

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #17-1742

AVAILABLE FOR SALE \$2.55MM

“ROCKHILL ESTATES”

11-LOT RESIDENTIAL SUBDIVISION

21+/- Acres with Completed Roads

Select Lots Feature Cape Cod Bay Views

Definitive Plan & Cluster Special Permit Approval and Restrictive Covenants in Place

Great Opportunity for Builders, Developers & Investors

OFF CHIPMAN RD., SANDWICH (CAPE COD), MA

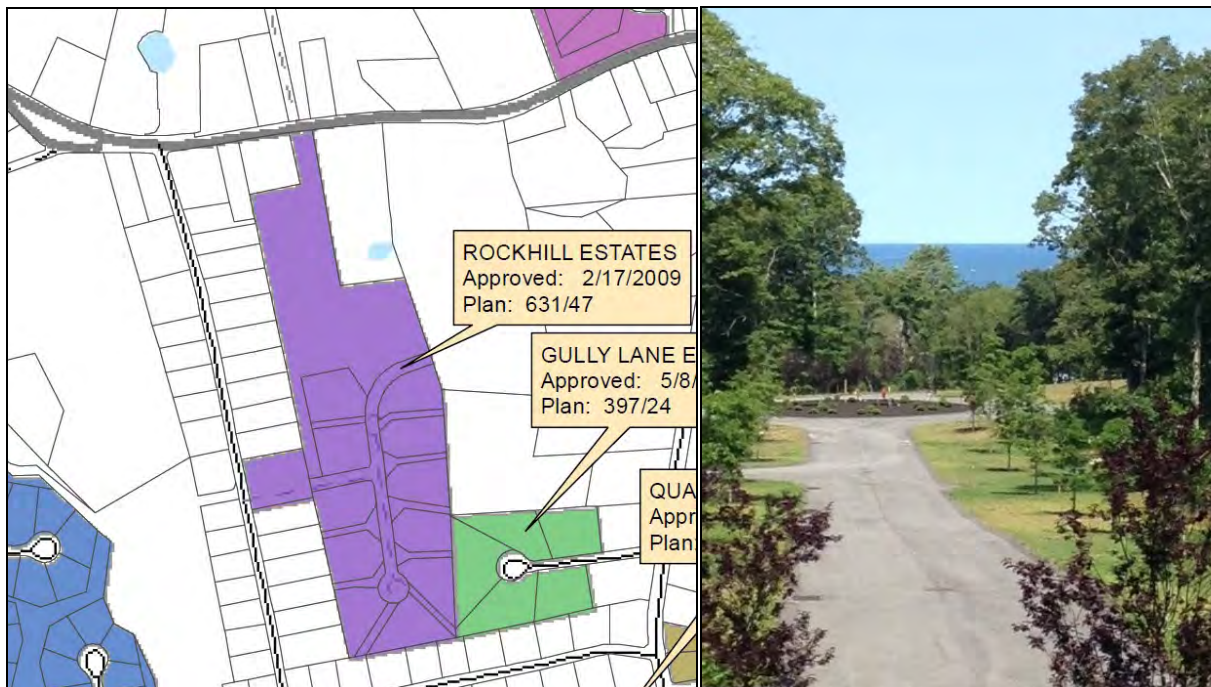


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WAIVER & CONFIDENTIALITY AGREEMENT*

**You must sign & return in order to receive additional information*

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PROPERTY INFORMATION

LOCATION MAP

JJ Manning
AUCTIONEERS
DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the subject property are responsible for conducting such due diligence of their own as they consider appropriate, prior to making an offer or purchase.

All information contained within this Property Information Package was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

(PLEASE COMPLETE, SIGN, DATE AND FAX THIS DOCUMENT TO 508-362-1073 OR EMAIL TO AUCTIONS@JJMANNING.COM. WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN. THANK YOU.)

PROSPECTIVE BUYER INFORMATION REQUEST – “ROCKHILL ESTATES” SANDWICH, MA WAIVER & CONFIDENTIALITY AGREEMENT

To receive a copy of the bidder related documents on file including: **(Special Permit, Subdivision & Roadway Plans, Perc Tests, Covenants, View Easement, etc.)** for the property known as 1-11 Rockhill Rd., Sandwich, MA, you are **required** to return a completed and signed copy of this form to JJManning Auctioneers **prior to the release of any materials** to you.

