



MATIAS
CAPITAL

CITY OF LAWRENCE, REQUEST FOR PROPOSAL

Matias Companies
68 Broadway, Methuen MA 01844
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Methuen St. Project



OUR PLEDGE

We are dedicated to maintaining the highest standards of excellence in all our endeavors. Our developments are designed to become valuable community assets, providing quality housing and fostering inclusive growth.

WHO WE ARE

Founded in 2011, Matias Capital, LLC is a community-focused, fully integrated real estate brokerage and development company. We specialize in the acquisition, construction, and management of affordable and mixed-use developments in Gateway cities in Massachusetts and New Hampshire.

OUR UNIQUE APPROACH

What sets us apart is our comprehensive ability to own, operate, and develop properties within the communities we serve. With a team boasting over eleven years of real estate experience, we are committed to integrity, accountability, and exceeding expectations in all our services. Our efforts aim to create thriving communities and foster inclusive economic growth.

COMMITMENT TO INCLUSIVITY AND EQUITY

Inclusivity and equity are not just values we talk about; they are embedded in our business DNA. Since our inception, we have built strong relationships with diverse workers, vendors, MBEs, and contractors, ensuring the highest quality of goods and services. As a company led by first-generation immigrants, we prioritize hiring a diverse workforce, including people of color, women, and individuals from our project impact areas. Our goal is to achieve a 40% labor participation rate from diverse workers in our projects and property management.

MATIAS REALTY

Founded in 2017, Matias Realty is a team of experienced, bilingual, and licensed real estate agents serving Massachusetts, New Hampshire, and Rhode Island. We provide unparalleled service to a diverse clientele in the acquisition and sale of homes, helping clients make informed decisions that capitalize on market trends and meet their specific goals and needs. Learn more about our dynamic team [[here](#)].

PROPERTY MANAGEMENT

Matias Property Management

Established in 2017, Matias Property Management aims to meet the financial and programmatic goals of our property owners by providing exceptional, customized services. We ensure optimal performance of assets while maintaining smooth operations for both tenants and owners. Our fully bilingual team manages a growing portfolio of 85 units across MA and NH, distinguished by their expertise and cultural competence.



RELEVANT EXPERIENCE

Matias Capital is a driving force in urban redevelopment, with a proven track record of transforming both residential and commercial spaces. From revitalizing single-family homes to spearheading large-scale commercial projects, we possess the expertise and vision to guide projects seamlessly from conception to completion. Our comprehensive approach encompasses every phase of the development cycle. We expertly navigate the complexities of project planning, financing, and construction, ensuring projects are executed efficiently and to the highest standards.

Upon completion, we offer flexible solutions to maximize the value of each development. Through our property management arm, we ensure properties are maintained impeccably, generating consistent returns for investors. Alternatively, our brokerage services facilitate the seamless sale of properties, connecting developers with the right buyers.

Beyond redevelopment, Matias Capital boasts ground-up construction capabilities, allowing us to create entirely new structures that complement the urban fabric.

Whether it's revitalizing existing spaces or building anew, Matias Capital is dedicated to creating vibrant communities and driving economic growth. Our passion for urban redevelopment is evident in every project we undertake.

- 260 Franklin St, Haverhill MA
- 143 Cedar St, Haverhill MA
- 2 Grove Windham NH
- 20 Horseshoe Windham NH
- 50 Market St, Lawrence MA
- 2-4 Butler St Lawrence MA
- 40 Wayland St, Dorchester MA
- 154 Hampstead Rd, Derry NH
- 469 Water St, Fitchburg MA
- 55 Arthur St, Methuen MA
- 25 1st St, North Andover MA
- 71-77 Portland St, Haverhill MA

EXECUTIVE TEAM



MANUEL MATIAS

FOUNDER, PRESIDENT & CHIEF EXECUTIVE OFFICER

Manuel Matias brings over thirteen years of real estate experience to his role as founder and CEO of Matias Capital, Matias Realty, and Matias Property Management. He oversees strategy, acquisitions, asset management, finance, and overall company operations. A seasoned licensed general contractor and MA state receiver, Manuel has re-developed numerous residential and commercial properties. He holds a bachelor's degree in Criminal Justice from the University of Massachusetts Lowell.

[CLICK TO VIEW LINKEDIN PROFILE](#)



LORRAINE VILLEGAS

CHIEF OPERATING OFFICER

With over five years of real estate experience, Lorraine Villegas oversees daily operations, management, performance, growth, and communications for Matias Capital and Property Management. She holds a bachelor's degree in Business Administration with a minor in Finance from APEC University and a Master's in Service Leadership from Rochester Institute of Technology, NY.

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MAGDIEL MATIAS

DIRECTOR OF ACQUISITION & LEASING, PRINCIPAL REALTOR

Magdiel Matias has been with Matias Capital since its inception, leading a twelve-person realty team serving MA, NH, and RI. He oversees construction and leasing transactions, marketing activities, and ensures successful sales and purchases. Magdiel holds a bachelor's degree in Finance from the University of Massachusetts Lowell.

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FRAN GOSSELIN

CHIEF FINANCIAL OFFICER

Fran Gosselin, with over ten years in bookkeeping and a twenty-five-year background in banking, oversees bookkeeping and payroll for Matias Capital and Property Management. She is a graduate of Southern New Hampshire University with a bachelor's in Business Administration.

