02}	Employment-Related Pract Excl	BP0577 {01/06} Fungi/Bacteria Exclusion
BP0517	{01/06}	Excl.-Silica or Silica Dust	BP0419 {07/13} Amendment - Liq Liab Excl
BP0195	{03/03}	RI Changes-Notice of Canc & NR	BP1504 {05/14} Excl-Access or Disclosure of C
PMBP15	{06/11}	Lead Exclusion	PMBP16 {06/11} Asbestos Exclusion
BPMP02	{05/11}	Changes in the Policy Forms	ILP004 {01/06} RI NTP - Flood Insurance
BP0439	{07/02}	Abuse/Molestation Excl	BP1486 {07/13} Communicable Disease Exclusion

This declaration, together with the coverage form(s), common policy conditions and forms, and endorsements, if any, issued to form a part thereof, complete the above number policy.

Countersigned this Day of

Authorized Representative

Issued Date: 12/12/2021
BOPDEC 0220

INSURED

Page 1 of 3



PROVIDENCE MUTUAL

The Providence Mutual Fire Insurance Company
P.O. Box 8066
Providence, Rhode Island 02940-8066

BUSINESSOWNERS DECLARATION

Policy Number: BOP 0118840 03
Named Insured: SPECTRUM REAL ESTATE
Agent: JOHN J CLARKE INSURANCE, INC. 0001353

SCHEDULE OF POLICY OPTIONAL COVERAGES



Additional Coverage Description	Limits	Premiums
Cyber Insurance	50,000	79.00
Employee Dishonesty	10,000	Included
Employment Practices	100,000	125.00
Forgery and Alterations	10,000	Included
To Meet Policy Minimum Premium		318.00
Coverage Enhancement - Standard		Included

Policy Optional Coverages Total Premium \$ 522.00

Forms and Endorsements applicable to this policy

DNBPMU07	(02/21) Important Notice Chgs in Polic	BP1560	(02/21) Cyber Incident Exclusion
ADIL01	(01/21) Electronic Delivery	BP0547	(07/13) Computer Fraud & Funds Trans
BP0453	(07/13) Water Backup and Sump Overflow	PMBP04	(02/21) Equip. Breakdown Enhancement
PMBP18	(02/21) Empl Practices Liab Ins	PMDS03	(01/13) Supplemental Dec-Empl Pract
NPEPRI01	(01/14) EPLI Notice of Defense - RI	ADEP02	(02/21) Employment Risk Mgmt Services
FMDS04	(02/21) Supplemental Dec - Cyber Ins	PMBP27	(02/21) Cyber Insurance
NPCYRI01	(01/16) Notice Defence Costs (Cyber)	ADBP01	(02/21) Ad Cyber Insurance
BP0538	(01/15) Terrorism Ltd. Excl. - Cap	BP0523	(01/15) Cap Losses From Cert Acts Terr
TD02	(12/20) Terrorism Disclosure	BP0515	(12/20) Terrorism Disclosure
BP0542	(01/15) Terrorism - Punitive Dam.	PMBP14	(10/19) Coverage Enhancements

Issued Date: 12/12/2021
BOPDEC 0220

INSURED

Page 2 of 3



PROVIDENCE MUTUAL

The Providence Mutual Fire Insurance Company
P.O. Box 6066
Providence, Rhode Island 02940-6066

BUSINESSOWNERS DECLARATION

Policy Number: BOP 0118640 03
Named Insured: SPECTRUM REAL ESTATE
Agent: JOHN J CLARKE INSURANCE, INC. 0001363

Construction Type	Sprinkler	Territory	Prot. Class	Rate No.	Rate Group	Type of Business
3	F	003	04	1	1	REAL ESTATE AGENT

DESCRIBED PREMISES:

Prem Bldg Policy Interests
1 1

Location Description
14 BREAKNECK HILL RD
LINCOLN RI 02865-3908

See attached for additional Policy Interests

Business Description: REAL ESTATE AGENT

PROPERTY COVERAGE LIMITS OF INSURANCE:

BUILDINGS

Actual Cash Value - Buildings Option (Y/N)	N
Automatic Increase - Building Limit (%)	4%
Deductible	1,000

BUSINESS PERSONAL PROPERTY

Deductible	30,000	136.00
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ADDITIONAL COVERAGES

	Limits	Premiums
Terror or Fire Following Only		2.00
Water Backup and Sump Overflow	5,000	Included
Increased Bus Inc Depend Prop.	10,000	Included
Business Inc Extended Period		Included
Computer and Funds Trans Fraud	15,000	Included
Increased Interrupt Comp Oper	10,000	Included
Equipment Breakdown Protection		25.00
Increased Electronic Data	10,000	Included
Liability and Medical Exp		46.00
Medical Expenses		Included
Money Ord & Counterfeit	5,000	Included
Money & Securities On Premise	15,000	Included
Money & Securities Off Premise	5,000	Included
Outdoor Property	5,000	Included
Signs	5,000	Included
Increased Valuable Papers		Included
Valuable Papers Off Premise	10,000	Included

Total Premium for this location \$ 209.00

Forms and Endorsements applicable to this location									
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov
000101A	Defense	Base	Act	Cov	000101A	Defense	Base	Act	Cov



Date: December 26, 2023
 Policy Number: 000088447

Policy Information Page

1

Account Holder: Spectrum REC LLC **Agent Name:** JOHN J. CLARKE
Address: 14 Breakneck Hill Rd Ste 101 **Agent Address:** INSURANCE, INC.
 Lincoln, RI 02865-3901 West Warwick, RI 02893-4840

Phone: (401) 821-7330
Agent Number: 00067
NCCI Carrier Code: 30325

Named Insured: Spectrum REC LLC **Dec Type:** Renewal **Group Affiliation:**
Endorsement Reason

Transaction Date: 12/26/2023

Policy Number	Endorsement Effective Date	Endorsement Expiration Date	Account Number
000088447	02/23/2024	02/23/2025	20512219

2

Policy Period

From	To	
02/23/2024	02/23/2025	12:01 a.m. standard time at address of named insured

3

- A. **Workers' Compensation Insurance:** Part one applies to the Workers' Compensation law of Rhode Island.
- B. **Employers' Liability Insurance:** Part two applies to work in Rhode Island. The limits of our liability are:

BODILY INJURY BY ACCIDENT	\$500,000	EACH ACCIDENT
BODILY INJURY BY DISEASE	\$500,000	POLICY LIMIT
BODILY INJURY BY DISEASE	\$500,000	EACH EMPLOYEE

C. Endorsements & Schedules:

Endorsement	Endorsement	Endorsement	Endorsement
BE_00_00_01 - WC and Employers Liability Policy	BE_00_00_01A - Cancellation Endorsement	BE_00_00_40 - OFAC Trade Sanctions Notice and Endorsement	BE_00_00_50 - Audit Non Compliance Charge Endorsement

This is not an Invoice

Insured

The Beacon Mutual Insurance Company
 One Beacon Centre, Warwick, RI 02896-1378 | beaconmutual.com
 Underwriting: 401.825.2667 | Toll Free: 1.888.886.4460

BE_00_00_14_V9
 Page 1 of 3



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PBI Group 23114 Expedition Drive Ashburn, VA 20148	CONTACT NAME: Paul Bondy	
	PHONE: (443) 502-5645	FAX: (888) 600-4130
EMAIL ADDRESS: paulbondy@pbigroupsolutions.com		
INSURERS AFFORDING COVERAGE		NAIC #
INSURER A : Arch Insurance Company		11330
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

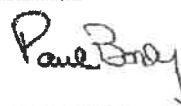
INSURED
 Market Center Management, L.L.C. dba Keller Williams Realty Leading Edge; Leading Edge Referrals, LLC
 14 Breaknock Hill Road Suite #101
 Lincoln, RI 02865

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	COVERAGE	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY COMMERCIAL GENERAL LIABILITY CLAIMS-MADE OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (E&O/OC/CCO) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Per accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	Real Estate E&O	<input checked="" type="checkbox"/>		SPL006249805	1/5/2024	1/5/2025	Occurrence Limit: Aggregate Limit: Deductible: Occurrence Limit: \$1,000,000 Aggregate Limit: \$2,000,000 Deductible: \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Keller Williams Realty, Inc. and its designated affiliates as additional insured.

CERTIFICATE HOLDER Keller Williams Realty, Inc. 1221 S. Mopac Expw., Suite #400 Austin, TX 78746 Keller Williams International 1221 S. Mopac Expw., Suite #400 Austin, TX 78746	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE:  12/19/2023
--	---

Team Historic Commercial Sales in Woonsocket

#	ML #	PT	ST	City	Address	Type	Lot SqrT	Closed Date	DOM	List Office	List Price	Sell Office	Current Price	Price/SqFt
1	1316604	C/M	SS	Woonsocket	548 Wood Avenue	Apartment, Auto Related,	4,356.0	08/11/2023	48	KELW03	\$339,900	TIRR	\$325,000.00	\$120.50
2	1291171	C/M	SS	Woonsocket	511 Circle Street	Auto Related, Commercial	59,677.2	08/29/2022	339	KELW03	\$1,200,000	NMLS	\$1,350,000.00	\$126.84
3	1315493	C/M	SS	Woonsocket	633 Winter Street	Auto Parts, Auto Related,	10,880.0	08/18/2022	22	KELW03	\$290,000	NMLS	\$267,000.00	\$117.11
4	1260045	C/M	SS	Woonsocket	1271 Park Avenue	Accounting, Administrative	5,001.0	11/30/2020	12	KELW03	\$279,900	RMX19	\$350,000.00	\$88.03
5	1246844	C/M	SS	Woonsocket	115 Sixth Avenue	Apartment, Up/Down	9,493.0	10/19/2020	254	KELW03	\$368,000	KELW03	\$370,000.00	\$42.29
6	1250724	C/M	SS	Woonsocket	567 Willow Street	Multi Family	5,619.0	08/31/2020	11	KELW03	\$389,900	KELW03	\$278,000.00	\$38.48
7	1243926	C/M	SS	Woonsocket	236 242 4TH AVENUE		5,500.0	03/22/2017	14	KELW03	\$234,900	KELW03	\$165,000.00	\$30.76
8	1243923	C/M	SS	Woonsocket	75 GARDNER AVENUE		7,405.0	02/01/2017	127	CEL216	\$299,900	KELW03	\$178,000.00	\$28.67
9	1260721	C/M	SS	Woonsocket	188 DIVISION STREET		10,485.0	08/21/2014	166	RMX19	\$190,000	KELW03	\$200,000.00	\$50.74
10	1058859	C/M	SS	Woonsocket	6670 MAIN STREET	Commercial, Food/Beverag	14,481.0	04/02/2014	32	RMX19	\$219,000	ANCH	\$191,500.00	\$38.59
11	1073152	C/M	SS	Woonsocket	188 70 MAIN STREET		4,792.0	08/31/2012	18	KELW03	\$214,900	KELW03		
12	965360	C/M	SS	Woonsocket	716 718 FRONT STREET			11/15/2010	177	KELW03	\$229,000	KELW03		