In regard to the above property, **Rockhill Sandwich, LLC** are providing to prospective purchaser:

(Full Name) _____

(E-Mail Address) _____

(Daytime Phone) _____ - _____ - _____ (Co. Name) _____

(Mailing Address) _____

the documents for the property identified above for such information (if any) as prospective purchaser deems the Special Permit, Subdivision & Roadway Plans, Perc Tests, Covenants, View Easement, etc. and/or related documents to contain.

Rockhill Sandwich, LLC, JJManning Auctioneers and their agents, employees and attorneys make no representation whatsoever regarding the accuracy of these documents or the qualifications of the reporting firm(s). All the premises will be sold without representation or warranty whatsoever as to its condition, occupancy or fitness for habitation thereon.

You should conduct such further investigations as you see fit and consult with your own attorney.

RELEASE AND WAIVER

The undersigned has requested an e-mail copy of the Special Permit, Subdivision & Roadway Plans, Perc Tests, Covenants, View Easement & other information, if any, regarding the property marked above. The undersigned does hereby forever release and discharge **Rockhill Sandwich, LLC, JJManning Auctioneers** and its agents, employees and attorneys from any and all damages, claims, demands, actions, and liabilities relating in any way to any reliance by the undersigned or any information contained in said documents regarding the property or as to the accuracy of information contained therein. The undersigned agrees that **Rockhill Sandwich, LLC, JJManning Auctioneers** and their agents, employees and attorneys have not made and do not make any representation or warranties whatsoever regarding the documents regarding the property, and acknowledges and agrees to the following:

- (a) **Rockhill Sandwich, LLC, JJManning Auctioneers** makes absolutely NO REPRESENTATIONS OR WARRANTIES WHATSOEVER with respect to the information contained therein, or as to the accuracy of the information contained therein, either at the time it was prepared or at the present time;
- (b) The information contained in these documents shall remain confidential and may not be disclosed by you to any other party;
- (c) The information contained therein is being provided to you FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE RELIED UPON BY YOU IN ANY MATTER WHATSOEVER, including, without limitation, being used in connection with (i) determining whether or not to submit any manner of offer to purchase including a bid at public auction or (ii) determining the amount of any such offer or bid.

Signature

Date

JJ Manning

— AUCTIONEERS —

Justin J. Manning, CAI, AARE
President / Lead Auctioneer

August 10, 2017

Dear Prospective Bidder:

Jerome J. Manning & Co., Inc. is pleased to offer for sale in the entirety Rockhill Estates, an 11 Lot Residential Subdivision located off Chipman Road in Sandwich, MA. Select lots feature views of Cape Cod Bay. With roadways built and subdivision approvals in place, Rockhill Estates presents a prime residential development opportunity ready to go with buyer acquired building permits in a highly desirable area close to historic Route 6A, just minutes from the Sagamore Bridge. The location provides easy access to restaurants, museums, golf, marinas, ocean beaches, and all that the Cape has to offer.

The property is being sold in the entirety "as is, with all faults." There is a large amount of information contained within the two Property Information Packages (PIPs) for this property, please take the time to review them both carefully. For access to the Secondary PIP with plans, decisions, approvals, and more, please return a signed copy of the Waiver & Confidentiality Agreement found within this primary PIP.

This purchase is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before making an offer so that you may buy with confidence. Read the Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement. All offers must be tendered on this Purchase & Sale Agreement and accompanied by a 10% deposit in certified or bank check or by confirmed wire transfer.

Please contact us at auctions@jjmanning.com or at (800) 521-0111 for any details not presented in the PIPs. Our experienced staff is available to answer your questions and we welcome your calls.

Sincerely,



Justin J. Manning, CAI, AARE
President

PURCHASE AND SALE AGREEMENT

This _____ day of _____, 2017

1. PARTIES AND MAILING ADDRESSES

Rockhill Sandwich, LLC hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as Rockhill Estates, an 11-lot subdivision off 21 Chipman Rd., Sandwich, Massachusetts more particularly described as Tax Assessor's parcels Map 38 Lots 273 through 283 & Map 43 Lot 20.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, belonging to the SELLER and used in connection therewith and any and all transferable documents relating to the development of the subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;
- (e) Provisions of existing building and zoning laws;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day, representing no less than 10% of the purchase price, and

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before 30 days of the date of this agreement at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

BUYER INTIAL HERE _____

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by JEROME J. MANNING & CO., INC. in writing. BUYER agrees to indemnify and hold harmless the SELLER and JEROME J. MANNING & CO., INC., including SELLER'S and JEROME J. MANNING & CO., INC.'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Jerome J. Manning & Co., Inc. in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & CO., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

BUYER INTIAL HERE _____

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit paid by the BUYER upon the execution of this Agreement shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and JEROME J. MANNING & CO., INC.