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REINIEL FANINI

ARCHITECTURAL DESIGNER

Reiniel Fanini, a seasoned Designer with experience spanning architectural firms and freelance work, demonstrates expertise in design, client collaboration, and project management. His commitment to his craft is evident in his academic pursuits: he holds a Bachelor's in Architecture and is currently pursuing a Master's degree. His NCARB registration further underscores his professional qualifications.

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DEVELOPMENT TEAM



Josue Velney - Velney Construction

Velney Construction has deep construction roots in and around Somerville, Massachusetts. Our founder, Josue Velney, graduated from Wentworth Institute of Technology, majoring in Construction Management. He has completed Suffolk Construction's Build With Us program and Clark Construction's Strategic Partnership Program. In addition, Josue has an Unrestricted Construction Supervisor License, Home Improvement License, OSHA 30, and Moderate Deleading License. Josue performed light renovations in the early days, followed by complete gut rehab. Today, Josue has added commercial renovations and ground-up experience.

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Danell Baptiste, Civil Engineer

A Project Manager at Highpoint Engineering, Danell Baptiste brings over 15 years of experience in civil site development. He specializes in multifamily residential, commercial, industrial, and mixed-use projects, offering expertise in site design, including septic systems, roadways, subsurface utility infrastructure, site grading, drainage, and stormwater management systems.

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Anthony Ngana, Founder & Principal Architect, Studio 26 Associates

A Project Manager at Highpoint Engineering, Danell Baptiste brings over 15 years of experience in civil site development. He specializes in multifamily residential, commercial, industrial, and mixed-use projects, offering expertise in site design, including septic systems, roadways, subsurface utility infrastructure, site grading, drainage, and stormwater management systems.

[CLICK TO VIEW LINKEDIN PROFILE](#)



D.F. Pray

Founded in 1959 by C. Edward Pray, D.F. Pray specializes in hands-on design build and general contracting services across North America. Now led by his son, Scott W. Pray, the company employs over 80 professionals and has over 65 years of experience. D.F. Pray offers a wide range of services, including design build, preconstruction, construction management, and general contracting, with a portfolio spanning various sectors such as multi-family, retail, healthcare, education, hospitality, and life sciences.

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VISION FOR REDEVELOPMENT

introducing the newest heartbeat of Lawrence, MA: a vibrant, forward-thinking development poised to redefine urban living. Nestled in the heart of downtown Lawrence, this innovative 112-unit project seamlessly blends affordability, market-rate options, and ground-floor retail, enriching the community fabric and setting a new standard for inclusive urban development.

Diverse in both its offerings and its impact, this development boasts a mix of spacious 3-bedroom, cozy 2-bedroom, and intimate 1-bedroom residences, ensuring there's a home for every lifestyle. But it's not just about living space; it's about creating a thriving community hub.

At the heart of the project lies lush green spaces, meticulously designed to breathe life into Lawrence's downtown area. These verdant sanctuaries aren't just for aesthetics; they're gathering places for young professionals and community members alike, fostering connections and nurturing a sense of belonging. Complementing the residential quarters, the ground-floor retail spaces offer an exciting opportunity for budding entrepreneurs and established businesses alike. Here, small business owners can forge their brand identity and provide essential goods and services, enriching the local economy and fostering a sense of pride in the community.

Moreover, this development isn't just about bricks and mortar; it's about building futures. By creating jobs, both through construction and ongoing operation, this project injects vitality into Lawrence's economy, empowering residents and driving prosperity. Additionally, the increased tax revenue generated by this development will bolster city services and infrastructure, ensuring a brighter future for all of Lawrence. Our innovative development approach in Lawrence, MA, involves the strategic combination of several key sites:

9 Franklin St,
283-293 Methuen St,
277-283 Methuen St,
265 Methuen St,
261 Methuen St lot.

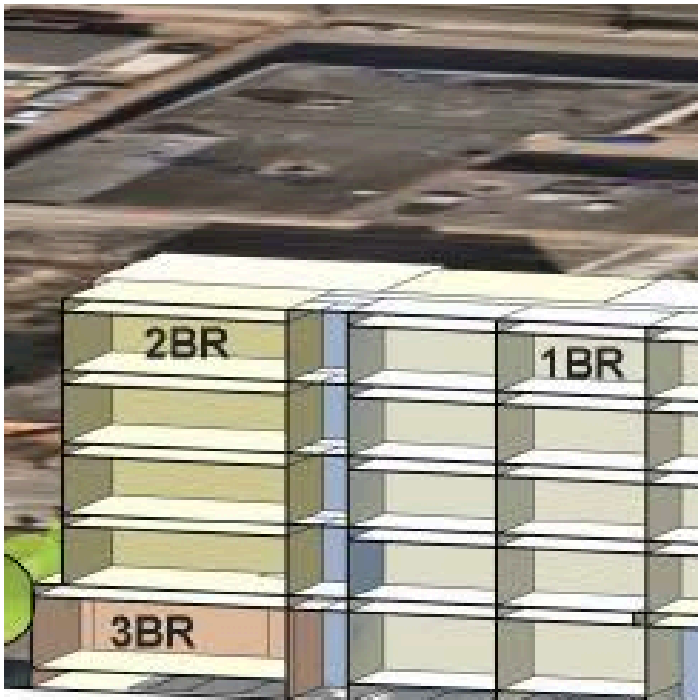
By merging these parcels, we are creating a cohesive, 100-unit residential and retail hub that will serve as a cornerstone for community revitalization.

This unified development strategy allows us to maximize the potential of these properties, seamlessly integrating a mix of affordable and market-rate housing with vibrant ground-floor retail spaces. By leveraging the unique attributes of each site, we're crafting a dynamic, interconnected urban environment that enhances the Lawrence downtown area.

