



## CITY OF GARDNER PURCHASING DEPARTMENT

### REQUEST FOR PROPOSALS FORM FOR PRICING

PROPOSAL OF MILLENNIUM HOLDING GROUP, LLC (hereinafter called "Proposer")

To the City of Gardner, Massachusetts (hereinafter called the "Owner"):

In compliance with your invitation for proposals for the sale of property listed, the undersigned, having examined the proposal and related documents, hereby proposes the price(s) listed below (in words and numbers):

- Land consisting of a .39+/- acre site and improved with a 4,100 Square Foot living area building, with an appraised value of \$0.

Price offered \$17,000.00

(cost in words) Seventeen Thousand

The City of Gardner and its Treasurer/Collector reserve the right to reject any and all proposals, wholly or in part, and to accept proposals deemed to be in the best interest of the City.

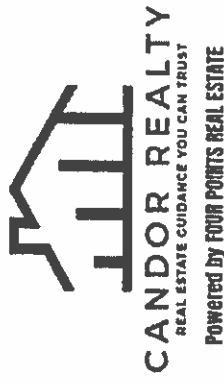
Proposer understands that parcel is to be sold "as is" with no guarantees for further construction and/or improvements to the parcels.

The proposer encloses a security deposit in the amount of ten percent (10%) of the proposed price. Such deposit shall be in the form of cash or a check made payable to "The City of Gardner OR (Proposer's Name).

The right to retain this deposit shall belong to the City of Gardner should the proposer fail to execute all required documents and/or follow through with the sale of such awarded parcel within the time required.

The balance, plus a deed recording fee must be paid by certified or teller's check no later than thirty (30) days from the opening of proposals.

Signature of Proposer  
Page 1 of 1



# **Candor Realty Group** **(and subsidiaries)**

73 Stuart St Gardner MA

# Introduction

Candor Realty and our subsidiaries own, manage, and operate more than 300+ units in New England area. Our mission is to find distressed properties that need significant improvement and focus on value-add renovations. We enjoy taking a property that is currently being underutilized or the "worst property on the street" and turning them into something that the community can be proud of.

The Candor Realty Group is a team of established professionals who are passionate about our clients and their experience from start to finish. We are dedicated to changing the industry by nurturing a mentality of team and family with our clients and each other. We are committed to providing a high level of service to our clients. Our cutting-edge ability to analyze properties and help clients understand the financial implications of real estate transactions is what separates us from the marketplace and enables us to be the go-to resource for real estate investors in the area.



## Jonathan Bombaci | Founder & CEO



I am a financially independent real estate professional and team lead for Candor Realty powered by Four Points in Haverhill, MA. I have decades of real estate, investment, and insurance experience. I have worked for many fortune 100 companies over my career in accounting and technological leadership roles. I leverage my unique strengths to provide my clients with enormous competitive advantages in the real estate industry.

## Matthew Perimian | Co-Founder & Investor



Matt is an expert in helping clients evaluate and purchase properties in the greater Boston area. He is particularly well versed in the area surrounding Fitchburg, Leominster, and greater Worcester areas. He is a savvy investor himself, and truly enjoys the "art" making even the most difficult deals come together.

# Our Mission

For each and every property we invest in, we do everything we can to:

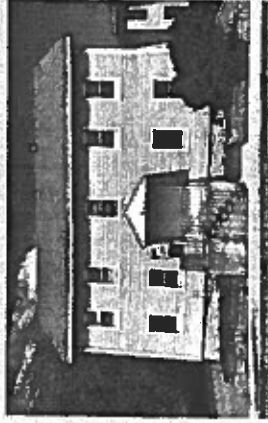
- Help the owner
- Help the tenants
- Help the community
- Help our investors

Every situation is different, but we make it a priority to make an impact.