24. BOND

The BUYER assumes all cost and responsibility for meeting the conditions set by Planning Board for release of bond as relates to the subdivision. The BUYER further acknowledges that BUYER has received the list of items required to be completed for the release of the bond. The bond will not be released prior to the sale and closing of the property.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Rockhill Sandwich, LLC, Seller

By:

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Daytime Phone

Buyer's Evening Phone

Jerome J. Manning & Co., Inc., ESCROW AGENT

BUYER

BUYER

Buyer's Attorney (Name)

Buyer's Attorney (Firm)

Buyer's Attorney's Address (Street or P.O. Box)

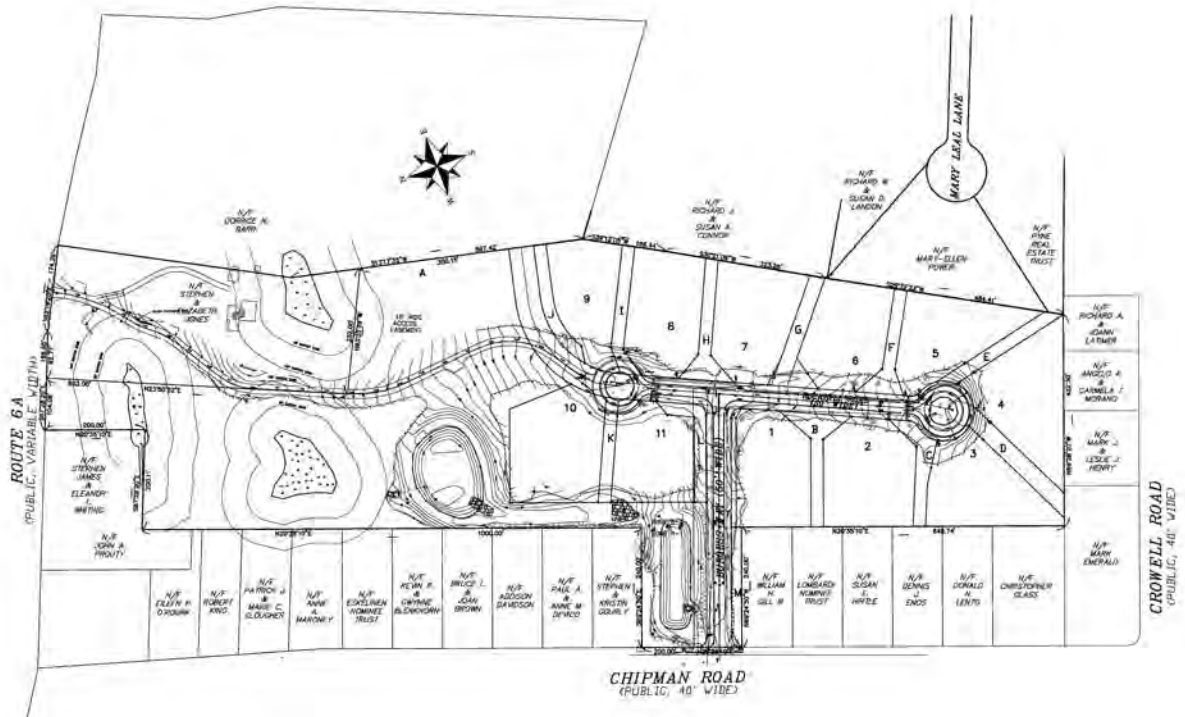
Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