Our design emphasizes green public spaces that provide a welcoming oasis for residents and visitors, fostering social interaction and community engagement. This thoughtful planning ensures that the development not only meets the housing needs of the community but also enhances the overall quality of life in Lawrence.

In combining these properties, we're preserving and celebrating the historical and cultural essence of Lawrence, while introducing modern amenities and sustainable design practices. This project exemplifies our commitment to building a more inclusive, vibrant, and resilient community where every resident can thrive.

Welcome to the future of urban living. Welcome to Lawrence's newest cornerstone of community, connectivity, and sustainability. Welcome home.



MIX-USE COMPONENT

his dynamic development in Lawrence, MA is not just a residential enclave—it's a testament to the power of mixed-use architecture and the importance of workforce housing.

The mix-use component of this project is a game-changer for Lawrence's downtown area. By integrating retail spaces on the ground floors, we're not just creating opportunities for commerce; we're fostering a vibrant, pedestrian-friendly streetscape. Imagine strolling down the avenues, greeted by a diverse array of shops and services, from cozy cafes to boutique stores. This blend of residential and commercial elements creates a symbiotic relationship, enriching the urban experience for residents and visitors alike.

But perhaps the most impactful aspect of this development is its commitment to workforce housing. In a time when affordable housing is increasingly scarce, we're proud to offer a range of options that cater to the needs of Lawrence's diverse population. From market-rate units to subsidized affordable housing, we're ensuring that individuals and families of all income levels can call this community home. This isn't just about providing shelter; it's about fostering inclusivity and socioeconomic diversity, creating a stronger, more resilient community in the process.

By prioritizing workforce housing, we're not just building apartments; we're building futures. We're providing essential workers—teachers, nurses, first responders, and more—with a place to live that's both affordable and enriching. And in doing so, we're investing in the long-term vitality of Lawrence, ensuring that it remains a place where everyone can thrive.

In this development, mixed-use architecture and workforce housing aren't just buzzwords; they're guiding principles. They're the foundation upon which we're building a brighter, more equitable future for Lawrence and its residents.

PUBLIC SPACE

The green public space at the heart of this Lawrence, MA development is more than just an amenity; it's a symbol of community, sustainability, and renewal. Stretching across the landscape, this lush oasis serves as a haven for residents and visitors alike, offering a tranquil escape from the hustle and bustle of urban life. Imagine strolling through winding pathways, shaded by towering trees and vibrant foliage. Picnickers spread out on soft grass, enjoying the sunshine and laughter of friends. Children frolic on playgrounds, their laughter mingling with the gentle rustle of leaves. This isn't just a park; it's a sanctuary—a place where memories are made, friendships forged, and spirits renewed.

But this green space is more than just a place of leisure; it's a symbol of our commitment to sustainability and environmental stewardship. With features like native plantings, rain gardens, and permeable surfaces, we're not just creating a beautiful landscape; we're mitigating stormwater runoff, reducing the urban heat island effect, and providing habitat for local wildlife. In doing so, we're creating a healthier, more resilient city for generations to come.

Moreover, this green space serves as a catalyst for community engagement and social cohesion. It's a gathering place for cultural events, farmers' markets, and outdoor concerts—a vibrant hub where neighbors come together to celebrate, connect, and build relationships. In an increasingly fragmented world, these shared spaces are more important than ever, serving as the glue that binds us together as a community. In short, the green public space at this Lawrence development isn't just a patch of grass; it's a living, breathing testament to the power of nature, community, and renewal. It's a place where dreams take root, bonds are forged, and the true spirit of Lawrence shines bright. Welcome to your new backyard—a place to relax, recharge, and reconnect with what matters most.



COMMUNITY IMPACT AND ECONOMIC GROWTH

SUSTAINABLE AND RESILIENT DESIGN

The sustainable and resilient design of this Lawrence, MA development is more than just a feature; it's a commitment to the future. From its inception, every aspect of this project has been carefully planned and executed with environmental responsibility and long-term resilience in mind.

At the forefront of our design philosophy is a dedication to energy efficiency and conservation. From high-performance building materials to state-of-the-art HVAC systems, we're minimizing our carbon footprint and reducing energy consumption without sacrificing comfort or convenience. Passive design strategies, such as ample natural light and cross-ventilation, further enhance occupant comfort while reducing reliance on artificial lighting and mechanical ventilation.

But sustainability doesn't stop at energy efficiency. Throughout the development, we've incorporated green building practices and technologies to minimize waste and maximize resource efficiency. From rainwater harvesting systems to low-flow fixtures, every detail has been thoughtfully considered to minimize environmental impact and promote responsible stewardship of our natural resources.

Resilience is also a key pillar of our design ethos. Recognizing the increasing threat of climate change and extreme weather events, we've implemented measures to enhance the durability and resilience of our buildings and infrastructure. Flood-resistant design features, such as elevated mechanical systems and waterproof building materials, mitigate the risk of damage from rising sea levels and storm surges, ensuring the long-term viability of the development in the face of a changing climate.

Moreover, our commitment to resilience extends beyond the physical infrastructure to encompass social and economic considerations as well. By fostering a diverse, inclusive community and providing affordable housing options, we're building social resilience and strengthening the fabric of the neighborhood. And by creating jobs and stimulating economic activity, we're bolstering the economic resilience of Lawrence and its residents, ensuring that the community remains vibrant and prosperous for years to come.

