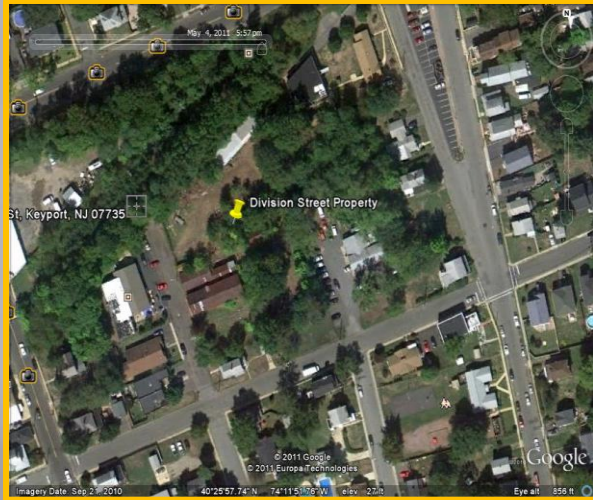


WELLBEING FARM CENTER BUSINESS ECO-PARK AND CO-HOUSING



Wellbeing Farm Eco-Center



This Property in Keyport NJ is a Potential Candidate for Farm Eco-park, Cohousing, Wellbeing Farm Center for Permaculture and the Crafts of Transition

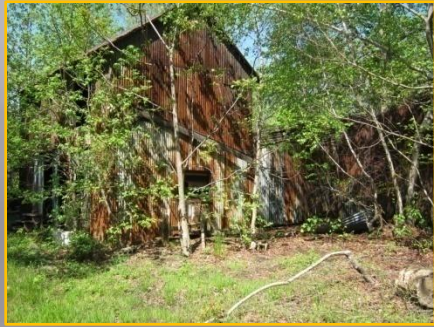
The 1.3 acre property is currently listed at \$500,000 although it is negotiable. There is also adjacent property that may be for sale. There is a possibility of a lease/purchase agreement. The property has several buildings and the potential for an urban agriculture center and/or cohousing. The largest building is 6000 sq ft on two floors. The roof is south facing and a candidate for solar. The south side of the main building could accommodate a two story greenhouse.

The other buildings are marginal but could be converted. There is probably room on the property for an additional 5 to 6 “hoop house” greenhouses, and possibly up to 9 units of “passive” homes, such as those designed by G-O Logic for Belfast Cohousing in Maine.

Property Map and Aerial



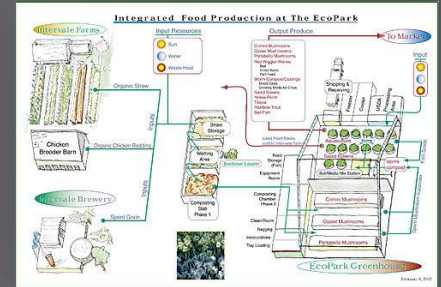
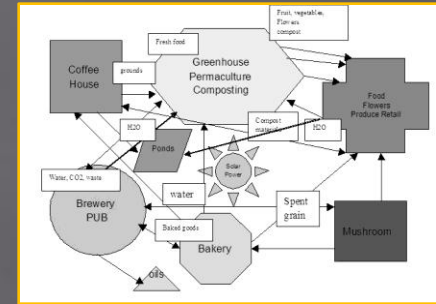
Additional Photographs