#	ML #	PT	ST	City	Address	Type	Lot SqrT	Closed Date	DOM	List Office	List Price	Sell Office	Current Price	Price/SqFt
1	1305272	V/LD	SS	Woonsocket	276 High Street	Residential	5,500.0	04/29/2022	20	CMW02	\$50,000	KELW03	\$50,000.00	
2	1247972	V/LD	SS	Woonsocket	86 North High Street	Residential	23,042.0	02/12/2021	270	KELW03	\$99,900	DAND	\$67,000.00	
3	1287321	V/LD	SS	Woonsocket	28 MONTY AVENUE	Total Residential Developm	10,000.0	06/26/2015	68	BAUR	\$25,000	KELW03	\$20,000.00	

Team Historic Condo Sales in Woonsocket

#	ML #	PT	ST	City	Address	Type	Lot SqrT	Closed Date	DOM	List Office	List Price	Sell Office	Current Price	Price/SqFt
1	1310923	CND	SS	Woonsocket	1175 Diamond Hill Road, Unit#202	Town House	0.0	09/09/2022	8	KELW03	\$264,900	EXPW	\$275,000.00	\$260.42
2	1301546	CND	SS	Woonsocket	110 Mill Street, Unit#104	Other		04/19/2022	11	RMX19	\$175,000	KELW03	\$190,000.00	\$246.11
3	1300552	CND	SS	Woonsocket	63 Blakely Street, Unit#109	Loft		02/13/2022	7	KELW03	\$208,900	EXNK	\$210,000.00	\$210.88
4	1309085	CND	SS	Woonsocket	82 Mill Street, Unit#304	Other		02/01/2022	6	RMX02	\$199,900	KELW03	\$210,000.00	\$199.62
5	1256637	CND	SS	Woonsocket	685 Social Street, Unit#106	Loft		12/17/2021	9	RMX42	\$219,900	KELW03	\$223,000.00	\$169.71
6	1294123	CND	SS	Woonsocket	685 Social Street, Unit#311	Loft		10/29/2021	8	RMX42	\$185,000	KELW03	\$185,000.00	\$211.67
7	1289348	CND	SS	Woonsocket	29 Canal Street, Unit#21F	Town House		09/24/2021	39	RMX17	\$199,900	KELW03	\$200,000.00	\$198.73
8	1279872	CND	SS	Woonsocket	388 Yease Street, Unit#9	One Level	0.0	09/13/2021	7	RXP0	\$154,900	KELW03	\$152,000.00	\$132.17
9	1270324	CND	SS	Woonsocket	148 Bermon Street, Unit#9	High Rise		05/28/2021	20	KELW03	\$117,900	CSRO	\$115,150.00	\$119.20
10	1256081	CND	SS	Woonsocket	272 Cass Avenue, Unit#4	Town House		03/26/2021	82	CEL114	\$225,900	CEL114	\$220,000.00	\$137.50
11	1256081	CND	SS	Woonsocket	82 Mill Street, Unit#204	One Level	1,092.0	12/04/2020	16	SMRI	\$169,900	KELW03	\$180,000.00	\$171.10
12	1256081	CND	SS	Woonsocket	96 Mill Street, Unit#101	One Level		11/12/2020	25	SMRI	\$149,900	KELW03	\$155,000.00	\$214.68
13	1253965	CND	SS	Woonsocket	94 Mill Street, Unit#304	Town House		07/24/2020	33	RMX09	\$173,900	KELW03	\$161,000.00	\$153.04
14	1249491	CND	SS	Woonsocket	82 Mill Street, Unit#304	One Level		05/13/2020	20	CRCP	\$154,900	KELW03	\$153,700.00	\$146.10
15	1230872	CND	SS	Woonsocket	104 Mill Street, Unit#301	High Rise		09/19/2019	7	KELW03	\$119,000	CBHN	\$108,000.00	\$139.90
16	1218728	CND	SS	Woonsocket	92 Mill Street, Unit#101	One Level		09/16/2019	42	RXP0	\$94,900	KELW03	\$97,400.00	\$126.17
17	1214234	CND	SS	Woonsocket	39 Homestead Road, Unit#1	One Level		12/28/2018	36	PMRG	\$74,900	KELW03	\$72,000.00	\$103.37
18	1206991	CND	SS	Woonsocket	148 Bermon Street, Unit#8	One Level		11/06/2018	26	KELW03	\$174,900	HOHR	\$170,000.00	\$48.01
19	1206950	CND	SS	Woonsocket	685 Social Street, Unit#112	One Level		08/03/2018	2	BCFR	\$144,900	KELW03	\$146,000.00	\$129.38
20	1191399	CND	SS	Woonsocket	63 Blakely Street, Unit#109	One Level		01/08/2018	14	CEL0	\$127,500	KELW03	\$126,500.00	\$132.42
21	1176936	CND	SS	Woonsocket	82 Mill Street, Unit#204	One Level		10/24/2017	153	RMX01	\$90,000	KELW03	\$88,000.00	\$117.49
22	1172452	CND	SS	Woonsocket	99 ALLEN STREET, Unit#114	Loft		10/03/2017	212	KELW03	\$84,900	EXD10	\$79,000.00	\$72.95
23	1144292	CND	SS	Woonsocket	148 BERNON STREET, Unit#8	One Level		09/29/2017	99	KELW03	\$99,900	KELW03	\$100,000.00	\$61.05
24	1151352	CND	SS	Woonsocket	148 BERNON STREET, Unit#24	High Rise		08/31/2017	12	KELW03	\$125,000	RMW03	\$125,000.00	\$128.13
25	1153201	CND	SS	Woonsocket	118 Mill Street, Unit#102	One Level		08/31/2017	90	KELW03	\$125,000	RMW03	\$105,000.00	\$63.87
26	1157705	CND	SS	Woonsocket	148 BERNON STREET, Unit#25	One Level		01/27/2017	289	KELW03	\$64,000	KVRE	\$64,000.00	\$63.90
27	1113248	CND	SS	Woonsocket	116 MILL STREET, Unit#204	One Level		01/13/2017	245	KELW03	\$100,000	RMX17	\$100,000.00	\$95.06
28	1117681	CND	SS	Woonsocket	116 MILL STREET, Unit#303	One Level		10/28/2016	16	KELW03	\$119,900	CBHN	\$117,500.00	\$75.61
29	1106118	CND	SS	Woonsocket	1204 BROOKHAVEN Lane, Unit#12	Town House		05/26/2016	204	BCFR	\$119,900	KELW03	\$123,750.00	\$137.04
30	1106120	CND	SS	Woonsocket	99 MILL Street, Unit#204	Loft		04/14/2016	17	CRB18	\$103,000	KELW03	\$100,000.00	\$95.97
31	1116365	CND	SS	Woonsocket	118 Mill Street, Unit#102	One Level	436.0	07/29/2014	46	SALZ	\$82,500	KELW03	\$78,000.00	\$61.51
32	1053395	CND	SS	Woonsocket	114 MILL STREET, Unit#104	Other	436.0	05/28/2014	14	ALLI	\$71,000	KELW03	\$72,999.00	\$68.82
33	1054587	CND	SS	Woonsocket	685 SOCIAL STREET, Unit#301	One Level		10/31/2012	124	RES101	\$79,900	KELW03	\$75,000.00	\$66.49
34	1019881	CND	SS	Woonsocket	114 MILL STREET, Unit#304	One Level		07/22/2011	83	RES101	\$122,000	KELW03	\$112,000.00	\$106.46
35	986936	CND	SS	Woonsocket	148 BERNON STREET, Unit#24	One Level		06/13/2011	24	HMEI	\$55,650	KELW03	\$58,536.00	\$35.74
36	986647	CND	SS	Woonsocket	148 BERNON STREET, Unit#8	One Level		08/27/2010	274	KELW03	\$96,000	KELW03	\$96,000.00	\$98.64
37	924544	CND	SS	Woonsocket	148 BERNON STREET, Unit#25	One Level		06/05/2009	217	KELW03	\$145,000	KELW03	\$140,000.00	\$91.56
38	930327	CND	SS	Woonsocket	116 MILL STREET, Unit#204	High Rise, One Level		10/17/2008	111	KELW03	\$109,000	KELW03	\$109,000.00	\$141.19

Team Historic Single-Family Property Sales in Woonsocket Cont.