In sum, the sustainable and resilient design of this Lawrence development isn't just about building structures; it's about building a better future—for the environment, for the community, and for generations to come.





AFFORDABLE HOUSING

The "No One Left Behind" approach to affordable housing in this Lawrence, MA development embodies our unwavering commitment to inclusivity and social equity. In a time when housing affordability is a pressing concern for many communities, we refuse to leave anyone behind.

At the heart of this commitment is a belief in the fundamental right of every individual to access safe, stable, and affordable housing. We recognize that housing is not just a commodity; it's a basic human need and a cornerstone of community well-being. That's why we've made it our mission to ensure that no one is excluded from the opportunity to call this development home.

Through a mix of subsidized affordable units and income-restricted housing options, we're creating a diverse and inclusive community where individuals and families of all income levels can thrive. Whether it's a young professional just starting their career, a family struggling to make ends meet, or a retiree living on a fixed income, we're committed to providing housing that's affordable and accessible to all.



But our commitment to affordable housing goes beyond just providing shelter; it's about fostering a sense of belonging and dignity for all residents. Through resident services programs, financial literacy workshops, and community-building initiatives, we're empowering individuals to take control of their lives and build a brighter future for themselves and their families.

Moreover, our dedication to affordable housing extends beyond the walls of this development. By partnering with local organizations and advocating for policies that promote housing affordability and inclusion, we're working to address the root causes of housing insecurity and ensure that no one is left behind in Lawrence or any other community.

In short, the "No One Left Behind" approach to affordable housing isn't just a slogan; it's a guiding principle that drives everything we do. It's a commitment to building a more just and equitable society where everyone has the opportunity to thrive, regardless of their income or background. And it's a testament to the power of community and compassion to create positive change in the world.

HISTORY PRESERVATION

In crafting this Lawrence, MA development, we recognize the importance of honoring and celebrating the rich history and vibrant culture of the community. Weaving together elements of the city's past with modern design and amenities, we're creating a living tapestry that pays homage to Lawrence's heritage while embracing its future.

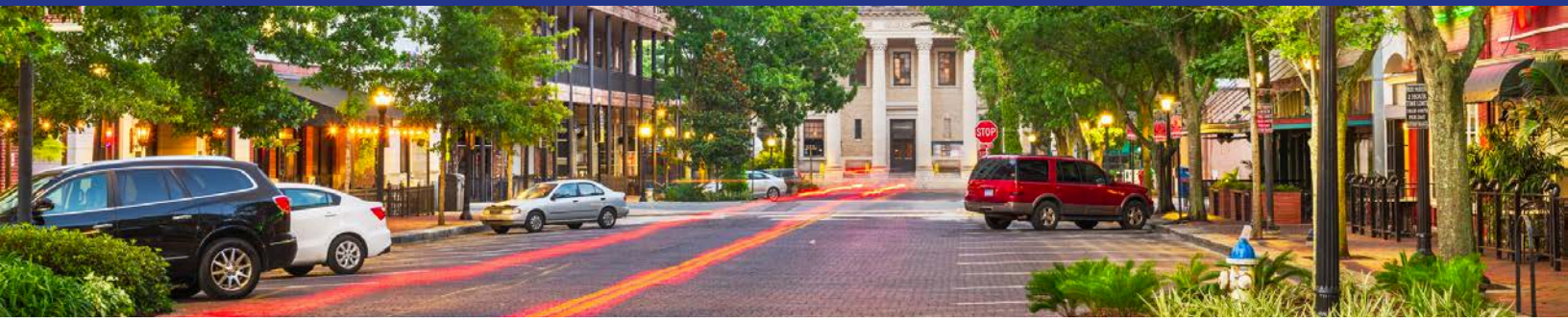
From architectural details that evoke the city's industrial past to public art installations that reflect the diversity and resilience of its people, every aspect of this development is infused with the spirit of Lawrence. Whether it's repurposing historic buildings for new uses, preserving cherished landmarks, or incorporating cultural motifs into our design aesthetic, we're committed to preserving the essence of what makes Lawrence unique.

But our commitment to honoring the community's history and culture goes beyond just aesthetics. It's about fostering a sense of pride and connection among residents, celebrating the traditions and stories that have shaped the fabric of the city for generations. Through community events, cultural festivals, and educational programs, we're creating opportunities for residents to come together, share their stories, and deepen their appreciation for the rich tapestry of Lawrence's past.

Moreover, we recognize that the true essence of a community lies in its people. That's why we're committed to creating spaces that reflect and celebrate the diversity of Lawrence's residents. Whether it's providing affordable housing options for working families, supporting local artists and entrepreneurs, or partnering with cultural organizations to showcase the city's vibrant arts scene, we're committed to creating a community where everyone feels welcome and valued.

In short, by integrating historical elements of the community and culture into our development, we're not just building buildings; we're building a sense of place and belonging. We're honoring the past, celebrating the present, and building a brighter future for Lawrence and its residents—one that reflects the rich tapestry of its history and the boundless potential of its people.





TAX BENEFITS

1. Property Tax Revenue:

The redevelopment of the Methuen Street parking lot into mixed-use buildings will significantly increase property values in the area, leading to higher property tax revenues for the city. These additional funds can be reinvested into local infrastructure, public services, and community programs, enhancing the overall quality of life for residents.

2. Tax Incentives:

Local governments often provide tax incentives for developments that include affordable housing and mixed-use components. These incentives might include property tax abatements, credits, or exemptions, which can lower operational costs for developers and encourage further investment in the community.