# Our Experience

- We own and/or manage over 300+ units in MA and NH
  - 150+ units in Lowell
- New to Gardner area but looking to grow significant portfolio
  - 49 units closed or pending
  - + Manage a few building for some of our clients
- We have a good reputation with past clients and current residents

# Lowell Housing Project



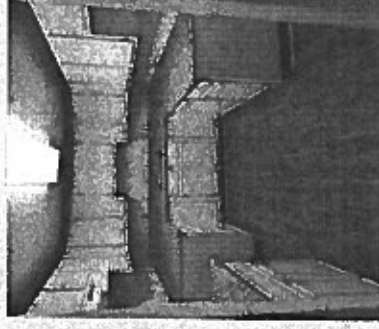
Candor Realty purchased 12 units (9 unit and 3 unit) and assisted a few clients with purchases of 3 other multi-family properties from the Lowell Housing Authority through a city wide, HUD approved, RFP process. The current tenants were able to stay in their homes and no one was displaced due to the sale of the property.

Luckily for us, the tenants that caused trouble moved out on their own. We installed security cameras which made everyone feel safer. We cleaned up the property and installed a fence because there were a lot of trespassers (drug dealers, homeless people.)

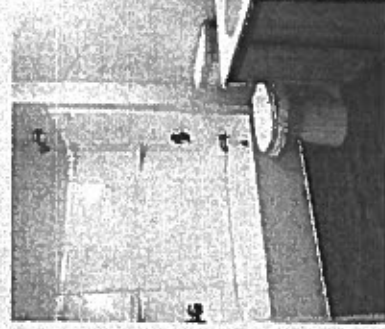
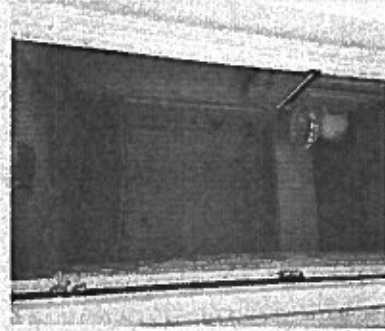
We were able to get both properties de-leaded. A local towing company was hired to tow away cars that do not belong to the tenants.



Before



After



# 163-165 Pine St

VACANT for over 10 years

- Fire damaged multi-family property
  - 8 units
  - 16 bedrooms + 8 Bathrooms
- Assessed at \$116,100