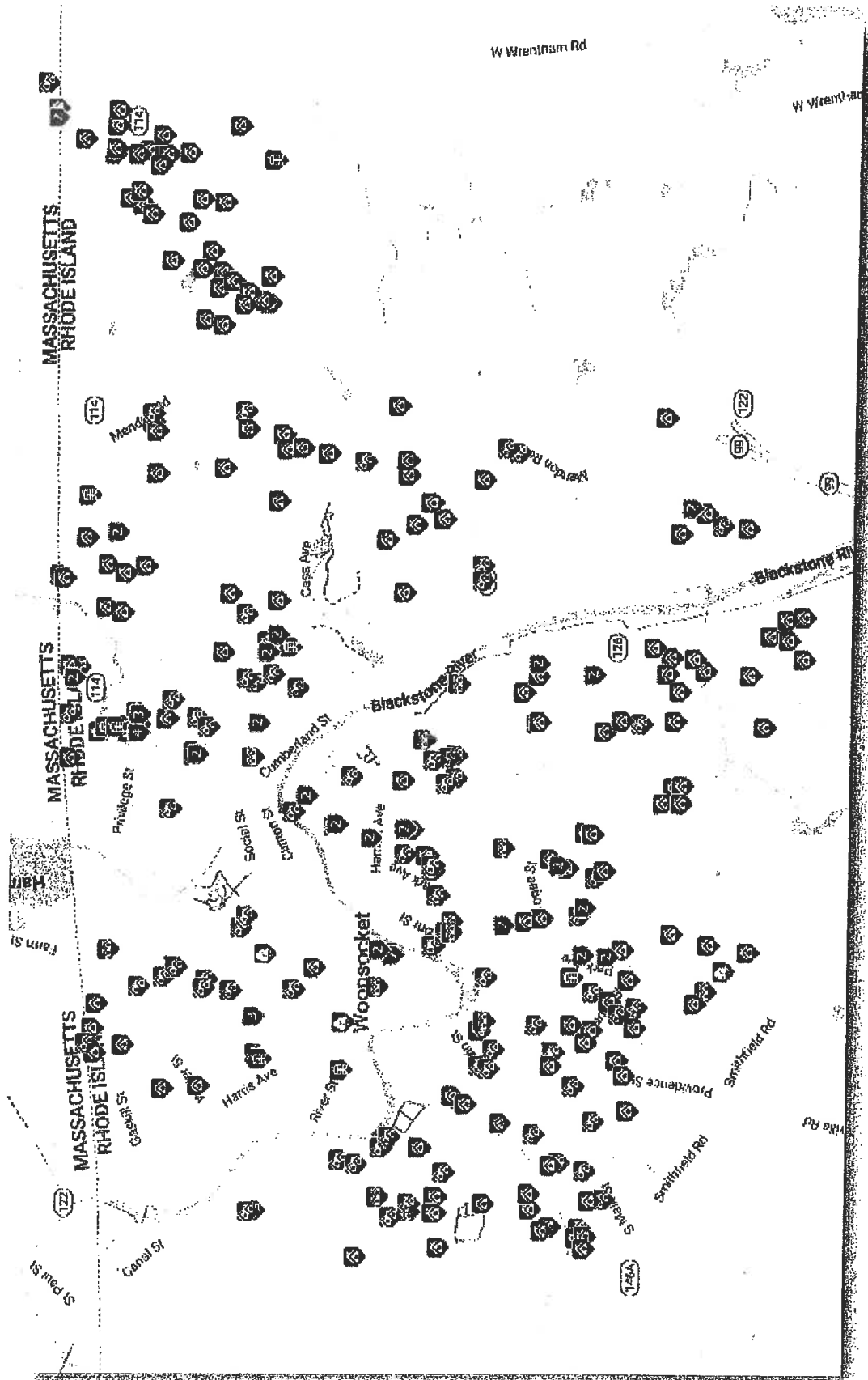
#	ML #	PT	ST	City	Address	Type	Lot SqFt	Closed Date	DOM	List Office	List Price	Sell Office	Current Price	Price/SqFt
146	1009061	SFM	SS	Woonsocket	150 GLAUDE Lane	Raised Ranch, Ranch	8,799.0	04/18/2012	88	BRTK	\$149,900	KELW03	\$162,500.00	\$143.55
147	992220	SFM	SS	Woonsocket	34 SIXTH Avenue	Cape Cod	5,000.0	02/21/2012	158	KELW03	\$64,900	KELW03	\$54,150.00	\$30.52
148	1002391	SFM	SS	Woonsocket	309 DUNLAP Street	Ranch	10,890.0	01/26/2012	61	KELW03	\$124,900	BCHR	\$100,000.00	\$96.15
149	991217	SFM	SS	Woonsocket	315 GRANDVIEW Avenue	Raised Ranch	11,681.0	01/17/2012	182	FONT	\$137,000	KELW03	\$133,000.00	\$142.09
150	999826	SFM	SS	Woonsocket	128 LEWAY Road	Ranch	6,969.0	10/27/2011	46	SALZ	\$139,900	KELW03	\$139,900.00	\$94.58
151	975401	SFM	SS	Woonsocket	309 RHODE ISLAND Avenue	Colonial	8,276.0	10/25/2011	187	KELW03	\$150,000	EXIT02	\$145,000.00	\$128.21
152	983688	SFM	SS	Woonsocket	8 CAMPEAU Street	Bungalow	8,712.0	08/17/2011	85	KELW03	\$159,900	CEZ116	\$156,000.00	\$141.82
153	968402	SFM	SS	Woonsocket	62 CADY Street	Colonial	4,791.0	12/28/2010	156	CRRB08	\$149,900	KELW03	\$160,000.00	\$142.35
154	968915	SFM	SS	Woonsocket	26 BERNICE Avenue	Ranch	9,148.0	11/22/2010	98	KELW03	\$139,900	CEZ108	\$139,900.00	\$90.26
155	959591	SFM	SS	Woonsocket	140 ROBERTA Avenue	Colonial	8,433.0	07/16/2010	147	CONW	\$134,900	KELW03	\$138,000.00	\$151.32
156	956582	SFM	SS	Woonsocket	91 MERIDA Avenue	Ranch	9,600.0	05/21/2010	89	KELW03	\$159,900	KELW03	\$157,400.00	\$144.27
157	942517	SFM	SS	Woonsocket	29 COUNTRY Road	Ranch	14,356.0	02/10/2010	135	KELW03	\$249,929	IBNO18	\$242,000.00	\$195.79
158	837964	SFM	SS	Woonsocket	96 CATO Street	Cape Cod	2,752.0	12/07/2009	530	KELW03	\$59,960	RMAX27	\$59,000.00	\$64.13
159	949100	SFM	SS	Woonsocket	221 PATTON Road	Ranch	6,098.0	11/02/2009	20	RMAX27	\$159,900	KELW03	\$155,000.00	\$179.40
160	945748	SFM	SS	Woonsocket	169 MORIN Street	Ranch	4,791.0	10/30/2009	53	KELW03	\$148,000	EXIT01	\$148,000.00	\$158.12
161	944081	SFM	SS	Woonsocket	12 MADELEINE Avenue	Ranch	8,712.0	10/15/2009	104	KELW03	\$169,900	KELW03	\$161,000.00	\$164.29
162	947177	SFM	SS	Woonsocket	121 CAPWELL Avenue	Colonial	5,000.0	10/09/2009	10	KELW03	\$175,000	KELW03	\$173,000.00	\$208.23
163	941592	SFM	SS	Woonsocket	579 KNOLLWOOD Drive	Ranch	12,196.0	09/21/2009	75	KELW03	\$207,000	KELW03	\$199,900.00	\$208.23
164	851930	SFM	SS	Woonsocket	144 LILAC Avenue	Ranch	16,534.0	08/12/2009	170	CEZ116	\$219,000	KELW03	\$185,000.00	\$169.41
165	940046	SFM	SS	Woonsocket	85 SWEET Avenue	Cape Cod	5,000.0	07/15/2009	34	AHCR	\$159,900	KELW03	\$145,000.00	\$125.54
166	935914	SFM	SS	Woonsocket	259 LYDIA Avenue	Ranch	8,551.0	06/04/2009	47	KELW03	\$179,900	CEZ116	\$160,000.00	\$166.67
167	937548	SFM	SS	Woonsocket	344 GRANDVIEW Avenue	Ranch	20,700.0	05/18/2009	385	KELW03	\$219,000	CRRB18	\$200,000.00	\$135.87
168	852616	SFM	SS	Woonsocket	38 CAREY Court	Ranch	8,276.0	12/15/2008	103	CRRB08	\$216,938	KELW03	\$205,000.00	\$205.00
169	853908	SFM	SS	Woonsocket	400 GRANDVIEW Avenue	Ranch	19,402.0	11/25/2008	68	SALZ	\$179,900	KELW03	\$172,000.00	\$121.13
170	834114	SFM	SS	Woonsocket	139 ROBERTA Avenue	Ranch	8,195.0	10/16/2008	204	KELW03	\$125,000	RMAX27	\$91,800.00	\$100.66
171	834840	SFM	SS	Woonsocket	67 COOPER Avenue	Raised Ranch	9,178.0	06/30/2008	86	KELW03	\$209,900	RADR	\$207,000.00	\$131.10

Team Historic Off-Market Property Sales in Woonsocket

Year Sold	Address	City
2023	0 Mendon Rd (Plat 48, Lot 386)	Woonsocket
2023	0 Marville Rd	Woonsocket
2022	0 Elizabeth St	Woonsocket
2021	40 Dulude Ave	Woonsocket
2020	40 Dulude Ave	Woonsocket
2020	34 Jenckes Ave	Woonsocket
2020	50 Jenckes Ave	Woonsocket
2020	246 Knight St	Woonsocket

Year Sold	Address	City
2019	58 Union St	Woonsocket
2019	64 Oakley Rd	Woonsocket
2019	563 Willow St	Woonsocket
2019	58 Harrison Ave	Woonsocket
2019	64 Harrison Ave	Woonsocket
2018	85 West Park Place	Woonsocket
2018	339 Dunlap St	Woonsocket
2016	95 Beacon Ave	Woonsocket
2016	86 North Main St	Woonsocket
2016	66 Main St	Woonsocket

Map of Team Historic MLS Sales in Woonsocket





Pete Dufresne – Licensed Realtor RI & MA. Real Estate Specialist, Broker-Owner

14 Breakneck Hill Rd, Suite 101, Lincoln RI 02865 – 401-480-8990 – Pete@SpectrumREC.com

Experience

Keller Williams Realty, Lincoln RI 2007 – Present, Partner/Owner in Brokerage since 2013

Spectrum Real Estate Consultants, Team Leader/ Owner 2011 – Present

Platinum Diamond Sales Award 2014, 2015, 2016, 2017, 2018, 2019 (New Category, Highest Category Available)

5 Diamond Sales Award by Northern RI Board of Realtors 2012 & 2013 (Highest Category Available)

Ranked Top 5 Teams for Real Estate Sales on Northern RI Board of Realtors in 2014-Present

2018 – Received Golden “R” Award from Northern Rhode Island Board of Realtors

2014 - First Recipient of the “Richard N. Fontaine Award”

Real Estate License held since 2006, 14 years of service

Certifications

IMSD - Real Estate Internet Marketing Specialist Designation

CDPE - Certified Distressed Property Expert

MRP - Military Relocation Professional

PSA - Pricing Strategy Advisor

C-RETS – Certified Real Estate Team Specialist

Leadership

2019 - Immediate Past President of Northern Rhode Island Board of Realtors

2018 - President of Northern RI Board of Realtors

2017 to 2018 - Director for Rhode Island Association of Realtors

2017 to Present - Risk Management Committee for Rhode Island Association of Realtors

2017- President-Elect of Northern RI Board of Realtors

2016 - Treasurer of Northern RI Board of Realtors

2015 - Secretary of Northern RI Board of Realtors

2013 to 2018 - Realtor Political Action Committee (RPAC)

2011 to 2022 - Board Member for RIAR Young Professional Network (YPN)

2009 to 2019 - Member of Keller Williams Agent Leadership Council

As the Lead Listing Specialist for the team he owns and operates, Spectrum Real Estate Consultants at Keller Williams Realty, Pete is proficient in Residential and Commercial Sales, with past sales ranging from \$5,000 to \$1,200,000. He and his team have leased out over 200 rental units since 2006, which helps keep a pulse on market rents, therefore allowing him to use that knowledge when consulting clients on the market value of their investment properties. Being a Woonsocket native, he understands the nuances of the different neighborhoods throughout the city.

Pete has been personally investing in Woonsocket Real Estate since 2006. He bought the commercial property at 66-70 Main St in Woonsocket in 2016, which was in rough shape when he took possession. This property is very unique, as it is the only property on Main St with 3 facades and only 1 out of 4 free-standing buildings on Main St, (City Hall is one of them). Being that this property is in "Woonsocket's Downtown Overlay District", Pete has immersed himself in the documents that outline the Overlay District, zoning ordinances, opportunity zones, tax stabilization plan, etc. Over the past 4 years he has invested well over \$100,000 into the property, in order to optimize rents and help revitalize Main Street. As part of this renovation, he had hired/engaged engineers and architects to complete certain aspects of this project and has worked with them throughout this project and several others. Pete has an ownership interest in 3 properties that are located in Woonsocket's Opportunity Zones and is in the process of purchasing another large investment property in the city.

Mr. Dufresne has been active in the Commercial Real Estate, in and out of Woonsocket. He is currently assisting the buyer and seller with the final steps to transfer the 2.72 Acre property at the corner of Social St and Diamond Hill Rd. This commercial redevelopment project has been in the works for several years and Pete has been involved from the beginning when the building were still standing, throughout the environmental testing, due diligence period, engineering, approval process and more. Once sold, this will help put a, much needed, "fresh face" on a very busy city intersection. Pete has also sold other commercial properties in Woonsocket on Front St, Gaulin Ave, Union St, Fourth Ave, and others. He subscribes to and utilizes large, national commercial portals like Loopnet, Co-Star, MLSPIN, Statewide MLS, and more to drive traffic to his

client's listings and to harvest all relevant data to determine what is relevant to the property/project he and his clients are considering.

Pete's experience "flipping" houses gives him a strong understanding of the costs associated with renovating properties. This knowledge coupled with his abundance of Real Estate sales and rentals helps him drill-down on the financials to ensure his clients are considering all aspects of a transaction to optimize the amount that his client's will realize from the sale/investing.