3. Job Creation and Payroll Taxes:

The construction phase will generate jobs, contributing to increased payroll tax revenues. Post-construction, the new retail spaces will create permanent employment opportunities, further boosting payroll tax contributions to the local economy.

OPPORTUNITIES FOR SMALL BUSINESSES

1. Affordable Commercial Spaces:

The inclusion of retail spaces on the first and second floors of the new buildings provides an excellent opportunity for small businesses to establish themselves in a modern, high-traffic area. Affordable leasing options can attract a diverse array of retailers, services, and dining establishments, contributing to a vibrant local economy.

2. Increased Foot Traffic:

The new residential units will bring more people into the area, increasing foot traffic and potential customer base for small businesses. This can lead to higher sales volumes and business growth, benefiting the local economy.

3. Support Services and Partnerships:

Small businesses will have opportunities to partner with the residential community for various support services such as cleaning, maintenance, and supply of daily necessities. These partnerships can foster a supportive local business ecosystem.



ECONOMIC GROWTH

1. Enhanced Property Values:

Redeveloping a blighted parking lot into a modern mixed-use facility will raise property values in the surrounding area. This not only benefits property owners but also attracts further investment and development, contributing to a cycle of economic growth.

2. Community Revitalization:

By improving the aesthetics and functionality of the area, the project will make Methuen Street a more desirable place to live and work. This can attract new residents and businesses, boosting local economic activity and revitalizing the community.

3. Diversified Housing Options:

The mix of affordable and residential units will cater to a broader demographic, including low- to middle-income families, young professionals, and seniors. This diversity supports a stable and inclusive community, which is essential for sustained economic growth.

4. Local Employment Opportunities:

The development will create numerous jobs during the construction phase and permanent positions in retail, property management, and maintenance post-completion. This increase in employment opportunities will have a positive ripple effect on the local economy.

5. Public-Private Partnerships:

The project can pave the way for public-private partnerships, where local government and private developers collaborate on community-enhancing projects. These partnerships can lead to additional infrastructure improvements and public amenities, further driving economic growth.

In summary, the redevelopment of the Methuen Street parking lot into a mixed-use community hub offers substantial tax benefits, opportunities for small businesses, and economic growth. By transforming a blighted area into a vibrant living and commercial space, we can foster a thriving, inclusive community that benefits all stakeholders.



FINANCIAL CAPACITY

Our development team is poised to bring this ambitious 100-unit project in Lawrence, MA to life, thanks to our robust financial capacity and a well-structured, feasible financing plan. Leveraging our extensive network of government subsidies and strong banking connections, we are confident in our ability to secure the necessary funding to realize this transformative development.

To ensure financial feasibility and strategic execution, we have structured the project into two distinct phases. Phase 1 will focus on the development of Building 1, comprising 50 units, while Phase 2 will complete the remaining 56 units. This phased approach not only allows us to manage resources effectively but also enables us to bring high-quality housing to the community more swiftly.

Our financing plan includes tapping into various government subsidy programs designed to support affordable housing and urban development. These subsidies will be supplemented by our established relationships with leading financial institutions, ensuring a diversified and stable funding base. By strategically combining these sources, we are able to minimize financial risks and maximize the impact of our investment.

Our proven track record of successful developments, coupled with our financial acumen, positions us uniquely to execute this project seamlessly. We are committed to delivering a development that not only meets the housing needs of Lawrence but also enhances the community's economic vitality and social fabric. With a solid financial foundation and a phased, strategic approach, we are ready to build a brighter future for Lawrence.

METHUEN ST, BUILDING 2 PROFORMA

SUMMARY		
Sources		
Permanent Mortgage Loan		\$17,975,928
MH Workforce Housing Loan		\$3,000,000
EDF Developer Equity		\$5,000,000
HDIP		\$2,000,000
Other - City of Lawrence, Momentum Fund, MassDev		\$3,000,000
TOTAL		\$30,975,928

METHUEN ST, BUILDING 2 PROFORMA

Development Budget - Uses	Rental Housing	Total	Notes
Land Cost			
Acquisition Cost	\$25,000	\$25,000	
Subtotal	\$25,000	\$25,000	
Hard Cost			
Construction	\$21,280,000	\$21,280,000	\$380K per unit per DF Pray estimate 8/26
Site Work	\$0	\$0	
Other	\$0	\$0	
Subtotal	\$21,280,000	\$21,280,000	
Hard Cost Contingency	\$1,064,000	\$1,064,000	5%
Tenant Improvements	\$0	\$0	
Subtotal	\$1,064,000	\$1,064,000	
Total Hard Cost	\$22,344,000	\$22,344,000	
Soft Costs			
Architecture & Engineering	\$1,117,200	\$1,117,200	estimated at 5% of construction costs
Geotech/Environmental Assessment	\$40,000	\$40,000	
Legal	\$200,000	\$200,000	
Permits/City Fees	\$255,360	\$255,360	\$12/\$1,000 of costs
Construction Inspector	\$72,000	\$72,000	\$3K per month for 24 months
Marketing/Advertising	\$20,000	\$20,000	
RE Taxes	\$0	\$0	assuming city tax deal
Builder's Risk Insurance	\$50,000	\$50,000	per Manny's broker + cushion
Accounting	\$25,000	\$25,000	
Appraisal	\$10,000	\$10,000	
Title & Recording Fees	\$20,000	\$20,000	
FF&E	\$50,000	\$50,000	
Developer Fee	\$1,000,000	\$1,000,000	3.24%
Subtotal	\$2,859,560	\$2,859,560	
Soft Cost Contingency	\$171,574	\$171,574	6%
Total Soft Cost	\$3,031,134	\$3,031,134	
<i>% of Hard Costs</i>	14%	14%	
Finance Costs			
Construction Loan Interest	\$4,084,021	\$4,084,021	assumes an 8% rate for 2 years
Perm Loan Fees	\$323,567	\$323,567	see term sheet
MIP	\$80,892	\$80,892	45 bps per MH requirements
Operating Reserves	\$838,648	\$838,648	6 months of operating expenses and debt service
Subtotal	\$5,327,128	\$5,327,128	
Total Development Cost (TDC)		\$30,852,262	