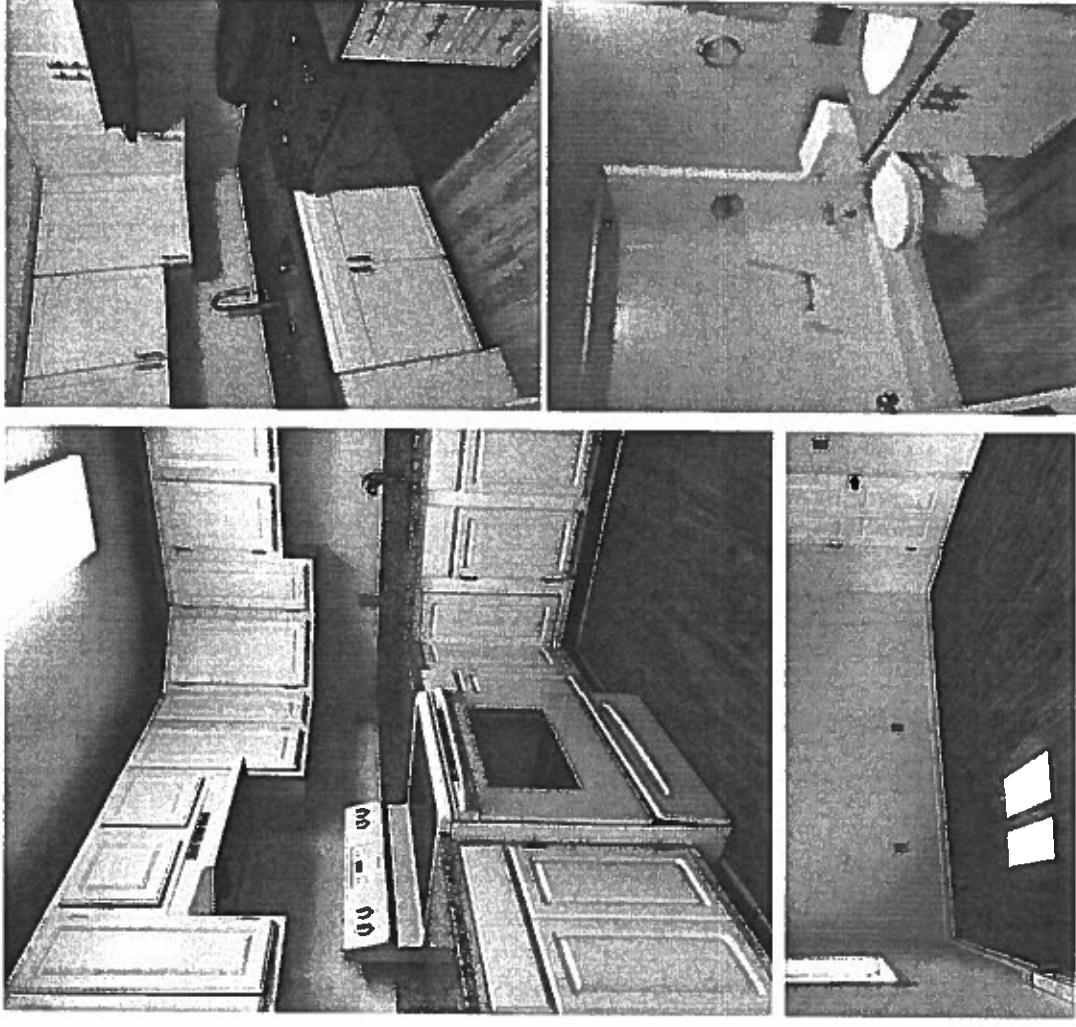




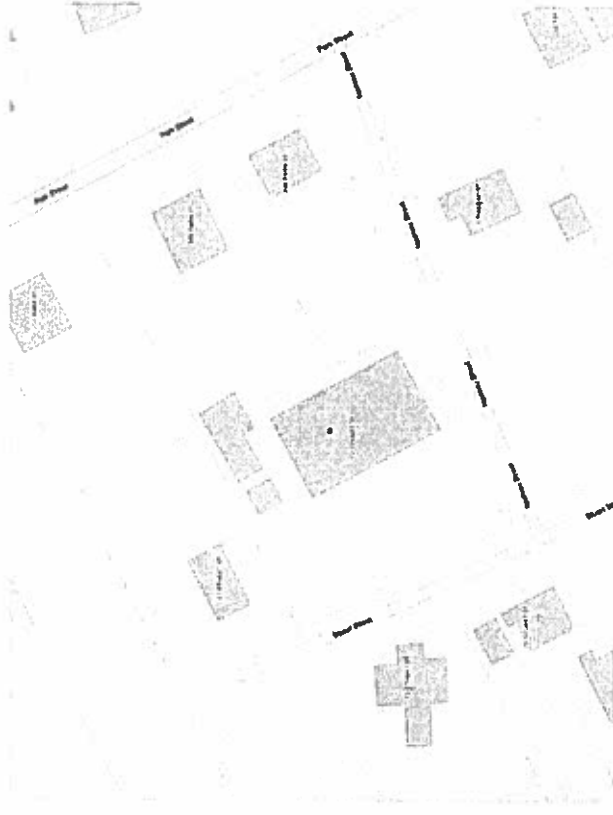
# Plans for Pine St

Proposed Rehab budget of over \$550,000

- Mid-grade condo finishes
  - Granite counters & LVP Flooring
  - Quality finishes throughout
- Update everything to code
  - Sprinklered with fire panel
  - Lead certificates for all units