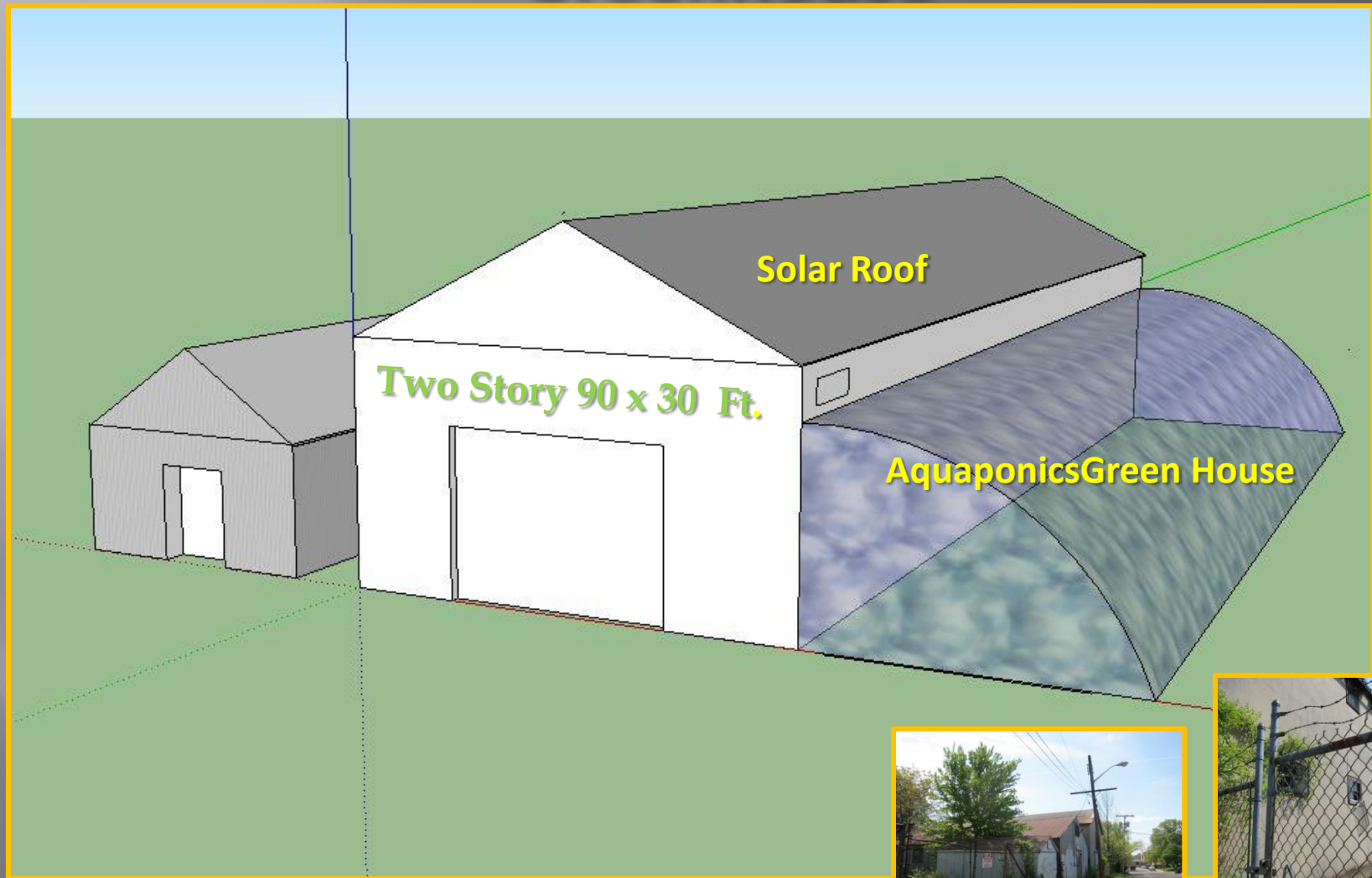
Eco- Business Park

The concept behind the Wellbeing Farm Eco-Park project is to combine a set of businesses into one symbiotic system—each business generates a waste that is an input required by another—in a single location to facilitate those exchanges. This, of course, parallels the permaculture principle, "Integrate rather than segregate," placing elements in proximity for beneficial function.