TIMELINE

Phase 1: Building 1 (50 units)

Year 1: Initial groundwork, site preparation, and foundational construction. This year will also involve securing all necessary permits and finalizing detailed architectural plans.

Year 2: Completion of Building 1's structure and interior finishing. This includes the installation of utilities, interior fittings, and final inspections. By the end of this year, the first 50 units will be ready for occupancy.

Phase 2: Building 2 (50 units)

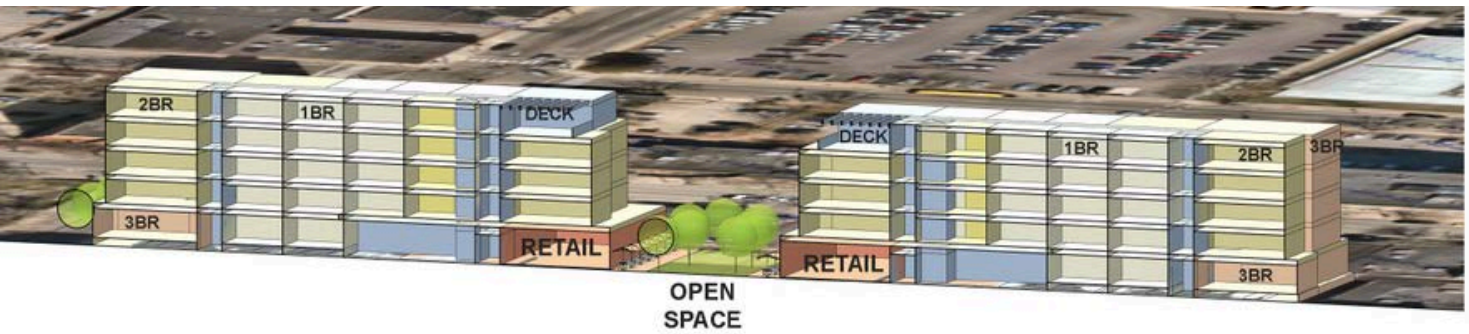
Year 3: With Building 1 completed and operational, we will commence groundwork and construction for Building 2. Lessons learned from Phase 1 will be applied to streamline processes and enhance efficiency.

Year 4: Finalization of Building 2, mirroring the steps taken in the second year of Phase 1. This includes structural completion, interior work, utility installations, and rigorous inspections to ensure the highest standards of quality and safety.

This phased approach allows us to manage resources and logistics effectively while minimizing disruptions to the community. It also ensures that we can address any challenges that arise during Phase 1, applying those insights to Phase 2 to maintain momentum and efficiency.

By adhering to this carefully planned timeline, we are committed to delivering a development that not only meets but exceeds expectations, providing high-quality, sustainable housing solutions for the Lawrence community in a timely manner

BUILDING LAYOUT



2 Low-rise buildings
Ground Floor: residential, parking, lobby, retail (Type 1 steel construction)
4 Upper Floors: residential, amenities (Type 5 wood construction)

REFERENCES



Commonwealth of Massachusetts
OFFICE OF SENATOR PAVEL M. PAYANO
STATE HOUSE ROOM 520 BOSTON, 02133-1053
Phone: 617-722-1604 Email: Pavel.Payano@masenate.gov

Lawrence Redevelopment Authority
225 Essex St #3
Lawrence, MA 01840

To Whom It May Concern,

As the Senator and Representative for the City of Lawrence, we want to express our strong support for Matias Capital's proposed 114-unit mixed-use development project. Lawrence is a city with a rich history and a vibrant community, but it also faces challenges, including a shortage of quality housing that is affordable for working families.

This development project represents a significant step forward in addressing these challenges. By including affordable housing units, Matias Capital is demonstrating a commitment to ensuring that Lawrence residents from all walks of life have access to safe, modern, and comfortable homes. Furthermore, the project will create much-needed jobs in the construction and service sectors, providing a boost to our local economy.

We are confident that Matias Capital has the experience, expertise, and dedication to make this project a success. We are excited to see the positive impact it will have on our city, and we offer full support for its development.

A stylized, handwritten signature in black ink, consisting of a large, sweeping loop and a vertical line extending downwards.

Pavel M. Payano
State Senator
First Essex District

A handwritten signature in black ink, written in a cursive style.

Estella A. Reyes
State Representative
4th Essex District



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON, MA 02133-1054

FRANCISCO E. PAULINO
STATE REPRESENTATIVE
SIXTEENTH ESSEX DISTRICT

Committees:
Federal Stimulus and
Census Oversight
Emergency Preparedness
and Management
Public Safety and
Homeland Security
Revenue

STATE HOUSE, ROOM 33
TEL: (617) 722-2060
Francisco.Paulino@MAhouse.gov

September 11, 2024

To Whom It May Concern,

I am writing to express my full support for the 112-unit mixed-use development project proposed by Matias Capital here in Lawrence. As the State Representative for this district, I have seen firsthand the urgent need for quality, affordable housing in our community, and this project is a critical part of the solution.