PHOTO GALLERY

"ROCKHILL ESTATES" 1-11 ROCKHILL RD., SANDWICH, MA

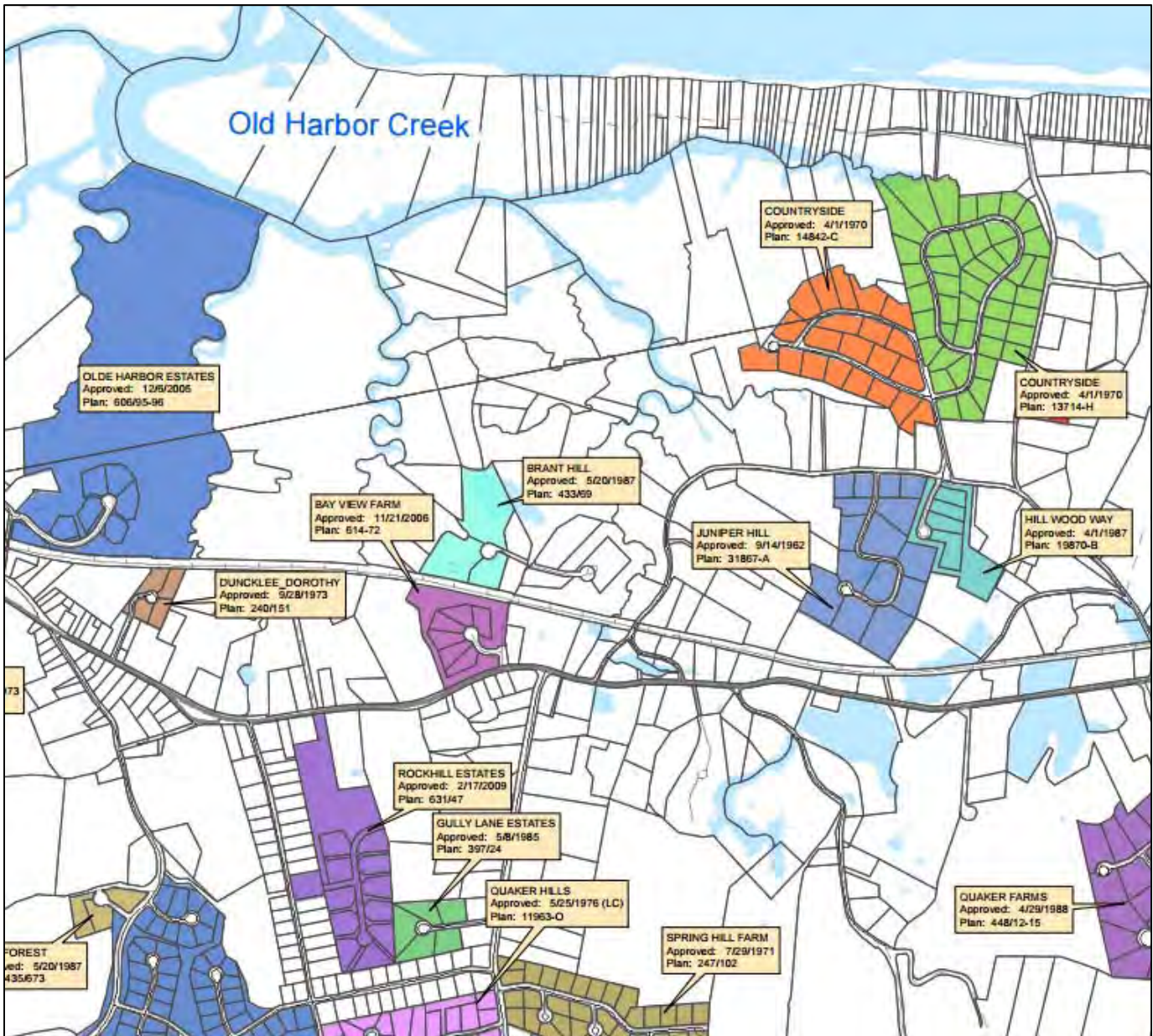






Subdivisions
in the
Town of Sandwich
The Oldest Town on Cape Cod
2011

EXCERPT



Key: 7981

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.187

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-273-0				6 ROCKHILL ROAD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	N2	1	23935-175				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	32,234	100	1.00	100	1.00	225,000	1.15	100	1.00	380	1.50	190,970

TOTAL	32,234 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	NOTED	Land: Line 1, Infl1: PAPER ST (REMOVED FY17)			LAND	191,000	61,700
Infl1	NONE		BUILDING	0	0			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	191,000	61,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN		CONDITION ELEM	CD
EFF.YR/AGE			
COND			
FUNC			
ECON			
DEPR		% GD	
RCNLD			