There are possible 'core' businesses included in this project:

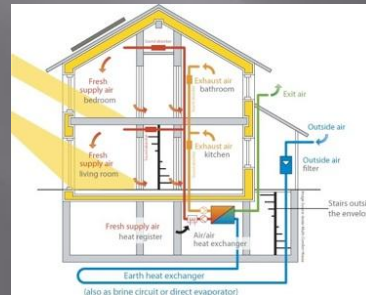


Sketch of Main Building with Greenhouse



Co-housing

Cohousing is a type of collaborative housing in which residents actively participate in the design and operation of their own neighborhoods. Cohousing residents are consciously committed to living as a community. The physical design encourages both social contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house



The existing buildings could be used as the common house, workshops, kitchens, artist studios, and classroom/conference space, offices as well as guest accommodations.

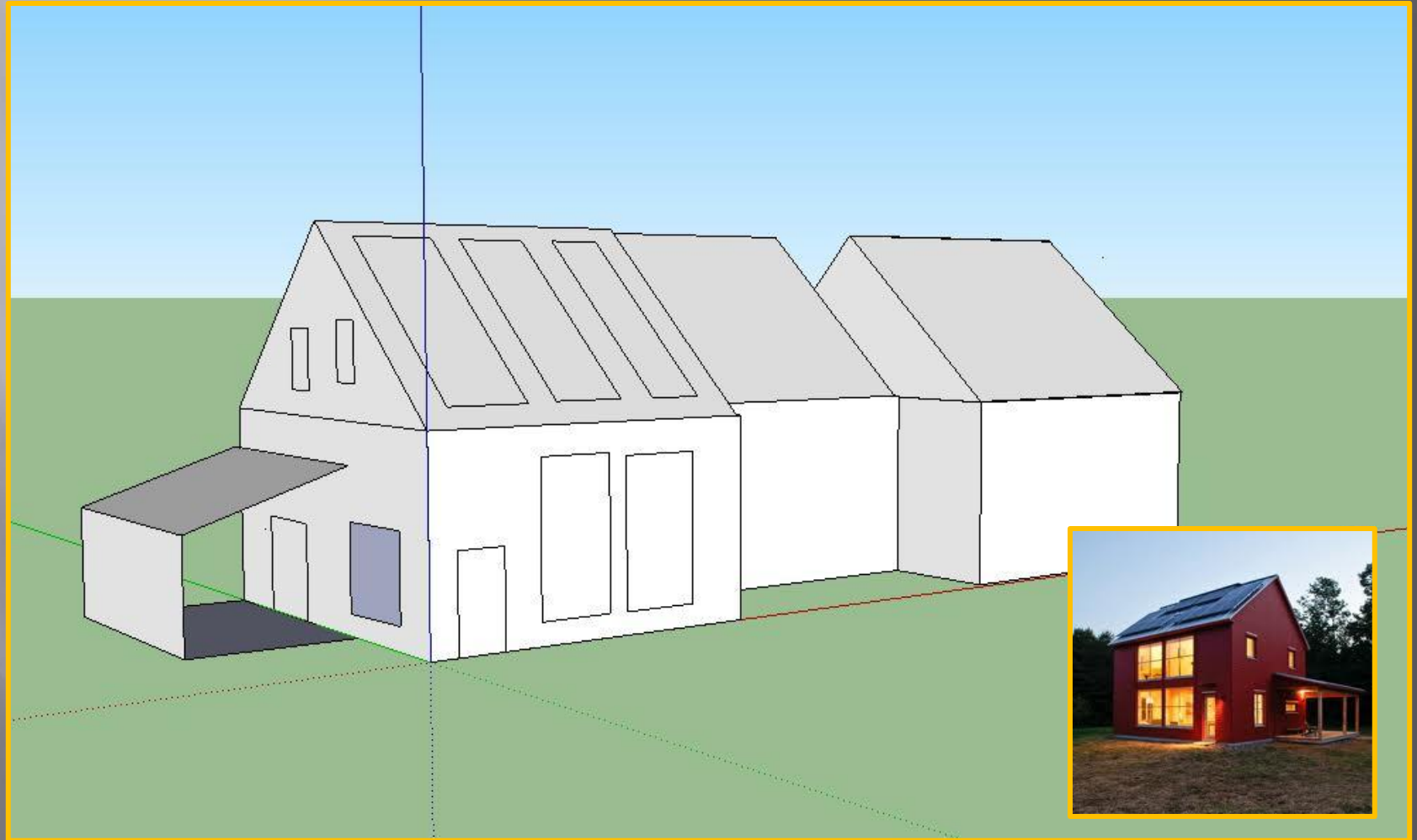
The 6 Defining Characteristics of Cohousing