# 73 Stuart St Gardner - Current Site



**CANDOR REALTY**  
BUY SELL INVEST  
REAL ESTATE BROKERS, INC.  
(610) 710-5416

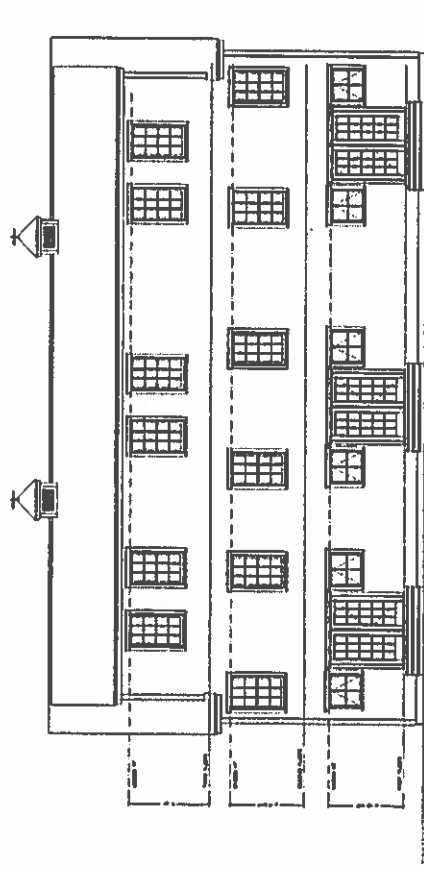
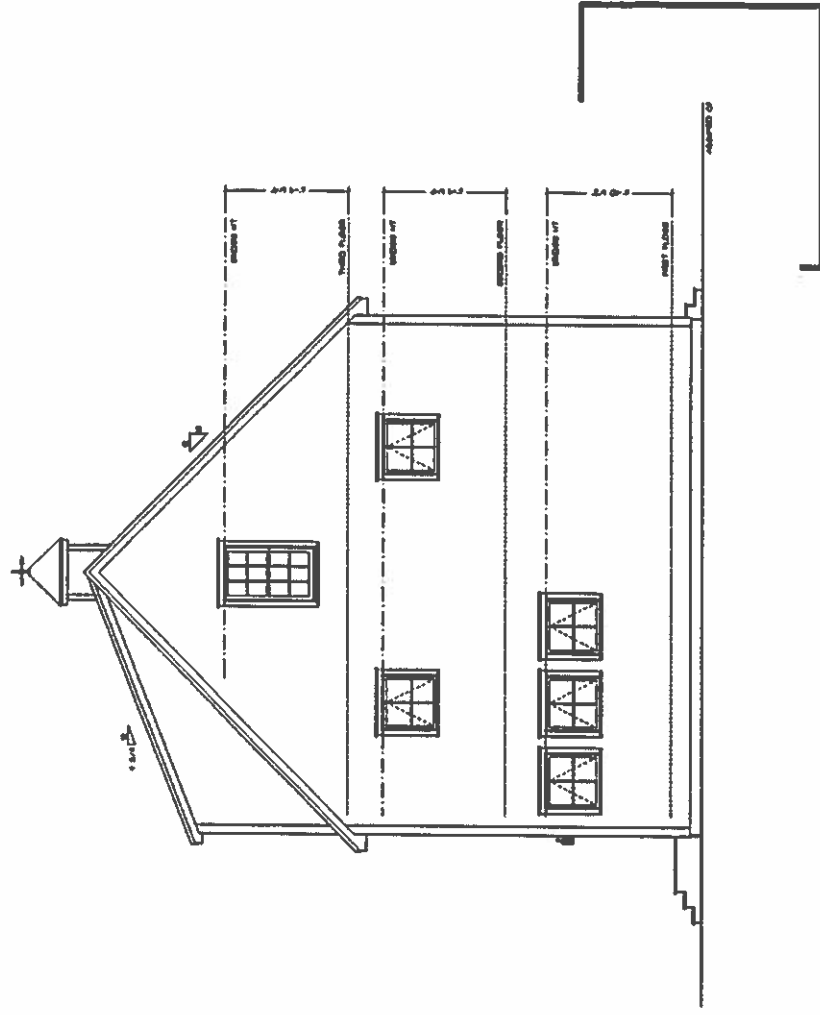
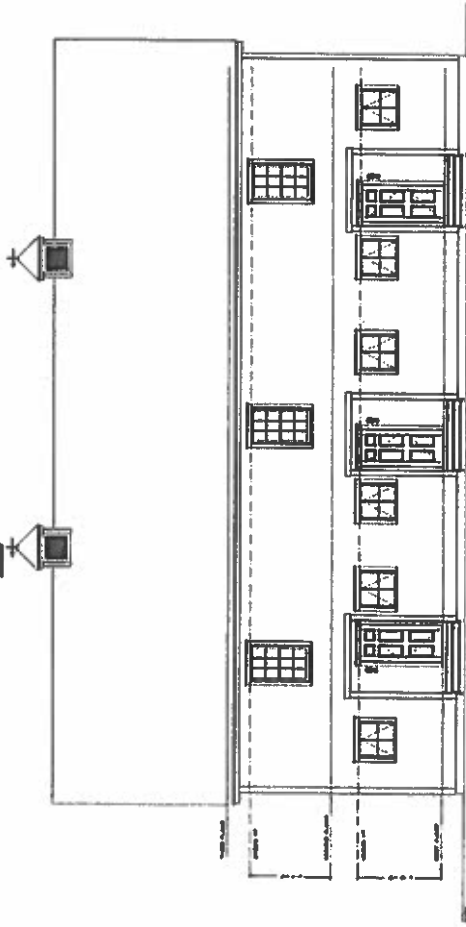
**SECRET**