Key: 7982

Town of SANDWICH - Fiscal Year 2017

3/6/2017

8:48 pm

SEQ #: 7.188

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-274-0				4 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	H	1	(189178)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
140	S	36,590	100	1.00	100	1.00	100	1.00	380	1.50		199,770

TOTAL	36,590 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E Land: Line 1, Infl1: PAPER ST (REMOVED FY17)	LAND		199,800	64,600		
Infl1	NONE		BUILDING		0	0		
Infl2	100		DETACHED		0	0		
			OTHER		0	0		
		TOTAL		199,800	64,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD

EFF.YR/AGE	COND	FUNC	ECON	DEPR	% GD	RCNLD

Key: 7983

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.189

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-275-0				2 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	N2	1	23935-175				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	33,541	100	1.00	100	1.00	225,000	1.12	100	1.00	380	1.50	193,690

TOTAL	33,541 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E	Land: Line 1, Infl1: PAPER ST (REMOVED FY17)			LAND	193,700	62,700
Infl1	NONE		BUILDING	0	0			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	193,700	62,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN		CONDITION ELEM	CD
EFF.YR/AGE			
COND			
FUNC			
ECON			
DEPR		% GD	
RCNLD			

Key: 7984

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.190

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-276-0				1 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	H	1	(189178)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	37,897	100	1.00	100	1.00	225,000	1.03	100	1.00	380	1.50	202,400

TOTAL	37,897 SF	ZONING	R1	FRNT	57	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E Land: Line 1, Infl1: PAPER ST (REMOVED FY17)	LAND		202,400	65,500		
Infl1	NONE		BUILDING		0	0		
Infl2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL			TOTAL		202,400	65,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD

EFF.YR/AGE	COND	FUNC	ECON	DEPR	% GD	RCNLD

Key: 7985

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.191

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-277-0				3 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	N2	1	23935-175				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	31,799	100	1.00	100	1.00	225,000	1.16	100	1.00	380	1.50	190,200

TOTAL	31,799 SF	ZONING	R1	FRNT	59	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	NOTE Land: Line 1, Infl1: PAPER ST (REMOVED FY17)	LAND		190,200	61,500		
Infl1	NONE		BUILDING		0	0		
Infl2	100		DETACHED		0	0		
			OTHER		0	0		
			TOTAL		190,200	61,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 7986

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.192

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-278-0				5 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000		(192218)			
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000		24762-233			
ROCKHILL ESTATES, LLC				07/31/2009	H	1		(189178)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	31,799	100	1.00	100	1.00	225,000	1.16	100	1.00	380	1.50	190,200

TOTAL	31,799 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E	Land: Line 1, Infl1: PAPER ST (REMOVED FY17)			LAND	190,200	61,500
Infl1	NONE		BUILDING	0	0			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	190,200	61,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 7987

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.193

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-279-0				7 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	N2	1	23935-175				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	34,848	100	1.00	100	1.00	225,000	1.09	100	1.00	380	1.50	196,380

TOTAL	34,848 SF	ZONING	R1	FRNT	68	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E	Land: Line 1, Infl1: PAPER ST (REMOVED FY17)			LAND	196,400	63,500
Infl1	NONE		BUILDING	0	0			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	196,400	63,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 7988

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.194

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-280-0				9 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000		(192218)			
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000		24762-233			
ROCKHILL ESTATES, LLC				07/31/2009	H	1		(189178)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	34,412	100	1.00	100	1.00	225,000	1.10	100	1.00	380	1.50	195,340

TOTAL	34,412 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS	
Nbhd	Residential	N O T E	Land: Line 1, Infl1: PAPER ST (REMOVED FY17)				LAND	195,300	63,200
Infl1	NONE		BUILDING	0	0				
Infl2	100		DETACHED	0	0				
			OTHER	0	0				
		TOTAL		195,300	63,200				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 7989

Town of SANDWICH - Fiscal Year 2017

3/6/2017 8:48 pm SEQ #: 7.195

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-281-0				11 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000 (192218)					
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000 24762-233					
ROCKHILL ESTATES, LLC				07/31/2009	N2	1 23935-175					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	26,572	100	1.00	100	1.00	225,000	1.30	100	1.00	380	1.50	178,150