What makes this project stand out even more is the fact that Manuel Matias is leading it, someone who grew up right here in Lawrence. Manuel is a homegrown talent who knows our city inside and out, and he is committed to making it a better place for everyone. He is not just a developer; he is someone with a real stake in our future.

The plan to include affordable housing within this project is a game-changer. It ensures that residents from all diverse backgrounds will have access to modern, safe, and well-maintained homes. On top of that, the mixed-use design means we will see new jobs created, businesses moving in, and long-term economic growth—benefiting the whole community.

I fully believe this project will have a lasting, positive impact on our city, and I have no doubt that with Manuel's leadership, Matias Capital will deliver something special for Lawrence. This is the kind of project we need right now.

I strongly support the approval of this development and encourage you to consider the benefits it will be a significant asset to our community.

I fully support this project and encourage its approval. Please do not hesitate to contact me should you need any further information.

Sincerely,

A handwritten signature in black ink, appearing to be "Francisco E. Paulino", written over a wavy line.

Francisco E. Paulino, Esq.
State Representative, 16th Essex District
Phone: (978) 397-7598

An aerial, high-angle view of a city street. The street is wide and paved, with several cars and a motorcycle driving along it. On the left side of the street, there are several modern, multi-story buildings with large windows and balconies. A row of trees and a sidewalk with pedestrians are visible between the buildings and the street. The overall scene is rendered in a dark blue, monochromatic style.

METHUEN STREET PROJECT



① East
1/16" = 1'-0"

② West
1/16" = 1'-0"



Matias Capital
Methuen Street

No.	Description	Date

Elevations East-West

Project number	1	A102
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		1/16" = 1'-0"



② North
1" = 30'-0"



Matias Capital
Methuen Street

No.	Description	Date

Elevations

Project number	1	A103
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		1" = 30'-0"



1 Section 1
1/8" = 1'-0"



Matias Capital
Methuen Street

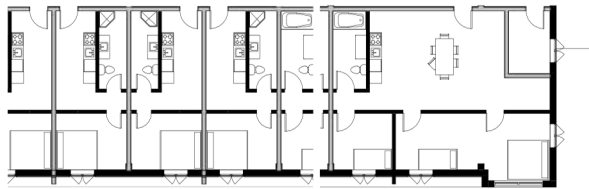
No.	Description	Date

Section

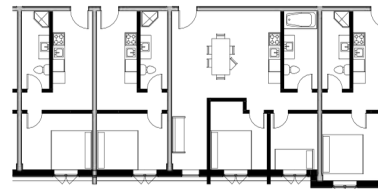
Project number	1	A104
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		1/8" = 1'-0"

Typical Residential Floor
Plan
112 Units

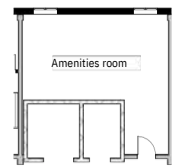
1 Bedroom: 68 Units
2 Bedroom: 38 Units
3 Bedroom: 6



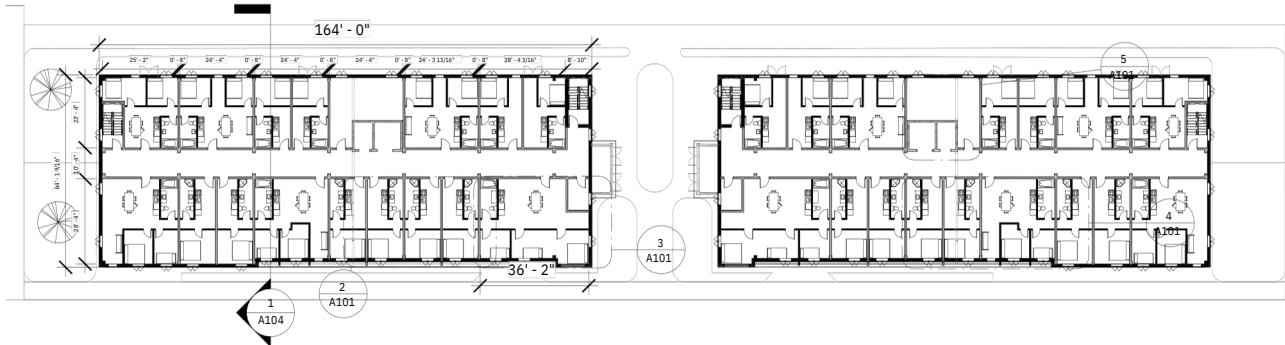
2 Level 3 - Callout 1
1/16" = 1'-0"