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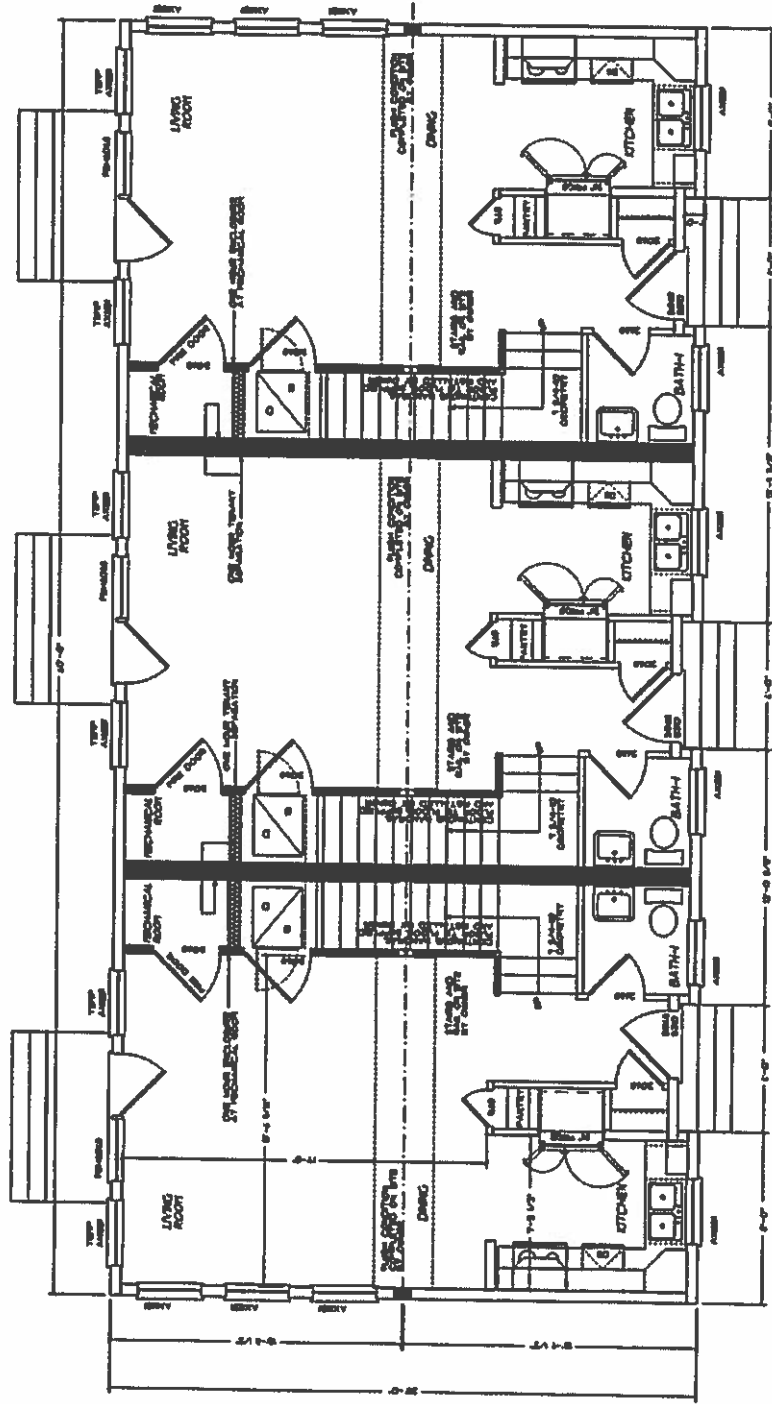
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# Side by Side Condo's