TOTAL	26,572 SF	ZONING R1	FRNT 75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E Land: Line 1, Infl1: PAPER ST (REMOVED FY17)	LAND	178,200	57,600	
Infl1	NONE		BUILDING	0	0	
Infl2	100		DETACHED	0	0	
			OTHER	0	0	
			TOTAL	178,200	57,600	

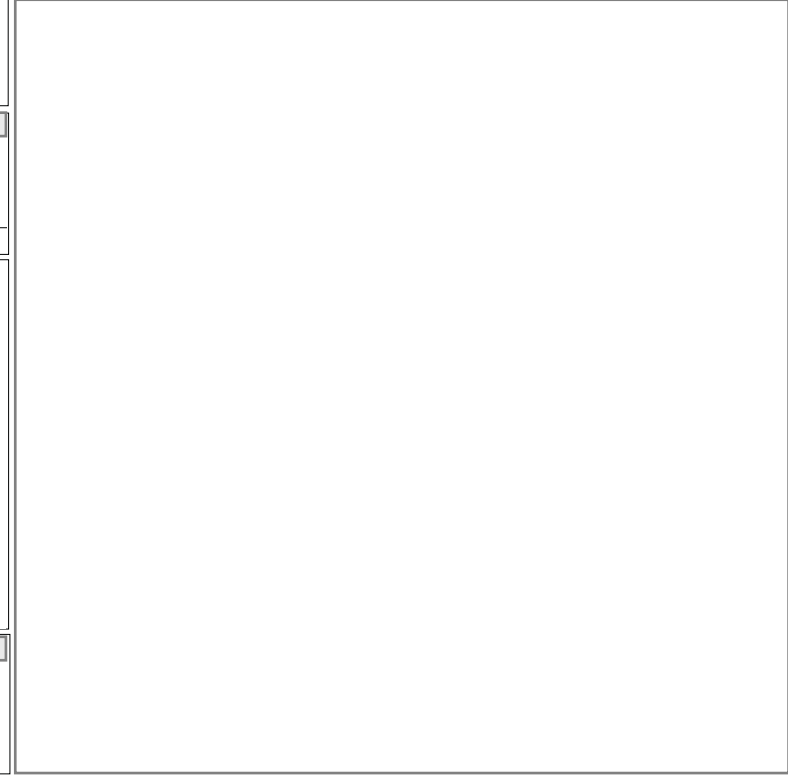
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN



TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	

Key: 7990

Town of SANDWICH - Fiscal Year 2017

3/6/2017

8:48 pm

SEQ #: 7.196

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-282-0				10 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	H	1	(189178)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	37,897	100	1.00	100	1.00	225,000	1.03	100	1.00	380	1.50	202,400

TOTAL	37,897 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E Land: Line 1, Infl1: PAPER ST (REMOVED FY17)	LAND		202,400	65,500		
Infl1	NONE		BUILDING		0	0		
Infl2	100		DETACHED		0	0		
			OTHER		0	0		
TOTAL			TOTAL		202,400	65,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		

Key: 7991

Town of SANDWICH - Fiscal Year 2017

3/6/2017

8:48 pm

SEQ #: 7.197

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROCKHILL SANDWICH, LLC 1720 J & C BOULEVARD, STE 6 NAPLES, FL 34109				38-283-0				8 ROCKHILL ROAD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	(192218)				
ROCKHILL SANDWICH, LLC				08/19/2010	V	739,000	24762-233				
ROCKHILL ESTATES, LLC				07/31/2009	N2	1	23935-175				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE	
140	S	25,700	100	1.00	100	1.00	225,000	1.33	100	1.00	380	1.50	176,020

TOTAL	25,700 SF	ZONING	R1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	Residential	N O T E	Land: Line 1, Infl1: PAPER ST (REMOVED FY17)			LAND	176,000	57,000
Infl1	NONE		BUILDING	0	0			
Infl2	100		DETACHED	0	0			
			OTHER	0	0			
TOTAL							176,000	57,000