3 Level 3 - Callout 2
1/16" = 1'-0"



5 Level 3 - Callout 4
1/16" = 1'-0"



4 Level 3 - Callout 3
1/16" = 1'-0"

1 Level 3
1/32" = 1'-0"



Matias Capital
Methuen Street

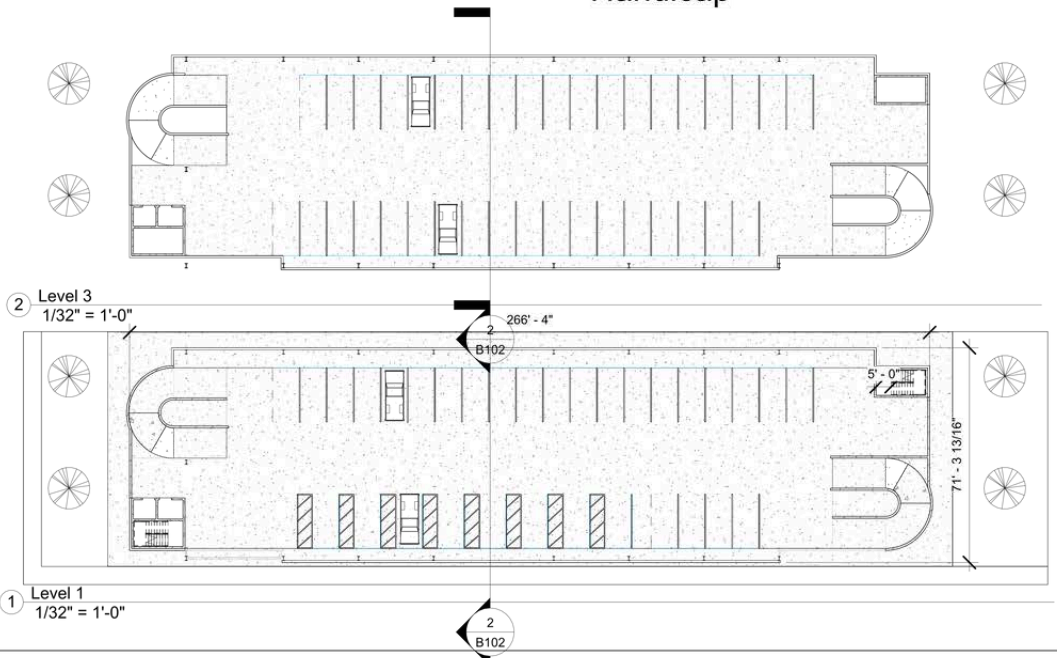
No.	Description	Date

Plan View Apartment complex

Project number	1	A101
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		As indicated

258 Parking Spaces

Includes 10 Handicap

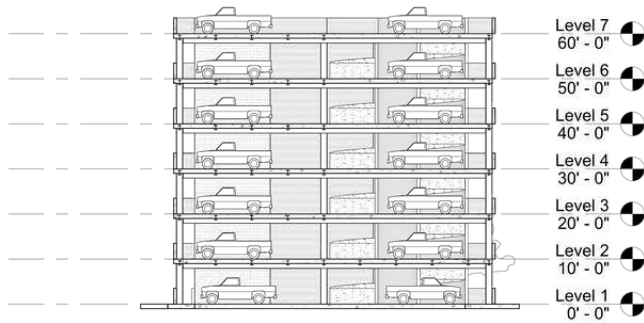


Matias Capital
Methuen Street

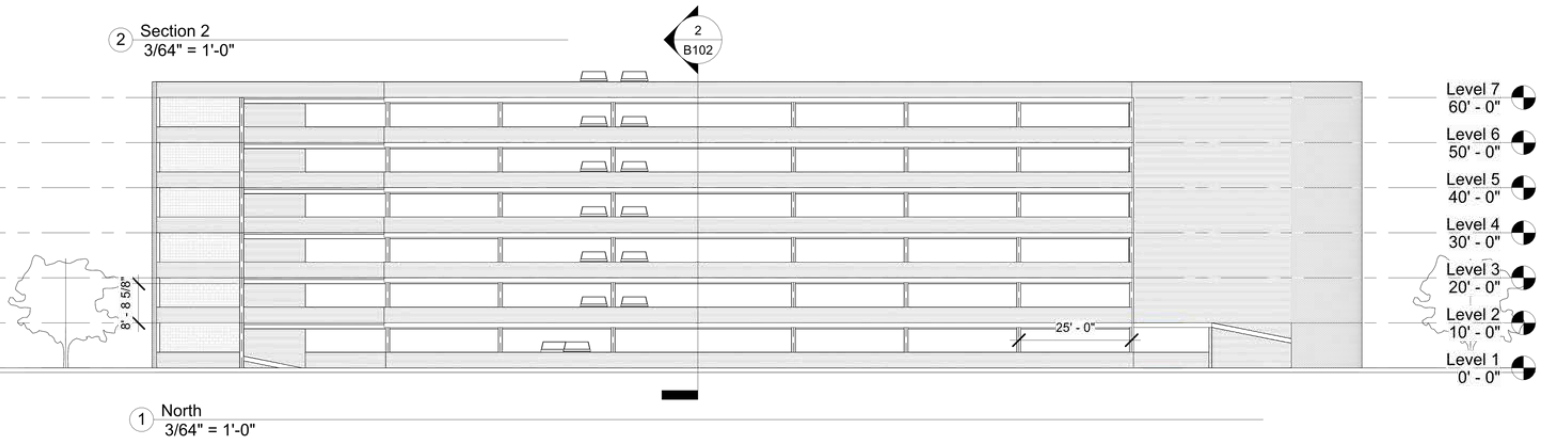
No.	Description	Date

Plans

Project number	1	B101
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		1/32" = 1'-0"



Section 2
3/64" = 1'-0"



North
3/64" = 1'-0"

Matias Capital
Methuen Street

No.	Description	Date

Section-Elevation

Project number	1	B102
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		3/64" = 1'-0"



Matias Capital
Methuen Street

No.	Description	Date

Renders

Project number	1	A105
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		



Matias Capital
Methuen Street

No.	Description	Date

Renders

Project number	1	A105 (1)
Date	9/10/24	
Drawn by	Matias Companies	
Checked by	Matias Capital	
Scale		