Keller Williams Realty is the largest real estate brokerage in the entire world (based on number of agents) and #1 in Transaction count and sales volume in North America. Pete Dufresne is a Partner/Owner of 2 RI locations, Lincoln and Providence. Between the 2 offices there are over 230 licensed agents. Documentation provided (exhibit A) highlights the Keller Williams Realty office in Lincoln as the #1 producer for total number of transaction sides and volume for Woonsocket since 2012 (627 sides and \$91,550,809 in closed volume). The KW Providence Office (Leading Edge, KELW05) did an additional 152 transaction sides and closed over \$30,000,000. Pete and his team have successfully sold over 600 properties since 2015 and are on track for another record-breaking year in 2020, despite the Covid-19 pandemic. Exhibit B shows Spectrum REC's sales numbers as #1 in properties sold, closed volume, and market share in Woonsocket since 2012

Spectrum Real Estate Consultants is a team of specialists that diligently and effectively manages all aspects of the real estate transaction, while still providing excellent service to their clients. Pete Dufresne will be main point of contact for communication between the City's representative and the team, for continuity of information/instruction. The team consists of a listing specialist(Pete), transaction coordinator, Client Care Coordinator, Showing Specialist, and 3 Buyers' Agents.

References

Marc Mann: 617-899-3129 Seller of 1099 + 1143 Social St Land Sale/Re-Development Project

Roland Desjarlais: 401-572-9557 Local Business and Property Owner/Investor. Assisted him in the purchase of 17 units(in Woonsocket) over 6 years being held for long-term investment, as well as other properties that he has "flipped

Bob Allyn: 401-829-3380 Local Business and Property Owner/Investor. Assisted him in acquiring and/or divesting in several properties, worth approximatey \$1,600,000(all current properties are in Woonsocket)

Current Litigation, Outstanding Judgements, and/or Liens: NONE



JUSTIN DOWER

11 Duxbury Ct. Lincoln, RI 02865 C: 401.246.4664 justin@spectrumrec.com <https://www.linkedin.com/in/justin-dower>

CAREER OBJECTIVE

To give the City of Woonsocket access to customer/client-facing skills, sharpened over 20yrs in the hospitality and real estate industries of Boston, NYC and Providence. Licensed realtor in RI, MA & NY.

SKILLS

Operating/managing real estate brokerage branch offices of 30+ salespersons and brokers, generating over \$3M per year in gross commissions.

Interviewing and on-boarding new and experienced professionals.

Proficient in Adobe, BoomTown, Chime. Skilled researcher in Land Evidence Records, DOS & DEM Records.

Resolving customer complaints, client conflict, inter-agent and inter-office issues.

Managing and curating client relationships for all employees/contractors and clients under my purview through CRM platforms such as BoomTown and Chime.

Creating master process structures to track progress towards benchmarks and help direct team members to next steps, ensuring consistent transaction quality in high volume environments.

Interfacing with high net worth individuals/celebrities and sourcing solutions to difficult-to-accommodate requests.

Overseeing client experience and data collection optimization for proprietary back-end. Working with engineers to iterate in beta and roll out new client-facing functionality.

EXPERIENCE

12/2020 to Present

Listing Specialist - Spectrum Real Estate Consultants Team - Keller Williams Realty - Lincoln, RI
Sales of single family, multifamily, commercial and industrial real estate. Kept myself and my clients apace with an extraordinarily dynamic monetary, regulatory and supply/demand environment to make sound life/investment decisions. Interviewed and onboarded new and experienced professionals to the team. Managed acutely intense client retention campaigns to keep the team winning regional awards amid a historically tight RE market.

07/2014 to 9/2020

Director of New Developments - Ideal Properties Group - Brooklyn, NY
Oversaw the creation of and went on to manage Ideal's new development division responsible for taking real estate development projects from acquisition through the build phase and selling of the final product. Built teams of professionals that successfully brought many mixed-use developments as large as 121 units to fully leased or sold.

03/2012 to 07/2014

Director of Commercial Leasing & Sales - Ideal Properties Group - Brooklyn, NY
Building and overseeing the commercial leasing/sales arm of Ideal while also launching and managing Ideal's new flagship branch office on Bedford Ave in Williamsburg, Brooklyn. All previous responsibilities as branch manager remained in my purview.

01/2010 to 03/2014

Senior VP - Licensed Associate Broker - Ideal Properties Group - Brooklyn, NY
Promoted to branch office manager of Ideal's 3rd Avenue office location. Promoted again 1yr later to open and manage Ideal's new flagship Bedford Avenue, Williamsburg, office location. Managing teams of 30+ agents and a host of admins. Interviewed, hired and onboarded all agents and admins. Directly handled all public walk-in traffic. Mitigated all customer disputes, agent conflicts and inter-brokerage issues on all transactions.

02/2009 to 01/2010

Licensed Real Estate Salesperson - Ideal Properties Group - Brooklyn, NY
1st year in NYC RE. Affecting transactions in residential/commercial rentals and sales with great success.

07/2008 to 01/2009

Licensed Real Estate Salesperson - Greater Metropolitan Real Estate - Boston, MA
Summer/fall apartment rentals in Boston. A very fast paced, high volume, high pressure market

04/2006 to 07/2008

Concierge - Hotel Commonwealth - Boston, MA

Showing the visitors to Kenmore Square/Fenway Park, both celebrities and John/Jane Everyman the time of their lives by helping them access the full potential of one of America's most revered cities.

01/2004 to 04/2006

Concierge - Ritz-Carlton - Boston, MA

Assisting the many celebrities, sports icons and privileged guests of the Ritz-Carlton in accessing everything and anything that the Boston metro area had to offer.

EDUCATION AND TRAINING

Biannually: A broad array of Continuing Education courses covering everything from Zoning Law, Fair Housing, P&I, Lending Practices and Products etc etc.

2015 Certified Negotiation Expert Course

2003 Associates of Science: Exercise Physiology Suffolk County Community College - Selden, NY

SHANA M. BOYER

6 Highland Terrace, Smithfield RI 02917
401.623.1037



EXPERIENCE

KDS Realty – Licensed Realtor in RI, CT & MA

10/2016 – PRESENT

Spectrum Real Estate Consultants Team - Lincoln, RI (2017-Present)

- Facilitate the purchase and sale of single family, multifamily, vacant land and commercial real estate for consumers and investors both local and long-distance averaging 25-35 transactions per year historically
- Serve as a member of team management with direct responsibility in assisting with calculated, tactful decisions regarding team marketing, and business development initiatives
- Lead content creator for social and digital marketing campaigns, responsible for creation of all promotional and marketing materials
- Responsible for all recruiting, interviewing, hiring, training, coaching, ongoing performance tracking and review
- Oversee creation and maintenance of all team systems in relation to operations, communication, and marketing
- Registered RI General Contractor (GC-39224)

Owner/Manager

10/2014 – PRESENT

KDS Investments LLC -Smithfield,RI

- Manage all aspects of purchasing, renovation and sale of residential properties to maximize profitability given current market conditions
- Purchase, maintain and maximize residential rental properties in the company's growing portfolio

SHORT SALE OPERATIONS MANAGER/NEGOTIATOR, PARALEGAL

11/2012 – 12/2014

Germani Law Offices - Warwick, RI

- Orchestrated and implemented the merging of two separate short sale departments assisting the Vice President
- Operated multiple online-based software platforms simultaneously to maintain proper tracking and maximize productivity; these platforms were used for event and file management and the exchange of documentation
- Assisted in creating all related documentation, including associated systems for short sale file negotiation, management and tracking
- Handled the intake, document collection and processing of incoming short sale files whilst maintaining a working relationship with all parties for all transactions
- Negotiated all assigned files through to lender approval resulting in over 213 successfully closed short sale files
- Managed and maintained a continuous pipeline of over 60 active short sale files keeping every individual involved in the transaction by issuing updates by phone and email every 2-5 days
- Served as closing coordinator for all approved short sales ensuring a smooth, well communicated transaction

DIRECTOR OF MARKETING & EVENTS

8/2011 – 11/2012

D'AMICO • BURCHFIELD - Providence, RI

- Additionally served as Director of Short Sale Operations and Short Sale Intake Processor/Negotiator
- Coordinated and executed all educational, social and promotional events including the creation, pricing and delivery of all promotional materials with external vendors and internal staff and tracked all associated costs for each event
- Developed and issued a monthly e-mail newsletter to a database of over 4,000 customers and prospects
- Coordinated and maintained multiple mailing lists of segmented campaign targets for different periodicals and events
- Assisted in maintaining the firm's social media presence via Facebook and Twitter; familiar with website analytics
- Orchestrated and implemented startup of the short sale department assisting the Master Facilitator
- Created all related documentation, including associated systems for file negotiation, management and tracking
- Handled the intake, document collection and processing of all incoming short sale files whilst maintaining a working relationship with all parties for all transactions
- Managed and maintained a continuous pipeline of over 85 active short sale files keeping every individual involved in the transaction by issuing updates by phone and email every 2-5 days
- Collected bids for print and marketing services twice annually to ensure cost effectiveness and adherence to budget

DIRECTOR OF MARKETING & EVENTS

8/2010 – 8/2011

Levizzera & Laprocina - Providence, RI

- Organized and orchestrated over 250 events for the purpose of company promotion, real estate agent education, business development and short sale department growth
- Launched organization's social media campaign and was responsible for continuous development and delivery of valuable content and monthly email newsletters both internally and externally
- Maintained success and efficiency of each organized event including booking venue/location, set up, and execution

EDUCATION

JOHNSON & WALES UNIVERSITY - Providence, RI

DEGREE: 8/2006

Bachelor of Science in Marketing; Associate of Science in Marketing

*Concentrations in Human Psychology and Entrepreneurial Leadership Studies

SKILLS

- | | |
|---|--|
| • Microsoft Word, Excel, Publisher, Outlook & Adobe | • Adept at multi-tasking & attentive to detail |
| • Proficient with Matrix & MLS Pin | • Strong work ethic |
| • Versed in various CRM platforms including FollowUpBoss, Brivity, HomeBot, & Boomtown. | • Strong public speaking, oral communication, networking and public/media relations skills |
| • Proficient with Constant Contact | • Online File Management systems: |
| • Self-starter, driven and adaptable | -Short Sale Commander, Equator, and Res.net |

**** References Available Upon Request****

Jessica Rancourt

133 Broad Street Warwick, RI 02888 | (413) 244-0451 | Jess@SpectrumREC.com

Profile

Highly motivated and reliable team-oriented professional with over 10 years experience. Hardworking with strong communication, organization, and interpersonal skills with the ability to problem solve, prioritize, and multi-task in a fast-paced environment. Self-motivated and willing to take on any task to support team and help business succeed.

Skills & Abilities

- Excellent communication and time management
- Proficient in Microsoft Office, Outlook, and QuickBooks
- Exceptional customer service and phone etiquette
- Highly responsible, dependable, and self-motivated
- Extremely organized and efficient in a fast-paced environment
- Schedule coordination

Experience

EXECUTIVE ASSISTANT | SPECTRUM REAL ESTATE CONSULTANTS TEAM FEBRUARU 2021 - PRESENT

- Creating and implementing all business policies and procedures.
- Follow project timelines and keep team on task to complete milestone according to schedule.
- Performed all payroll functions including timekeeping, processing, and check disbursement.
- File management and compliance.
- Coordinating all team events including meeting with vendors and sponsors, creating signage, securing location, and executing day of.
- Planning and preparation for all meetings and team training including room reservations, agendas, and scheduling maintenance.
- Creating and implementing all marketing including social media posts, video editing, and creating all listing marketing.
- Ensure all office supplies are readily available, in stock and organized.
- Monitor expenses and review monthly statements.