# First Floor



- Target to build 6 triplex condos – each unit 3 bed 2.5 bath.

- Estimated Value at completion

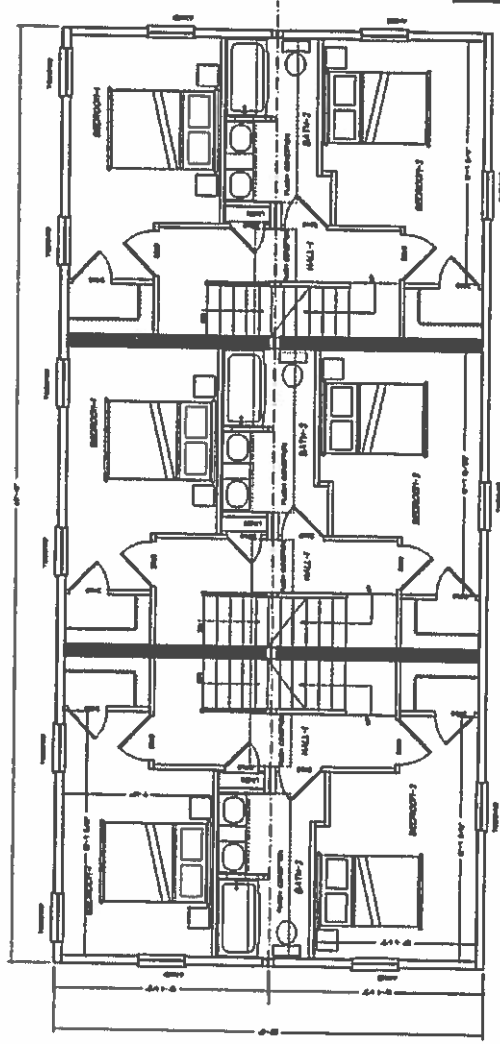
- Triplex Condo \$300,000 each x 6 units = \$1,800,000

