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I, Dan Ford, submit a bid of \$81,100 for the purchase of a house and land located at #7 Willow Street in Camden, Maine. The following is a summary of what my plan would be for said property:

It is my understanding the town of Camden wants this house to be bought, renovated, and rented out affordably to members of the community. I believe I have the experience, capital, and personnel to efficiently turn this house into a comfortable, aesthetically pleasing house for somebody to call home in the Midcoast. Once renovated, it would blend in nicely with other houses in the neighborhood, quite the opposite of what it is now.

Over the years, I have enjoyed buying older houses and land at auction, foreclosure, or private sales, and renovating them to the best condition they have been in since they were probably new. They are then either sold or sometimes rented out. I realize the town of Camden does not want #7 Willow Street flipped, rather an affordable rental in the community. That being said, keeping this as an affordable long-term rental is what my plan would be for this property once renovated. Short-term rentals (Air bnb, etc.) would not be a option. Additionally, another possibility would be to turn this building into a duplex, with a second story accessory apartment (max 600 SF) on the upstairs level if the town would prefer to see that.

As you may or may not know, I own Ford Enterprises, a excavation company in Hope. We employ 7-8 people in the warmer months and 4-5 in the winter months. We have a mix of trucks and equipment, as well as roll-off dumpster services. Most years I try to have a house to work on to keep some more of the guys on through the winter months. Some of the work we have done on past properties are very similar to #7 Willow; they are trashed and need a good cleanout, the plumbing, electrical, mechanicals, etc. may need maintenance or replacement, renovate kitchens, bathrooms, etc., as well as exterior maintenance after years of derelict. It works out well because it gives some of our guys a job that may be laid off otherwise. In addition, because of this and our line of work in general, I have good working relationships throughout the Midcoast with plumbers, electricians, carpenters, etc. that are sub-contracted to do their respective trade on the project.

A brief summary of my initial plan on what our work on this property would include would be to start by thoroughly cleaning up all the trash in the house, get our electrician, plumber and heating sub-contractor to go in and assess all the mechanicals in the house. They would work on any mechanical(s) that needs to be brought up to code, cleaned, replaced, etc. After that is complete, we would address any structural work that needs to be done. This particular house seems to have good bones; good foundation, sills, framing, and roof structure. (Roof shingles will have to be replaced). Next would be to complete cosmetics things; new floors in certain areas, new doors & windows where necessary, possibly update some parts of the kitchen and bathroom, sheetrock work, painting, etc. At the same time, we would be working on the exterior of the house when weather permits. This work would include: replacing siding/trim that needs to be replaced, front deck to be re-built, everything painted to bring everything to a like new condition. Lastly, my plan would include tearing down the detached garage/barn that is starting to become unsafe in the condition that it is in. I believe that space would be better utilized as a potential yard/garden area for a potential family living there. In addition we would clean up the West and South (Spruce Street) sides of the property to rid those areas of the overgrowth and trash that has accumulated in those areas. We would rebuild the existing paved driveway that is falling apart with something that would aesthetically compliment the renovated house on the property. Please note this all is just an initial plan for this house. This plan can certainly be revised to meet any concerns or ideas the town has for this property. If we were to purchase this property, I foresee having all this work complete and this house open for rental in the spring of 2021.

Part of my reasoning behind this price offered for this property is because the town is releasing this property with a quit claim deed. As you probably know, a quit claim deed puts some weight on the shoulders of the buyer, as the property does not have a clear title to it. There is a possibility of mechanics or other liens from the past that could come into effect in the future. If the town was to release this property with a warranty deed, or even a quiet title action, that would increase the value of this property as there would not be as much of a grey area in the deed as there is now with a quit claim deed.

To conclude, I hope the town of Camden seriously considers my offer for this property. I am confident once we are done with it, it will be in the best condition it has been in years, and will fit in very nicely in the neighborhood, and provide a nice home for a family to enjoy all that Maine has to offer!

Thank you,

Dan Ford