GENERAL MANAGER | THE BARKING LOT NOVEMBER 2012 - FEBRUARU 2021

- Provided detail oriented administrative and business support to the CEO and assume a leadership role to run all business relations and staff during the absence of the CEO.
- Performed general office duties, such as ordering supplies, organizing sales floor and stock room, filing, maintaining confidential documents, responding to emails urgently, and basic bookkeeping work.
- Operated office equipment such as fax machines, copiers, scanners and phones.

- Coordinated meetings and manage all calendars and schedules for services provided.
- Reviewed operating practices and procedures to determine whether improvements can be made in areas such as work flow.
- Responsible for balancing daily deposits and daily cash reports.
- Scheduled and screen applicants, set up new employees in appropriate systems and make sure proper paperwork is filled out and train and supervise staff of up to 20 as well as presiding over monthly evaluations.
- Performed payroll functions such as timekeeping information, and processing and submitting payroll for all employees as well as preparing and filing monthly and quarterly taxes to state and federal agencies. This includes payroll taxes, sales tax, unemployment and state withholding's.
- Greeted 75-90 customers daily and provide fast and friendly service, process transactions, provide product information, and prepare invoices and statements.
- Resolved billing questions and disputes as well as customer complaints or questions, initiated customer calls, and performed data entry.

**ACCOUNTING/MANAGER IN TRAINING | DAVE AND BUSTER'S
JANUARY 2007 - MARCH 2013**

- Created weekly schedule for staff of 35 and conducted training classes for all new hires.
- Over saw company assets of up to \$100,000 cash, handled weekly bank deposits and reconciled all cash flow.
- Managed account receivable and accounts payable.
- Performed payroll functions such as timekeeping information and submitting payroll for all employees.
- Organized office and multiple work areas.
- Directly supported special events teams, including staff scheduling, organization of events, and following up with clients

Education

JOHNSON & WALES UNIVERSITY | DEAN'S LIST | PROVIDENCE, RI

MINNECHAUG REGIONAL HIGH SCHOOL | HIGH SCHOOL DIPLOMA | WILBRAHAM, MA



SARAH
FOURNIER

Owner & Transaction Manager

☎ 401 642 1985

✉ Sarah.Fournier@sne.com

🌐 www.sne.com

SOUTHERN NEW ENGLAND TRANSACTIONS



TRANSACTIONS

OUR STORY

Prior to opening Southern New England Transactions I was the sole transaction coordinator and listing manager for one of the top real estate teams in Northern Rhode Island. I was part of that team for 5 years and successfully closed over 550 transactions. It is my passion and calling to successfully get your transaction to the closing table stress free, while treating your clients as my number one priority.

- Pre-listing document preparation
- Confirm property's field card and current tax rate with local town
- Input listing into 1 MLS (Photos, Open Disclosures, Open House Dates)

Photos completed by agent

Input Form completed by agent

Description completed by agent

- Order sign and lockbox installation (if applicable)
- Review all listing documents for compliance
- Follow up on incomplete paperwork
- Process withdrawals, Price Changes, and Extensions into 1 MLS
- Receive reminder 1 week prior to listing expiration
- Receive reminder at 30 days if property is still active for price reduction

- Confirm all listing paperwork is completed and fully executed
- Contact all parties and introduce role in transaction as your personal transaction manager
- Notify client, agent, co-broke and lender of all contractual dates and deadlines
- Review purchase and sales agreement
- Supply executed purchase and sales agreement to all parties involved in transaction
- Ensure lead and sales disclosures have been received if applicable
- Review disclosures (lead and sales) and amendments
- Obtain electronic signatures for disclosures and amendments as needed
- Confirm delivery of earnest money deposit
- Notify seller of home inspection date
- Maintain weekly contact with all parties involved for status updates as well as completion of outstanding items
- Confirm appraisal order date with lender
- Prepare repair addendum once fully negotiated
- Execute repair addendum once fully negotiated
- Obtain signatures and initials as needed
- Prepare any and all extensions and addendums
- Track appraisal
- Coordinate smoke certificate and final readings (water, sewer, oil, propane etc.)
- Request commission statement
- Request co-broke commission statement and W9 for review/approval
- Submit commission statement to appropriate parties
- Request copy of closing disclosure for agent to review
- Schedule final walkthrough and closing
- Complete compliance check for brokerage
- Update MLS as needed
- Submit completed file to brokerage once closed
- Request review/feedback from client

- Prepare/ Review purchase and sales agreement
- Obtain electronic signatures for purchase and sales agreement
- Execute Agency disclosure
- Ensure lead and sales disclosures have been received if applicable
- Review disclosures (lead and sales) and amendments
- Obtain electronic signatures for disclosures and amendments as needed
- Contact all parties and introduce role in transaction as your personal transaction manager
- Ensure all documents are fully executed with proper dates, initials, signatures and broker information completed
- Confirm delivery of earnest money deposit
- Email buyer copy of fully executed contracts
- Email lender copy of fully executed contracts and copy of earnest money deposit
- Maintain weekly contact with all parties involved for status updates as well as completion of outstanding items
- Coordinate inspection with buyer and agent
- Confirm inspection with listing agent
- Confirm appraisal with lender
- Prepare repair addendum once fully negotiated
- Obtain signatures and initials as needed
- Prepare any and all extensions and addendums
- Request commission statement
- Submit commission statement to appropriate parties
- Request copy of closing disclosure for agent to review
- Schedule final walkthrough and closing
- Complete compliance check for brokerage
- Submit completed file to brokerage once closed
- Request review/feedback from client

- Confirm all documents are fully executed with signatures, initials, and dates
- Obtain signatures, initials and/or dates if needed
- Obtain commission statement & submit to appropriate parties
- Update 1 MLS status as needed
- Submit complete file to office for compliance

CITY OF WOONSOCKET, RHODE ISLAND
FINANCE DEPARTMENT

CONTRACT FORMS

THE OFFICER OF THIS COMPANY, HEREBY, CERTIFIES THAT THIS COMPANY IS IN GOOD
STANDING WITH THE STATE OF RHODE ISLAND AND ALL THE REQUIRED RECORDS
HAVE BEEN FILED WITH THE STATE.

NAME: <i>Pete Dubresne</i>	
CORPORATION NAME: <i>Spectrum REC, LLC</i>	
BY: <i>[Signature]</i>	TITLE:
STREET ADDRESS: <i>14 Breakneck Hill Rd suite 101</i>	
CITY: <i>Lincoln</i>	STATE: <i>RI</i>
WITNESS: <i>[Signature]</i>	DATE: <i>2/22/2024</i>

**CITY OF WOONSOCKET, RHODE ISLAND
FINANCE DEPARTMENT**

PROPOSAL

The undersigned hereby declares that he/she has carefully examined the general conditions and specifications and will provide Real Estate Broker Services, as described herein for the prices set forth in this proposal. Any changes to the specifications and their impact on the final cost will be discussed and mutually agreed upon before the delivery of the services.


It is understood that all proposed prices shall remain in effect for at least ninety (90) days from the date of the proposal due date to allow for the award and that, if chosen the successful vendor, the prices will remain broker through the current term of the contract.

This proposal is genuine and not collusive or sham and that the proposer has not in any manner, directly or indirectly, agreed or colluded with any other broker or association to submit a sham proposal or to refrain from proposing or in any way fix this proposal or that of any other proposer or to secure any advantage against the City of Woonsocket.

The proposer affirms they are duly authorized to execute this proposal, that this company, corporation, broker, partnership or individual has not prepared this proposal in collusion with any other proposer and that the contents of this proposal as to prices, terms or conditions have not been communicated by the undersigned, nor by any employee or agent, to any competitor, and will not be, prior to the award and the proposer has full authority to execute any resulting contract awarded as the result of, or on the basis of the proposal.

The broker has listed and described any prior or ongoing engagements or professional relationships that would constitute a potential conflict of interest, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed project. The Real Estate Broker covenants and agrees that the broker/real estate firm and its officers, employees, and subcontractors will have no interest, including personal financial interest, and will acquire no interest, either directly or indirectly, that will conflict in any manner with the performance of the services called for under this RFP.

The submission of a proposal hereunder shall be considered evidence that the proposer is satisfied with respect to the conditions to be encountered and the character, quantity and quality of the work to be performed.

Company Name: <i>Spectrum REC, LLC</i>		
Company Address: <i>14 Breakneck Hill Rd suite 101</i>		
City: <i>Lincoln</i>	State: <i>RI</i>	Zip: <i>02865</i>
Authorized Representative: <i>Pete DuFresne</i>		
Title of Representative: <i>Member/owner</i>		
Signature: 	Date: <i>2/22/2024</i>	
Phone: <i>401-480-8990</i>		
Email: <i>Pete@SpectrumREC.com</i>		