- Potential to add \$1,800,000 of Taxable real Estate to Gardner

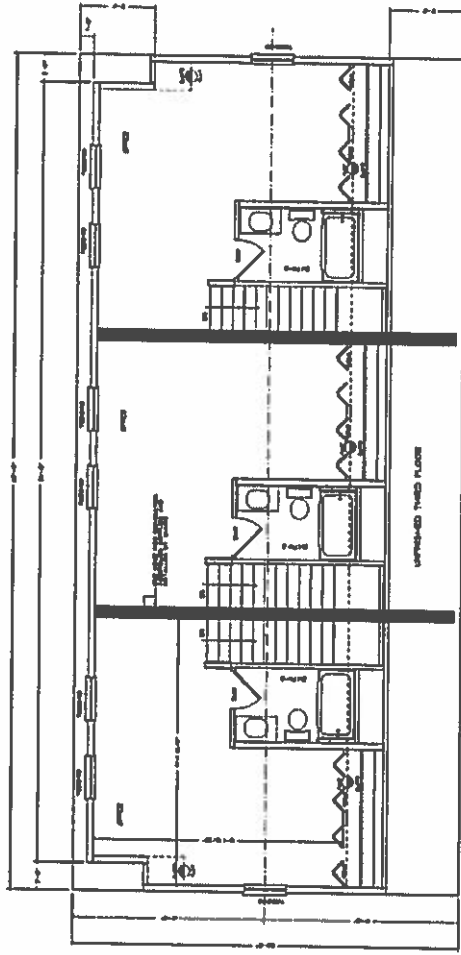


**CANDOR REALTY**  
 BUY SELL INVEST  
 (978) 710-6610

# 2nd Floor



# 3rd Floor



**Thank You**

**BIDDER INFORMATION (for business applicants only)**

Bidder's attention is called to Chapter 268A of the General Laws. In connection with this statute, bidder is requested to submit the following information and any other information deemed necessary by the bidder. If a section is Not Applicable, please write N/A in the section.

Give full names and residences of all the persons and parties interested in the foregoing proposal. Give first and last names in full; in case of corporations, give names of President, Treasurer, and Manager; and in case of firms, give names of the individual members.

Kindly furnish the following information regarding the Bidder:

(1) If a Proprietorship:

Name of Owner \_\_\_\_\_

Business Address \_\_\_\_\_

Home Address \_\_\_\_\_

Telephone \_\_\_\_\_

Telephone \_\_\_\_\_

(2) If a Partnership:

Full names and addresses of all partners:

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
Jonthan Bombaci	38 Wild Rose Drive, Auburn, MA 01710	(978)710-8611
Matthew Perimian	401 Aiken Ave, Dracut, MA 01826	(978)806-5974
Todd Wheatley	159 Trapelo Road, Belmont, MA 02478	(339)368-3952

Telephone Number 617-212-66005

Business Address 165 THORNDIKE STREET, LOWELL, MA 01852

(3) If a Corporation:

Full Legal Name \_\_\_\_\_ Telephone \_\_\_\_\_

Full names and addresses of President, Treasurer and Manager:

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

State of Incorporation \_\_\_\_\_

Principal Place of Business \_\_\_\_\_

Qualified in Massachusetts \_\_\_\_\_ Place of Business in Massachusetts \_\_\_\_\_

(4) Give the following information regarding surety company:

Full Legal Name of Surety Company \_\_\_\_\_

State of Incorporation \_\_\_\_\_ Admitted in Massachusetts? YES or NO? \_\_\_\_\_

Principal Place of Business \_\_\_\_\_

Place of Business in Massachusetts \_\_\_\_\_ Telephone \_\_\_\_\_



**CERTIFICATE OF AUTHORITY (for business applicants only)**

At a duly authorized meeting of the Board of Directors of the Millennium Holding Group  
(Name of Corporation)  
held on 3/6/2023 at which all the Directors were present or waived notice, it was voted  
(Date)

that Jonathan Bombaci Manager  
(Name) (Officer/Title)

of this company be and he hereby is authorized to execute contracts and bonds in the name and behalf of said company,  
and affix its Corporate Seal thereto, and such execution of any contract of obligation in this company's name on its behalf  
of such Jonathan Bombaci under seal of the company, shall be valid and binding upon this company.  
(Officer)

A TRUE COPY,  
ATTEST: [Signature] Manager  
(Signature/Title)

Place of  
Business: 165 Thundike St #2002  
Lane 11 MA 01852

I hereby certify that I am the Manager of the Millennium Holding Group  
(Title) (Name of Corporation)

that Todd Werthey is duly elected Manager  
(Officer, Name) (Title) of said company, and the

above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

[Signature] MANAGER  
(Signature/Title)

TODD O. WERTHEY MANAGER  
(Typed Name/Title)

3/7/2023  
(Date)

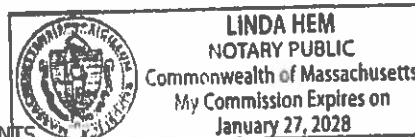
Subscribed and sworn to before me

this 7th day of MARCH, 20 23

(Corporate Seal)  
If applicable (i.e., not necessary for  
sole proprietorships or partnerships)

[Signature] (Notary Seal)

Notary Public  
My Commission Expires JANUARY 27, 2028  
Section 5, Required Forms (Business)



PROPOSAL DOCUMENTS

**STATEMENT PURSUANT TO  
MASSACHUSETTS GENERAL LAWS  
CHAPTER 60 SECTION 77B\***

I, Jonathan Bombaci, am a prospective grantee of property located in the City of Gardner.