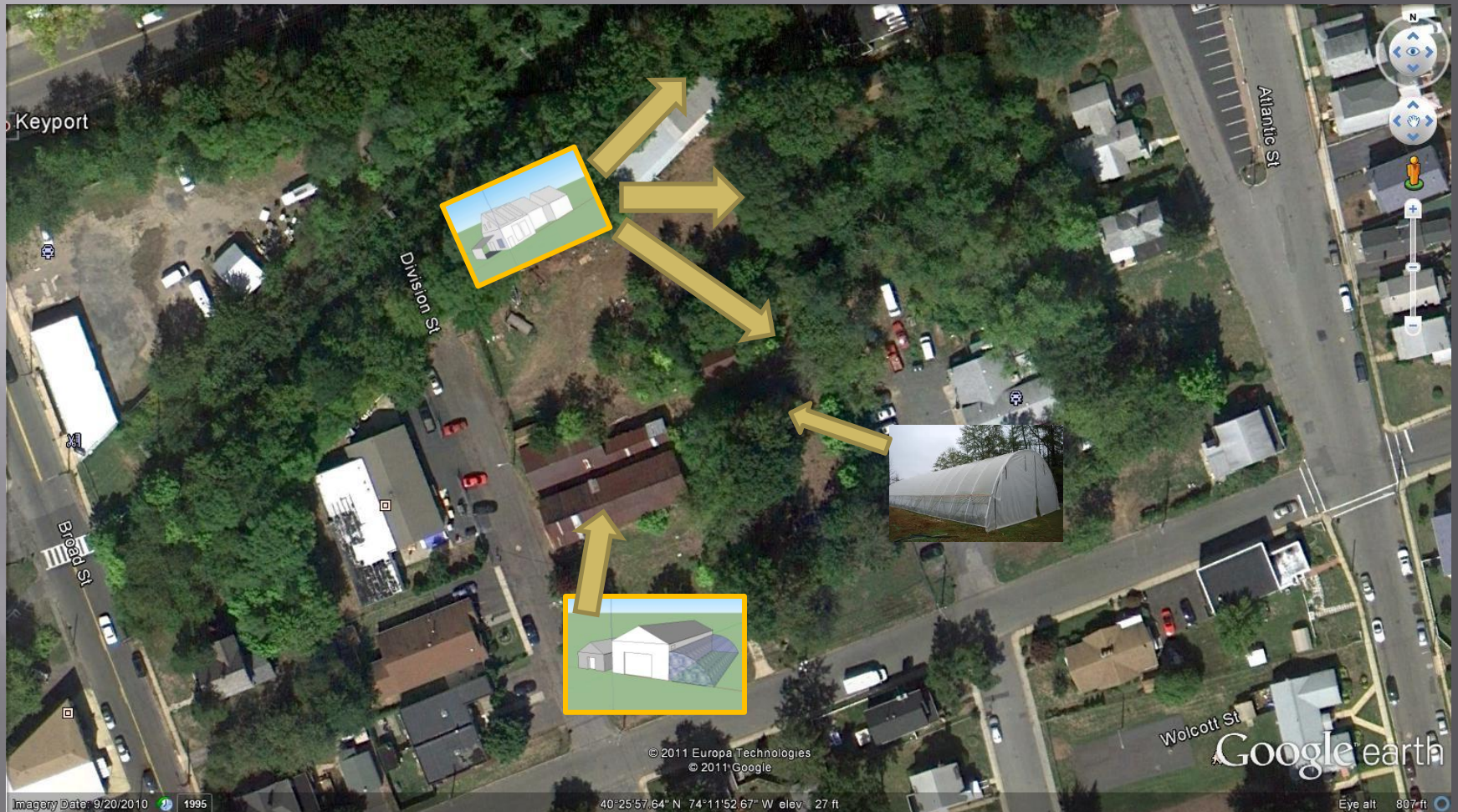
While these characteristics aren't always true of every cohousing community, together they serve to distinguish cohousing from other types of collaborative housing:

1. **Participatory process.** Future residents participate in the design of the community so that it meets their needs. Some cohousing communities are initiated or driven by a developer. In those cases, if the developer brings the future resident group into the process late in the planning, the residents will have less input into the design. A well-designed, pedestrian-oriented community without significant resident participation in the planning may be “cohousing-inspired,” but it is not a cohousing community.
2. **Neighborhood design.** The physical layout and orientation of the buildings (the site plan) encourage a sense of community. For example, the private residences are clustered on the site, leaving more shared open space. The dwellings typically face each other across a pedestrian street or courtyard, with cars parked on the periphery. Often, the front doorway of every home affords a view of the common house. What far outweighs any specifics, however, is the intention to create a strong sense of community, with design as one of the facilitators.
3. **Common facilities.** Common facilities are designed for daily use, are an integral part of the community, and are always supplemental to the private residences. The common house typically includes a common kitchen, dining area, sitting area, children's playroom and laundry, and also may contain a workshop, library, exercise room, crafts room and/or one or two guest rooms. Except on very tight urban sites, cohousing communities often have playground equipment, lawns and gardens as well. Since the buildings are clustered, larger sites may retain several or many acres of undeveloped shared open space.
4. **Resident management.** Residents manage their own cohousing communities, and also perform much of the work required to maintain the property. They participate in the preparation of common meals, and meet regularly to solve problems and develop policies for the community.
5. **Non-hierarchical structure and decision-making.** Leadership roles naturally exist in cohousing communities, however no one person (or persons) has authority over others. Most groups start with one or two “burning souls.” As people join the group, each person takes on one or more roles consistent with his or her skills, abilities or interests. Most cohousing groups make all of their decisions by consensus, and, although many groups have a policy for voting if the group cannot reach consensus after a number of attempts, it is rarely or never necessary to resort to voting.
6. **No shared community economy.** The community is not a source of income for its members. Occasionally, a cohousing community will pay one of its residents to do a specific (usually time-limited) task, but more typically the work will be considered that member's contribution to the shared responsibilities.

Triplex Passive Co-Housing Units



General Location of New Buildings



Costs and Benefits Associated with Acquisition and Development

Initial costs:

Phase 1:

▣ Purchase of Property	\$400,000
▣ Due Diligence and Phase 1	<u>50,000</u>
	\$450,000

Phase 2:

▣ Rehabilitate Main Structures	250,000
▣ Hoop House greenhouses	125,000
▣ Parking, roads and infrastructure	<u>175,000</u> (includes PPA for solar and geothermal)
	\$550,000

Phase 3:

Development of 9 Units of Co-housing	\$1, 500,000 (in two phases and includes moderate income)
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Income:

▣ Sale of Homes (over 3 years)	\$1,500,000
▣ Rental of Space in Eco-park (1 st year)	10,000
▣ Income from Sale of Produce and Products (2 nd year)	15,000
▣ Rental from Events (3 rd year)	10,000
▣ Electricity savings (power purchase agreement 2 nd year)	10,000

ADDITIONAL AERIAL PHOTOS