Dept. of Community Affairs List by Tax

Woonsocket, RI

Year Ending: 2022-

2024 RP Tax Roll

Account #	Parcel ID	Unit	Ownership	Location	Land	Building	Total Value	Gross Tax
State 78								
Municipal								
R00-0376-60	22J-170-013		CITY OF WOONSOCKET	330 SOCIAL STREET	156,800	390,100	546,900	\$7,645.66
R00-8390-67	20C-104-010		CITY OF WOONSOCKET	381 POND STREET	85,000	0	85,000	\$1,188.30
R27-0000-00	03D-003-002		CITY OF WOONSOCKET	79 ASYLUM STREET	600,100	393,100	993,200	\$13,884.94
R27-0000-00	14U-290-005		CITY OF WOONSOCKET	170 MAIN STREET	53,700	21,000	74,700	\$1,044.31
R27-0000-00	22I-143-006		CITY OF WOONSOCKET	CLINTON STREET	90,900	25,500	116,400	\$1,627.27
R27-0000-00	27B-172-021		CITY OF WOONSOCKET	148 HAMLET AVENUE	106,300	258,400	364,700	\$5,098.51
R27-0000-00	40A-008-048		CITY OF WOONSOCKET	NEWLAND AVENUE	488,000	253,700	741,700	\$10,368.97
R27-0050-00	14D-170-008		CITY OF WOONSOCKET	CLINTON STREET	53,700	23,800	77,500	\$1,083.45
R27-0050-00	14I-025-009		CITY OF WOONSOCKET	SOUTH MAIN ST (LOT)	114,300	60,000	174,300	\$2,436.71
R35-0020-00	20C-074-029		CITY OF WOONSOCKET	209 EAST SCHOOL STREET	548,100	204,400	752,500	\$10,519.95
R27-0100-00	01B-218-066		CITY OF WOONSOCKET	GRAVES AVENUE	24,400	0	24,400	\$341.11
R27-0100-00	01B-225-098		CITY OF WOONSOCKET	BRIDEN STREET	25,600	0	25,600	\$357.89
R27-0100-00	01B-229-090		CITY OF WOONSOCKET	ROYAL AVENUE	24,400	0	24,400	\$341.11
R27-0100-00	01B-240-108		CITY OF WOONSOCKET	ROYAL AVENUE	24,300	0	24,300	\$339.71
R27-0100-00	01B-245-116		CITY OF WOONSOCKET	SCOTIA STREET	25,900	0	25,900	\$362.08
R27-0100-00	01B-252-036		CITY OF WOONSOCKET	GRAVES AVENUE	1,600	0	1,600	\$22.37
R27-0100-00	01B-264-019		CITY OF WOONSOCKET	GRAVES AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01B-265-021		CITY OF WOONSOCKET	BRIDEN STREET	18,700	0	18,700	\$261.43
R27-0100-00	01B-267-023		CITY OF WOONSOCKET	BRIDEN STREET	18,700	0	18,700	\$261.43
R27-0100-00	01B-268-024		CITY OF WOONSOCKET	BRIDEN STREET	18,700	0	18,700	\$261.43
R27-0100-00	01B-270-008		CITY OF WOONSOCKET	ELIZABETH AVENUE	46,000	0	46,000	\$643.08
R27-0100-00	01B-271-009		CITY OF WOONSOCKET	ELIZABETH AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01B-272-018		CITY OF WOONSOCKET	GRAVES AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01B-273-017		CITY OF WOONSOCKET	GRAVES AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01B-275-015		CITY OF WOONSOCKET	SCOTIA STREET	18,700	0	18,700	\$261.43
R27-0100-00	01B-276-014		CITY OF WOONSOCKET	SCOTIA STREET	18,700	0	18,700	\$261.43
R27-0100-00	01B-281-045		CITY OF WOONSOCKET	SCOTIA STREET	18,500	0	18,500	\$258.63
R27-0100-00	01B-282-044		CITY OF WOONSOCKET	GRAVES AVENUE	17,800	0	17,800	\$248.84
R27-0100-00	01B-283-043		CITY OF WOONSOCKET	GRAVES AVENUE	17,300	0	17,300	\$241.85
R27-0100-00	01B-284-041		CITY OF WOONSOCKET	SCOTIA STREET	19,000	0	19,000	\$265.62
R27-0100-00	01B-285-039		CITY OF WOONSOCKET	SIXTH AVENUE	9,300	0	9,300	\$130.01
R27-0100-00	01B-286-040		CITY OF WOONSOCKET	SIXTH AVENUE	9,200	0	9,200	\$128.62
R27-0100-00	01B-291-129		CITY OF WOONSOCKET	CHERRY HILL AVENUE	32,200	0	32,200	\$450.16
R27-0100-00	01B-293-007		CITY OF WOONSOCKET	ELIZABETH AVENUE	900	0	900	\$12.58
R27-0100-00	01B-294-006		CITY OF WOONSOCKET	ELIZABETH AVENUE	42,000	0	42,000	\$587.16
R27-0100-00	01C-116-119		CITY OF WOONSOCKET	ROYAL AVENUE	29,300	0	29,300	\$409.61
R27-0100-00	01C-118-145		CITY OF WOONSOCKET	MCMULLEN AVENUE	4,700	0	4,700	\$65.71
R27-0100-00	01C-122-150		CITY OF WOONSOCKET	SARANAC STREET	18,700	0	18,700	\$261.43
R27-0100-00	01C-123-151		CITY OF WOONSOCKET	SARANAC STREET	18,700	0	18,700	\$261.43
R27-0100-00	01C-128-142		CITY OF WOONSOCKET	WELCOME STREET	18,700	0	18,700	\$261.43

Dept. of Community Affairs List by Tax

Woonsocket, RI

Year Ending: 2022-

2024 RP Tax Roll

Account #	Parcel ID	Unit	Ownership	Location	Land	Building	Total Value	Gross Tax
R27-0100-00	01C-129-141		CITY OF WOONSOCKET	WELCOME STREET	18,700	0	18,700	\$261.43
R27-0100-00	01C-131-139		CITY OF WOONSOCKET	WELCOME STREET	18,700	0	18,700	\$261.43
R27-0100-00	01C-132-138		CITY OF WOONSOCKET	WELCOME STREET	18,700	0	18,700	\$261.43
R27-0100-00	01C-133-136		CITY OF WOONSOCKET	ROYAL AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01C-134-137		CITY OF WOONSOCKET	ROYAL AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01C-142-152		CITY OF WOONSOCKET	ROYAL AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01C-143-153		CITY OF WOONSOCKET	ROYAL AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01C-144-162		CITY OF WOONSOCKET	MCMULLEN AVENUE	4,700	0	4,700	\$65.71
R27-0100-00	01C-145-161		CITY OF WOONSOCKET	MCMULLEN AVENUE	4,700	0	4,700	\$65.71
R27-0100-00	01C-150-156		CITY OF WOONSOCKET	BRIDEN STREET	18,700	0	18,700	\$261.43
R27-0100-00	01C-151-154		CITY OF WOONSOCKET	ROYAL AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01C-152-155		CITY OF WOONSOCKET	ROYAL AVENUE	18,700	0	18,700	\$261.43
R27-0100-00	01C-153-182		CITY OF WOONSOCKET	MCMULLEN AVENUE	15,800	0	15,800	\$220.88
R27-0100-00	01C-171-202		CITY OF WOONSOCKET	MCMULLEN AVENUE	11,600	0	11,600	\$162.17
R27-0100-00	02B-144-010		CITY OF WOONSOCKET	504 FAIRMOUNT STREET	89,500	519,200	608,700	\$8,509.63
R27-0100-00	02E-001-051		CITY OF WOONSOCKET	CHAPEL STREET	16,400	0	16,400	\$229.27
R27-0100-00	02E-015-037		CITY OF WOONSOCKET	CHESTNUT STREET	221,600	0	221,600	\$3,097.97
R27-0100-00	02E-017-038		CITY OF WOONSOCKET	RHODES AVENUE	132,100	15,400	147,500	\$2,062.05
R27-0100-00	02E-018-039		CITY OF WOONSOCKET	RHODES AVENUE	140,300	16,200	156,500	\$2,187.87
R27-0100-00	02E-019-035		CITY OF WOONSOCKET	RHODES AVENUE	148,700	0	148,700	\$2,078.83
R27-0100-00	02E-202-036		CITY OF WOONSOCKET	FAIRMOUNT STREET	62,500	0	62,500	\$873.75
R27-0100-00	02E-303-066		CITY OF WOONSOCKET	STEVE LOPES WAY REAR	134,300	0	134,300	\$1,877.51
R27-0100-00	03D-001-012		CITY OF WOONSOCKET	ELEVENTH AVENUE REAR	30,100	0	30,100	\$420.80
R27-0100-00	03D-117-009		CITY OF WOONSOCKET	ELEVENTH AVENUE	19,400	0	19,400	\$271.21
R27-0100-00	04A-031-002		CITY OF WOONSOCKET	NORTH BALLOU STREET	27,200	0	27,200	\$380.26
R27-0100-00	04A-032-045		CITY OF WOONSOCKET	ROCKLAND AVENUE	12,300	0	12,300	\$171.95
R27-0100-00	04A-171-003		CITY OF WOONSOCKET	NORTH BALLOU STREET	12,500	0	12,500	\$174.75
R27-0100-00	04D-209-049		CITY OF WOONSOCKET	ANDREWS STREET	8,500	0	8,500	\$118.83
R27-0100-00	06B-115-001		CITY OF WOONSOCKET	FIRST AVENUE	103,900	0	103,900	\$1,452.52
R27-0100-00	06G-012-001		CITY OF WOONSOCKET	FOURTH AVENUE	192,700	0	192,700	\$2,693.95
R27-0100-00	07B-013-047		CITY OF WOONSOCKET	1117 RIVER STREET	70,800	403,000	473,800	\$6,623.72
R27-0100-00	07B-014-049		CITY OF WOONSOCKET	RIVER STREET	59,900	38,000	97,900	\$1,368.64
R27-0100-00	07B-033-050		CITY OF WOONSOCKET	RIVER STREET	178,200	667,400	845,600	\$11,821.49
R27-0100-00	07B-077-062		CITY OF WOONSOCKET	RIVER STREET OFF	2,500	0	2,500	\$34.95
R27-0100-00	08D-020-016		CITY OF WOONSOCKET	478 RIVER STREET	2,200	0	2,200	\$30.76
R27-0100-00	08D-082-015		CITY OF WOONSOCKET	RIVER STREET	2,600	0	2,600	\$36.35
R27-0100-00	08D-151-041		CITY OF WOONSOCKET	FAIRMOUNT STREET	79,400	0	79,400	\$1,110.01
R27-0100-00	08E-069-001		CITY OF WOONSOCKET	HIGHLAND STREET	504,800	137,600	642,400	\$8,980.75
R27-0100-00	09B-156-014		CITY OF WOONSOCKET	EAST STREET	62,300	0	62,300	\$870.95
R27-0100-00	11F-365-010		CITY OF WOONSOCKET	BERKLEY STREET	98,500	0	98,500	\$1,377.03
R27-0100-00	13C-098-003		CITY OF WOONSOCKET	NORTH MAIN STREET	30,000	3,000	33,000	\$461.34