This property is being conveyed after foreclosure or acquisition by the city under G.L.

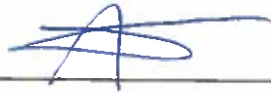
Ch. 60, S.80, to JONTHAN BOMBACI, MATTHEW PERIMIAN, TODD WHEATLEY

(name of All grantees and persons who would gain equity in the property)

I, Jonathan Bombaci, hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance.

I, Jonathan Bombaci, also certify that I am not delinquent in the payment of real estate taxes to The City of Gardner or, if delinquent, a pending application for abatement of such tax, or a pending petition before the Appellate Tax Board or the County Commissioners has been filed in good faith.

Signed this 7th day of March, 2023 under the pains and penalties of perjury.



(Grantee or person signing for grantee with recitation of authority to sign)

COMMONWEALTH OF MASSACHUSETTS

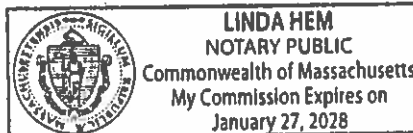
~~MASSACHUSETTS~~ [county name], ss. MARCH, 7 2023

Then personally appeared the above named JONATHAN BOMBACI and acknowledges the foregoing to be the free act and deed of himself/herself, as aforesaid and upon oath swears to the veracity of the above statement.



Notary Public

My commission expires: 1/27/2028



Attachment 1, Taxes Paid

**PRO FORMA TAX**  
**MASSACHUSETTS GENERAL LAWS**  
**CHAPTER 44 SECTION 63A**

When property belonging to a municipality is sold, the officer executing the deed must receive a pro-rated payment in lieu of taxes before the deed can be delivered.

The payment is calculated by multiplying the tax rate for the fiscal year of the sale by the sale price.

*For example*, if a property were to sell for \$100,000.00 on December 15<sup>th</sup>, and the tax rate were \$25.00, the “in lieu of tax” payment would be calculated as follows:

Sale Price (\$100,000)/\$1,000 x Tax Rate (\$25) x Days Remaining in FY (197) ÷ 365 = \$1349.32

If the property is sold between January 2 and June 30, the municipality will receive an additional payment in lieu of taxes for the next succeeding fiscal year. This tax is calculated by multiplying the sales price, divided by \$1,000, by the tax rate.

The pro-rata/pro-forma taxes must be received before delivery of the deed.

I, Jonathan Bombaci, understand that pro-rata/pro-forma taxes must be paid to the City of Gardner in order to complete a sale of the property purchased, should my proposal be selected as the awarded proposal.

A handwritten signature, appearing to be 'Jonathan Bombaci', is written over a horizontal line.

Signature of Proposer

## DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by MGL c. 7, §40J, prior to the conveyance of or execution of a lease for the real property described below.

1. Public Agency involved in this transaction: City of Gardner
2. Complete legal description of the property:  
73 STUART STREET, GARDNER, MA 01440  
LAND CONSISTING OF A .39 +/- ACRE SITE WITH A 4,100 SQ FT LIVING AREA

3. Type of transaction: ☐ Sale ☒ Lease or rental for [term]:

4. Seller(s) or Lessor(s): CITY OF GARDNER

Purchaser(s) or Lessee(s): MILLENNIUM HOLDING GROUP, LLC

5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Note: *If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclose*

Jonathan Bombaci 38 Wild Rose Drive, Auburn, MA 01710

Matthew Perimian 401 Aiken Ave, Dracut, MA 01826

Todd Wheatley 159 Trapelo Road, Belmont, MA 02478


None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:

6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity.

The undersigned acknowledges that any changes or additions to items 3 and/or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature:



Printed name: Jonathan Bombaci

Title:

Manager

Date:

3/7/2023