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

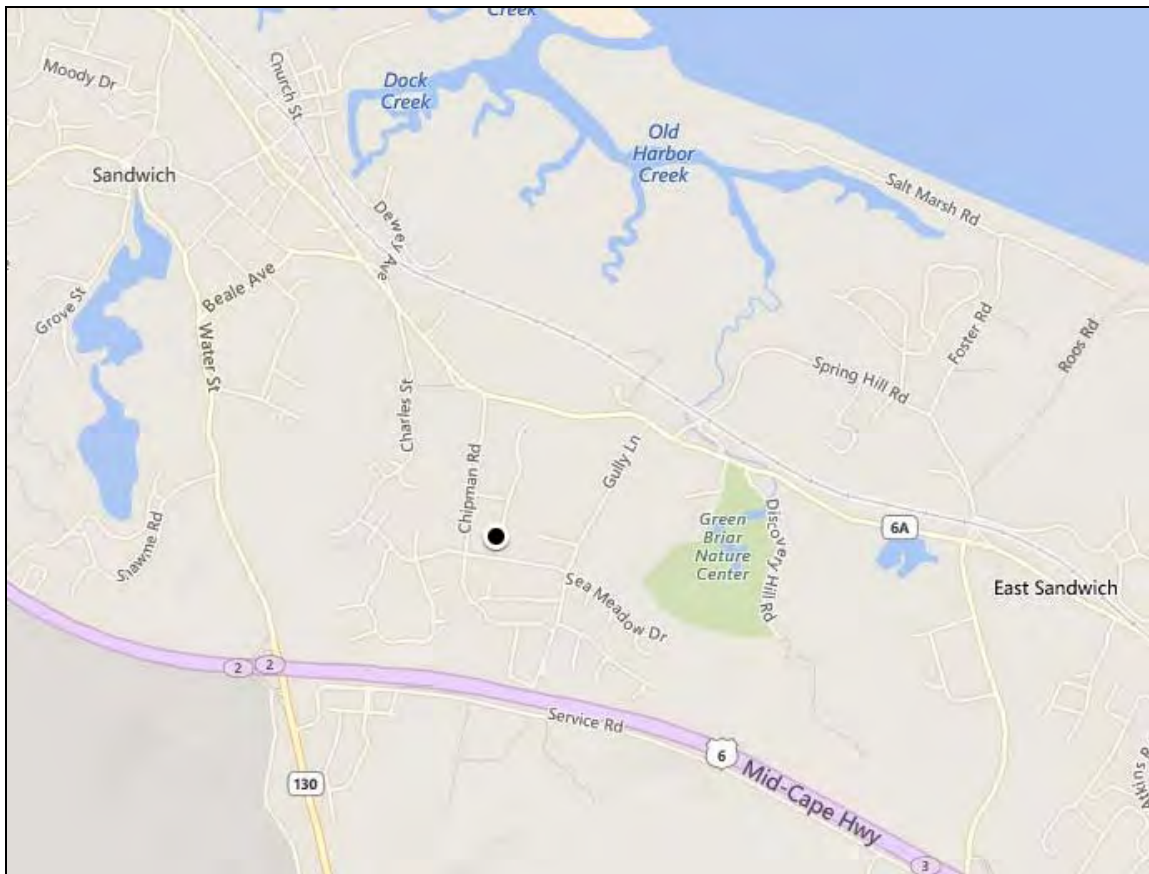
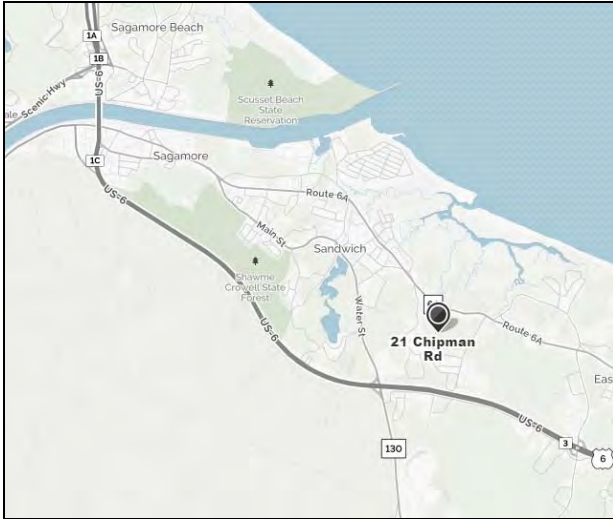
BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	CONDITION ELEM	CD
EFF.YR/AGE		
COND		
FUNC		
ECON		
DEPR		% GD
RCNLD		

MAP

"ROCKHILL ESTATES" 1-11 ROCKHILL RD. OFF 21 CHIPMAN RD., SANDWICH, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



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