Dept. of Community Affairs List by Tax

Woonsocket, RI

Year Ending: 2022-

2024 RP Tax Roll

Account #	Parcel ID	Unit	Ownership	Location	Land	Building	Total Value	Gross Tax
R27-0100-00	13C-099-002		CITY OF WOONSOCKET	NORTH MAIN STREET	41,000	8,000	49,000	\$685.02
R27-0100-00	13C-102-029		CITY OF WOONSOCKET	EARLE STREET	56,500	23,000	79,500	\$1,111.41
R27-0100-00	13C-104-030		CITY OF WOONSOCKET	84 SOCIAL STREET	103,600	873,000	976,600	\$13,652.87
R27-0100-00	14A-279-022		CITY OF WOONSOCKET	3 MONUMENT SQUARE	59,400	0	59,400	\$830.41
R27-0100-00	14E-292-001		CITY OF WOONSOCKET	MAIN STREET	37,100	0	37,100	\$518.66
R27-0100-00	14G-146-003		CITY OF WOONSOCKET	42 SOUTH MAIN STREET	46,900	555,600	602,500	\$8,422.95
R27-0100-00	14G-291-006		CITY OF WOONSOCKET	BERNON STREET	2,100	0	2,100	\$29.36
R27-0100-00	14G-422-017		CITY OF WOONSOCKET	ISLAND PLACE	1,800	0	1,800	\$25.16
R27-0100-00	14H-021-007		CITY OF WOONSOCKET	SOUTH MAIN STREET	46,800	121,200	168,000	\$2,348.64
R27-0100-00	14H-145-001		CITY OF WOONSOCKET	57 ISLAND PLACE	43,800	21,800	65,600	\$917.09
R27-0100-00	14K-084-007		CITY OF WOONSOCKET	40 MAIN STREET	56,900	23,100	80,000	\$1,118.40
R27-0100-00	14K-087-003		CITY OF WOONSOCKET	MAIN STREET	70,300	35,000	105,300	\$1,472.09
R27-0100-00	14N-007-004		CITY OF WOONSOCKET	RIVER STREET	28,000	0	28,000	\$391.44
R27-0100-00	14N-008-002		CITY OF WOONSOCKET	122 RIVER STREET	29,300	0	29,300	\$409.61
R27-0100-00	14N-321-014		CITY OF WOONSOCKET	22 RIVER STREET	9,500	0	9,500	\$132.81
R27-0100-00	14N-326-003		CITY OF WOONSOCKET	RIVER STREET	28,800	0	28,800	\$402.62
R27-0100-00	14U-136-004		CITY OF WOONSOCKET	MAIN STREET	42,100	8,000	50,100	\$700.40
R27-0100-00	15M-001-020		CITY OF WOONSOCKET	FRONT STREET	91,500	0	91,500	\$1,279.17
R27-0100-00	16D-165-031		CITY OF WOONSOCKET	VALLEY STREET	9,700	0	9,700	\$135.61
R27-0100-00	16I-033-014		CITY OF WOONSOCKET	TRANSIT STREET	23,300	0	23,300	\$325.73
R27-0100-00	19E-328-025		CITY OF WOONSOCKET	SUMMER STREET	2,100	0	2,100	\$29.36
R27-0100-00	20B-028-035		CITY OF WOONSOCKET	EAST SCHOOL STREET	166,300	0	166,300	\$2,324.87
R27-0100-00	20B-086-039		CITY OF WOONSOCKET	EAST SCHOOL STREET	7,400	0	7,400	\$103.45
R27-0100-00	20B-087-041		CITY OF WOONSOCKET	EAST SCHOOL STREET	4,000	0	4,000	\$55.92
R27-0100-00	22C-048-029		CITY OF WOONSOCKET	CUMBERLAND STREET	9,400	0	9,400	\$131.41
R27-0100-00	22C-069-005		CITY OF WOONSOCKET	CUMBERLAND STREET	1,800	0	1,800	\$25.16
R27-0100-00	22C-162-030		CITY OF WOONSOCKET	CUMBERLAND STREET	8,700	0	8,700	\$121.63
R27-0100-00	22I-160-003		CITY OF WOONSOCKET	WORRALL STREET	72,100	11,900	84,000	\$1,174.32
R27-0100-00	22J-166-007		CITY OF WOONSOCKET	SNOW STREET	47,800	0	47,800	\$668.24
R27-0100-00	22J-174-018		CITY OF WOONSOCKET	SOCIAL STREET	340,600	206,600	547,200	\$7,649.86
R27-0100-00	23A-393-026		CITY OF WOONSOCKET	MAPLE STREET	1,700	0	1,700	\$23.77
R27-0100-00	23C-394-023		CITY OF WOONSOCKET	MAPLE STREET	2,800	0	2,800	\$39.14
R27-0100-00	24A-055-001		CITY OF WOONSOCKET	LOGEE STREET	119,900	513,900	633,800	\$8,860.52
R27-0100-00	24A-056-018		CITY OF WOONSOCKET	RESERVOIR AVENUE	5,100	0	5,100	\$71.30
R27-0100-00	27A-030-012		CITY OF WOONSOCKET	CUMBERLAND STREET	7,600	0	7,600	\$106.25
R27-0100-00	27A-119-008		CITY OF WOONSOCKET	CUMBERLAND STREET	6,900	0	6,900	\$96.46
R27-0100-00	27A-153-001		CITY OF WOONSOCKET	CUMBERLAND STREET	9,600	0	9,600	\$134.21
R27-0100-00	27A-154-002		CITY OF WOONSOCKET	CUMBERLAND STREET	11,000	0	11,000	\$153.78
R27-0100-00	27A-155-015		CITY OF WOONSOCKET	CUMBERLAND STREET	9,600	0	9,600	\$134.21
R27-0100-00	27A-166-003		CITY OF WOONSOCKET	CUMBERLAND STREET	9,600	0	9,600	\$134.21
R27-0100-00	28A-015-006		CITY OF WOONSOCKET	HAMLET AVENUE	6,600	0	6,600	\$92.27

Dept. of Community Affairs List by Tax

Woonsocket, RI

Year Ending: 2022-

2024 RP Tax Roll

Account #	Parcel ID	Unit	Ownership	Location	Land	Building	Total Value	Gross Tax
R27-0100-00	29A-046-013		CITY OF WOONSOCKET	ROAD BED	51,100	0	51,100	\$714.38
R27-0100-00	30F-003-007		CITY OF WOONSOCKET	JILLSON AVENUE	35,300	0	35,300	\$493.49
R27-0100-00	30G-251-027		CITY OF WOONSOCKET	BRADLEY STREET	4,700	0	4,700	\$65.71
R27-0100-00	30G-253-028		CITY OF WOONSOCKET	BRADLEY STREET	4,600	0	4,600	\$64.31
R27-0100-00	30G-260-031		CITY OF WOONSOCKET	BRADLEY STREET	4,600	0	4,600	\$64.31
R27-0100-00	30G-262-032		CITY OF WOONSOCKET	BRADLEY STREET	4,600	0	4,600	\$64.31
R27-0100-00	30G-264-033		CITY OF WOONSOCKET	BRADLEY STREET	4,000	0	4,000	\$55.92
R27-0100-00	30H-109-012		CITY OF WOONSOCKET	BRADLEY STREET	5,000	0	5,000	\$69.90
R27-0100-00	30H-242-018		CITY OF WOONSOCKET	BRADLEY STREET	5,700	0	5,700	\$79.69
R27-0100-00	30H-245-021		CITY OF WOONSOCKET	BRADLEY STREET	4,700	0	4,700	\$65.71
R27-0100-00	30H-246-022		CITY OF WOONSOCKET	BRADLEY STREET	4,800	0	4,800	\$67.10
R27-0100-00	30H-247-023		CITY OF WOONSOCKET	BRADLEY STREET	4,500	0	4,500	\$62.91
R27-0100-00	32D-007-010		CITY OF WOONSOCKET	ROAD BED	64,800	0	64,800	\$905.90
R27-0100-00	33A-001-004		CITY OF WOONSOCKET	COE FARM	113,100	0	113,100	\$1,581.14
R27-0100-00	33A-002-005		CITY OF WOONSOCKET	MANVILLE ROAD REAR	180,300	0	180,300	\$2,520.59
R27-0100-00	33A-054-054		CITY OF WOONSOCKET	GAUTHIER DRIVE	66,800	0	66,800	\$933.86
R27-0100-00	34A-007-019		CITY OF WOONSOCKET	MANVILLE ROAD	115,800	0	115,800	\$1,618.88
R27-0100-00	34A-087-062		CITY OF WOONSOCKET	MANVILLE ROAD	49,000	0	49,000	\$685.02
R27-0100-00	35A-260-100		CITY OF WOONSOCKET	FULTON STREET	90,700	0	90,700	\$1,267.99
R27-0100-00	35B-127-005		CITY OF WOONSOCKET	EAST MILL STREET	18,400	0	18,400	\$257.23
R27-0100-00	36A-270-025		CITY OF WOONSOCKET	BIRCH STREET	4,800	28,000	32,800	\$458.54
R27-0100-00	36J-001-002		CITY OF WOONSOCKET	679 SOCIAL STREET	107,700	431,900	539,600	\$7,543.61
R27-0100-00	37A-165-003		CITY OF WOONSOCKET	CUMBERLAND HILL ROAD	132,100	0	132,100	\$1,846.76
R27-0100-00	39B-127-021		CITY OF WOONSOCKET	ELM STREET REAR	78,900	0	78,900	\$1,103.02
R27-0100-00	39C-007-025		CITY OF WOONSOCKET	HENRY STREET	94,000	0	94,000	\$1,314.12
R27-0100-00	39C-286-026		CITY OF WOONSOCKET	ROBINSON STREET	23,700	0	23,700	\$331.33
R27-0100-00	39C-287-027		CITY OF WOONSOCKET	ROBINSON STREET	23,500	0	23,500	\$328.53
R27-0100-00	42M-334-001		CITY OF WOONSOCKET	ENTERPRISE STREET	3,100	0	3,100	\$43.34
R27-0100-00	441-162-022		CITY OF WOONSOCKET	NORMAN STREET	156,800	0	156,800	\$2,192.06
R27-0100-00	45B-091-035		CITY OF WOONSOCKET	SEAMANS STREET	4,400	0	4,400	\$61.51
R27-0100-00	51A-017-041		CITY OF WOONSOCKET	MENDON ROAD OFF	53,200	25,600	78,800	\$1,101.62
R27-0100-00	51A-050-007		CITY OF WOONSOCKET	MENDON ROAD OFF	4,300	0	4,300	\$60.11
R27-0100-00	51A-097-015		CITY OF WOONSOCKET	PARK EAST DRIVE	113,900	0	113,900	\$1,592.32
R27-0100-00	53A-005-014		CITY OF WOONSOCKET	DIAMOND HILL ROAD	168,300	0	168,300	\$2,352.83
R27-0100-00	53A-030-016		CITY OF WOONSOCKET	PATTON ROAD	192,300	0	192,300	\$2,688.35
R27-0100-00	56B-015-034		CITY OF WOONSOCKET	MENDON ROAD	35,600	0	35,600	\$497.69
R27-0100-00	56B-022-004		CITY OF WOONSOCKET	765 PARK EAST DRIVE	62,500	20,100	82,600	\$1,154.75
R27-0100-00	57C-088-060		CITY OF WOONSOCKET	KNOLLWOOD DRIVE	175,400	0	175,400	\$2,452.09
R27-0100-00	58A-004-007		CITY OF WOONSOCKET	MENDON ROAD	34,600	0	34,600	\$483.71
R27-0100-00	58A-037-030		CITY OF WOONSOCKET	LEDGEWOOD LANE	293,800	0	293,800	\$4,107.32
R27-0040-00	14E-166-003		CITY OF WOONSOCKET - CITY HALL	169 MAIN STREET	67,900	7,412,100	7,480,000	\$104,570.40

