

Boston Community Cooperatives

102 Morrison Avenue. #3 * Somerville, MA 02144 * (617) 718-9285

October 12, 2001

Dear CFNE Board member:

Enclosed, please find the Boston Community Cooperatives' application for a loan from CFNE. We are requesting a \$130,000 loan at 8.0% annual interest rate with monthly principal and interest payments over a 10-year amortization period to help us finance the down payment on a house for the Millstone Cooperative. Boston Community Cooperatives is a Massachusetts Non-Profit Corporation, established to acquire and manage real estate for housing cooperatives. Your loan, and the Millstone property, will launch our campaign to bring collectively owned cooperative housing to Greater Boston.

I included the following attachments to help you make an informed decision.

- A. A **Business Prospectus** explaining the Millstone project targeting potential investors
- B. A **Member Prospectus** explaining the Millstone project targeting potential members
- C. Three **Pro-forma Financial Statements** showing our expected financial performance over the next five years, our monthly room charge, and our development financing
- D. **Project Timeline** for purchasing a house for Millstone
- E. BCC's **Personnel List** describing our participants and outside consultants
- F. BCC's **Articles of Incorporation and By-laws** for Boston Community Cooperatives, which will be the legal owner of a house for the Millstone Cooperative
- G. The **Summary Board Minutes** where BCC's Board authorized this application to CFNE
- H. Millstone's **Financial Statements** showing the financial history for the co-op's first two years, and an operational budget for the next financial quarter
- I. **Letters of Support** from the community gathered to apply for NASCO's Kagawa loan
- J. A **Sample Property Listing** as an example property of interest to the Millstone Co-op which we have used to set the numbers in our Pro-forma
- K. A brief **Description of Somerville**, the city in which Millstone is looking for a house

If you have any questions, don't hesitate to contact me by phone (617.718.9285) or e-mail (mjosephy@hotmail.com).

Thank you for considering this proposal!

In Cooperation,

Micha Josephy

Boston Community Cooperatives Board member and Millstone Co-op resident