Dept. of Community Affairs List by Tax

Woonsocket, RI

Year Ending: 2022-

2024 RP Tax Roll

Account #	Parcel ID	Unit	Ownership	Location	Land	Building	Total Value	Gross Tax
R00-9150-23	22C-044-023		CITY OF WOONSOCKET - DPW	181 CUMBERLAND STREET	102,600	1,009,800	1,112,400	\$15,551.35
R27-0045-00	02E-020-041		CITY OF WOONSOCKET - DPW	ELEVENTH AVENUE	43,600	0	43,600	\$609.53
R27-0045-00	03D-002-001		CITY OF WOONSOCKET - DPW	ASYLUM STREET	1,029,700	27,000	1,056,700	\$14,772.67
R27-0045-00	05B-078-003		CITY OF WOONSOCKET - DPW	PROVIDENCE STREET	249,200	0	249,200	\$3,483.82
R27-0045-00	07A-006-040		CITY OF WOONSOCKET - DPW	HARRIS AVENUE	757,600	188,500	946,100	\$13,226.48
R27-0045-00	11D-090-001		CITY OF WOONSOCKET - DPW	PARK AVENUE	1,602,800	791,300	2,394,100	\$33,469.52
R27-0045-00	13G-205-023		CITY OF WOONSOCKET - DPW	HARRIS AVENUE	5,900	0	5,900	\$82.48
R27-0045-00	17D-002-062		CITY OF WOONSOCKET - DPW	CARNATION STREET	809,500	331,900	1,141,400	\$15,956.77
R27-0045-00	26A-002-002		CITY OF WOONSOCKET - DPW	JILLSON AVENUE	457,600	0	457,600	\$6,397.25
R27-0045-00	33A-019-002		CITY OF WOONSOCKET - DPW	WANDA AVENUE OFF	294,100	0	294,100	\$4,111.52
R27-0045-00	40A-007-004		CITY OF WOONSOCKET - DPW	477 CASS AVENUE	1,996,600	169,900	2,166,500	\$30,287.67
R27-0045-00	49B-090-006		CITY OF WOONSOCKET - DPW	482 AYLSWORTH AVENUE	330,400	106,100	436,500	\$6,102.27
R27-0045-00	49B-107-005		CITY OF WOONSOCKET - DPW	AYLSWORTH AVENUE	199,500	43,000	242,500	\$3,390.15
R27-0045-00	57B-002-046		CITY OF WOONSOCKET - DPW	ELDER BALLOU ROAD	361,100	0	361,100	\$5,048.18
R27-0080-00	14D-015-006		CITY OF WOONSOCKET - DRAINAGE	MAIN STREET	43,700	0	43,700	\$610.93
R27-0080-00	14E-398-026		CITY OF WOONSOCKET - DRAINAGE	MAIN STREET	39,200	0	39,200	\$548.02
R27-0080-00	14G-156-009		CITY OF WOONSOCKET - DRAINAGE	BERNON STREET	86,500	0	86,500	\$1,209.27
R27-0080-00	14G-416-004		CITY OF WOONSOCKET - DRAINAGE	BERNON STREET	100	0	100	\$1.40
R27-0080-00	14I-019-001		CITY OF WOONSOCKET - DRAINAGE	121 SOUTH MAIN STREET	9,900	0	9,900	\$138.40
R27-0080-00	20A-026-015		CITY OF WOONSOCKET - DRAINAGE	PRIVILEGE STREET	201,100	115,300	316,400	\$4,423.27
R27-0080-00	20B-016-032		CITY OF WOONSOCKET - DRAINAGE	EAST SCHOOL STREET	199,700	500	200,200	\$2,798.80
R27-0080-00	20B-027-021		CITY OF WOONSOCKET - DRAINAGE	PRIVILEGE STREET	183,500	0	183,500	\$2,565.33
R27-0080-00	20C-017-028		CITY OF WOONSOCKET - DRAINAGE	EAST SCHOOL STREET	18,300	0	18,300	\$255.83
R27-0080-00	21H-143-023		CITY OF WOONSOCKET - DRAINAGE	NEAR DAM	153,000	828,700	981,700	\$13,724.17
R27-0080-00	22C-122-009		CITY OF WOONSOCKET - DRAINAGE	593 CLINTON STREET	94,300	137,600	231,900	\$3,241.96
R27-0080-00	22J-175-019		CITY OF WOONSOCKET - DRAINAGE	SOCIAL STREET	8,100	0	8,100	\$113.24
R27-0080-00	22J-176-011		CITY OF WOONSOCKET - DRAINAGE	SOCIAL STREET	5,400	0	5,400	\$75.49
R03-0010-62	10I-096-001		CITY OF WOONSOCKET - FIRE	169 PROVIDENCE STREET	142,700	434,500	577,200	\$8,069.26
R03-0010-62	13C-151-016		CITY OF WOONSOCKET - FIRE	241 NORTH MAIN STREET	91,000	724,100	815,100	\$11,395.10
R03-0010-62	54C-001-001		CITY OF WOONSOCKET - FIRE	806 MENDON ROAD	143,900	394,700	538,600	\$7,529.63
R27-0075-00	01B-358-148		CITY OF WOONSOCKET - FLOOD	FOURTH AVENUE	1,600	0	1,600	\$22.37
R27-0075-00	06A-002-007		CITY OF WOONSOCKET - FLOOD	SECOND AVENUE	5,000	0	5,000	\$69.90
R27-0075-00	06B-267-020		CITY OF WOONSOCKET - FLOOD	OLO STREET	37,200	0	37,200	\$520.06
R27-0075-00	07A-026-067		CITY OF WOONSOCKET - FLOOD	BLACKSTONE STREET	184,600	15,900	200,500	\$2,802.99
R27-0075-00	08D-141-035		CITY OF WOONSOCKET - FLOOD	FAIRMOUNT STREET	3,600	0	3,600	\$50.33
R27-0075-00	09C-021-015		CITY OF WOONSOCKET - FLOOD	GLENMARK STREET	9,200	0	9,200	\$128.62
R27-0075-00	09I-010-006		CITY OF WOONSOCKET - FLOOD	OLO STREET	119,000	0	119,000	\$1,663.62
R27-0075-00	14G-014-015		CITY OF WOONSOCKET - FLOOD	BERNON STREET	163,700	0	163,700	\$2,288.53
R27-0075-00	20B-090-036		CITY OF WOONSOCKET - FLOOD	EAST SCHOOL STREET	101,900	0	101,900	\$1,424.56
R27-0075-00	21E-127-004		CITY OF WOONSOCKET - FLOOD	MILL STREET	3,200	0	3,200	\$44.74
R27-0075-00	22C-047-027		CITY OF WOONSOCKET - FLOOD	CUMBERLAND STREET	3,100	0	3,100	\$43.34

Dept. of Community Affairs List by Tax

Woonsocket, RI

Year Ending: 2022-

2024 RP Tax Roll

Account #	Parcel ID	Unit	Ownership	Location	Land	Building	Total Value	Gross Tax
R27-0075-00	22C-172-028		CITY OF WOONSOCKET - FLOOD	CUMBERLAND STREET	3,700	0	3,700	\$51.73
R27-0075-00	22D-055-013		CITY OF WOONSOCKET - FLOOD	CLINTON STREET	3,500	0	3,500	\$48.93
R27-0075-00	22D-181-011		CITY OF WOONSOCKET - FLOOD	CLINTON STREET	24,600	0	24,600	\$343.91
R27-0075-00	22J-184-020		CITY OF WOONSOCKET - FLOOD	SOCIAL + ELBOW	144,100	0	144,100	\$2,014.52
R27-0075-00	28A-013-003		CITY OF WOONSOCKET - FLOOD	176 DAVISON AVENUE	100,300	34,000	134,300	\$1,877.51
R27-0075-00	28A-110-001		CITY OF WOONSOCKET - FLOOD	DAVISON AVENUE	110,700	25,800	136,500	\$1,908.27
R27-0075-00	28A-114-002		CITY OF WOONSOCKET - FLOOD	HAMLET AVENUE REAR	73,600	153,800	227,400	\$3,179.05
R27-0075-00	36J-353-033		CITY OF WOONSOCKET - FLOOD	ELM STREET	7,000	0	7,000	\$97.86
R31-0005-00	22D-034-015		CITY OF WOONSOCKET - LIBRARY	303 CLINTON STREET	233,800	2,788,600	3,022,400	\$42,253.15
R27-0030-00	22I-035-001		CITY OF WOONSOCKET - POLICE	242 CLINTON STREET	96,400	2,455,400	2,551,800	\$35,674.16
R00-8392-53	14M-299-015		CITY OF WOONSOCKET - RDA	SAYLES STREET	13,600	3,000	16,600	\$232.07
R00-8392-54	14M-300-014		CITY OF WOONSOCKET - RDA	56 ARNOLD STREET	56,300	289,100	345,400	\$4,828.69
R27-0065-00	02E-022-054		CITY OF WOONSOCKET - SEWER	RHODES AVENUE	8,400	29,900	38,300	\$535.43
R27-0065-00	23C-180-022		CITY OF WOONSOCKET - SEWER	568 LOGEE STREET	122,400	728,500	850,900	\$11,895.58
R27-0065-00	28H-217-006		CITY OF WOONSOCKET - SEWER	DAVISON AVENUE	41,500	500	42,000	\$587.16
R27-0065-00	29A-042-041		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	14,700	0	14,700	\$205.51
R27-0065-00	29A-047-014		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	117,800	0	117,800	\$1,646.84
R27-0065-00	32D-006-011		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	106,000	0	106,000	\$1,481.88
R27-0065-00	32D-009-008		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	139,900	0	139,900	\$1,955.80
R27-0065-00	32D-010-009		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	13,900	0	13,900	\$194.32
R27-0065-00	33A-005-001		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	13,200	0	13,200	\$184.54
R27-0065-00	34A-001-018		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	188,500	0	188,500	\$2,635.23
R27-0065-00	34A-004-016		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	5,100	0	5,100	\$71.30
R27-0065-00	34A-021-021		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD REAR	59,400	0	59,400	\$830.41
R27-0065-00	34A-022-022		CITY OF WOONSOCKET - SEWER	MANVILLE ROAD	93,900	68,800	162,700	\$2,274.55
R27-0065-00	34A-023-023		CITY OF WOONSOCKET - SEWER	1508 MANVILLE ROAD	201,500	1,128,500	1,330,000	\$18,593.40
R27-0065-00	38O-025-004		CITY OF WOONSOCKET - SEWER	ST LOUIS AVENUE	5,500	1,300	6,800	\$95.06
R27-0065-00	41D-001-001		CITY OF WOONSOCKET - SEWER	25 CUMBERLAND HILL ROAD	297,700	5,733,600	6,031,300	\$84,317.57
R27-0065-00	46B-191-020		CITY OF WOONSOCKET - SEWER	MENDON ROAD OFF	77,600	950,000	1,027,600	\$14,365.85
R27-0065-00	46B-192-021		CITY OF WOONSOCKET - SEWER	DIAMOND HILL ROAD	112,500	52,700	165,200	\$2,309.50
R27-0065-00	61A-004-004		CITY OF WOONSOCKET - SEWER	DIAMOND HILL ROAD	134,200	155,600	289,800	\$4,051.40
R00-4007-29	31A-009-010		CITY OF WOONSOCKET	HILLVIEW STREET	75,600	0	75,600	\$1,056.89
R19-5285-50	21F-216-020		WOONSOCKET HOUSING	393 EAST SCHOOL STREET	57,400	0	57,400	\$802.45
R36-0010-00	03D-024-013		WOONSOCKET HOUSING	MASON STREET	2,900	0	2,900	\$40.54
R36-0010-00	03D-048-005		WOONSOCKET HOUSING	2 BOURDON BOULEVARD	1,695,500	13,282,000	14,977,500	\$209,385.45
R36-0010-00	13B-111-009		WOONSOCKET HOUSING	218 POND STREET	196,100	5,809,400	6,005,500	\$83,956.89
R36-0010-00	15K-058-009		WOONSOCKET HOUSING	100 FRONT STREET	615,200	6,049,100	6,664,300	\$93,166.91
R36-0010-00	21F-023-019		WOONSOCKET HOUSING	429 EAST SCHOOL STREET	631,900	5,268,400	5,900,300	\$82,486.19
R36-0010-00	22C-053-007		WOONSOCKET HOUSING	547 CLINTON STREET	939,900	9,108,400	10,048,300	\$140,475.23
R36-0010-00	39A-181-001		WOONSOCKET HOUSING	703 ROBINSON STREET	11,510,300	14,117,400	25,627,700	\$358,275.25
Total Count: 244					38,541,800	87,301,200	125,843,000	\$1,759,285.2

Grand Totals: