



66-68 Benevolent Street

Under renovation - summer '08

Description of Property: This home, adjacent to a small park, academic buildings, and a University rental property will undergo an extensive renovation in the summer of 2008. Originally a two family home, the new layout will provide a ~1,800 sf owner's unit consisting of the 1st and 2nd floors and a 600 sf 3rd floor rental apartment. The owner's unit on the 1st floor will have an open kitchen/family room, living room, study and small lavette. The second floor will have a new master bed/bath suite, two other bedrooms, 2nd full bath and laundry area (including washer and dryer). The apartment will have one large bedroom, kitchen, open living/dining area, and bath. The apartment has its own entrance, internal staircase and fire escape.

The renovation will include all new or refinished interior finishes (doors, walls, ceilings, floors, trim), new windows and all new heating, plumbing and wiring. There will be all new kitchens and baths including new kitchen appliances and washer/dryer. The property will have parking for 3 cars and opportunity for a small patio/yard.

Scope of Renovations:

Exterior/roof: All new insulated windows. Siding will be repainted. Existing roof is in good condition.

Interior Finishes: All walls, doors, ceilings, floors and trim will be refinished. Insulation in between 2nd and third floors and between basement and 1st floor.

Kitchen (s): Entirely new kitchen counters, cabinets, sinks, and appliances.

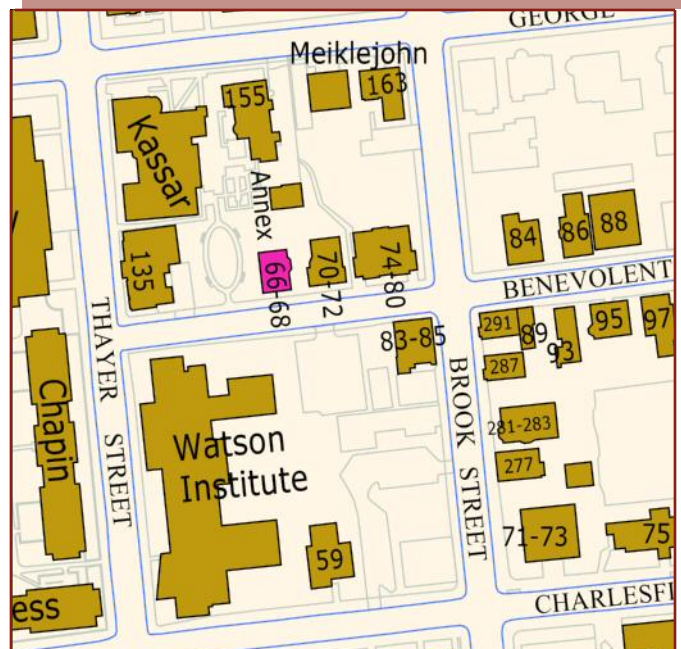
Bath (s): All new baths: 2 1/2 baths for owner unit including a new small lavette on first floor; 1 full bath for apartment.

Mechanical/Electrical/Plumbing: New gas-fired forced hot water system with 3 zones, one for each floor. All new wiring and plumbing. Basement will have hook-ups for washer and dryer.

Summary: This house is an attractive home in a nice neighborhood next to a beautiful park and less than 1/4 mile from Brown's Main Green. It will be completely rehabilitated in 2008 and may appeal to faculty and staff who want the option of renting a legal apartment. While the layout provides an owner's unit with variety of living spaces including an open kitchen/family room area, 3 bedrooms and 2 1/2 baths. It shares a driveway with the abutting, Brown-owned property (70-72 Benevolent) through an easement.



Gross Square Feet	4,051
Year Built:	1880
Year Acquired:	1963
Legal Use:	2 family in grandfathered; neighborhood is R1—single family)
Contributing Structure of the College Hill NHD	
Architectural Merit:	1



Market Value (single family w/ rental apartment - 4/08:)	
Anticipated As renovated	\$500,000

Adjacent Properties:

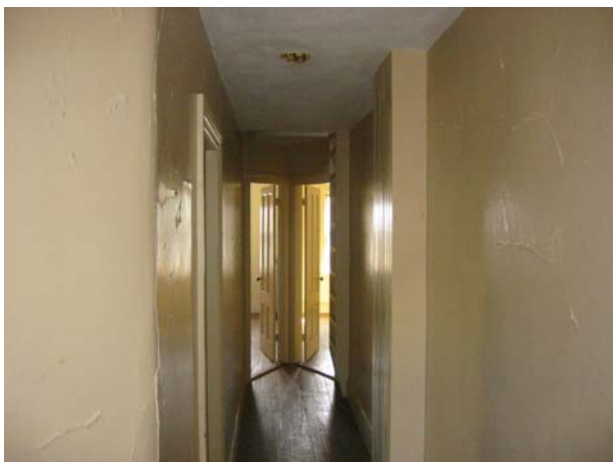
North: Forbes Center	East: Rental
South: Watson Institute	West: Benevolent Street Park



Pre-renovation—exterior



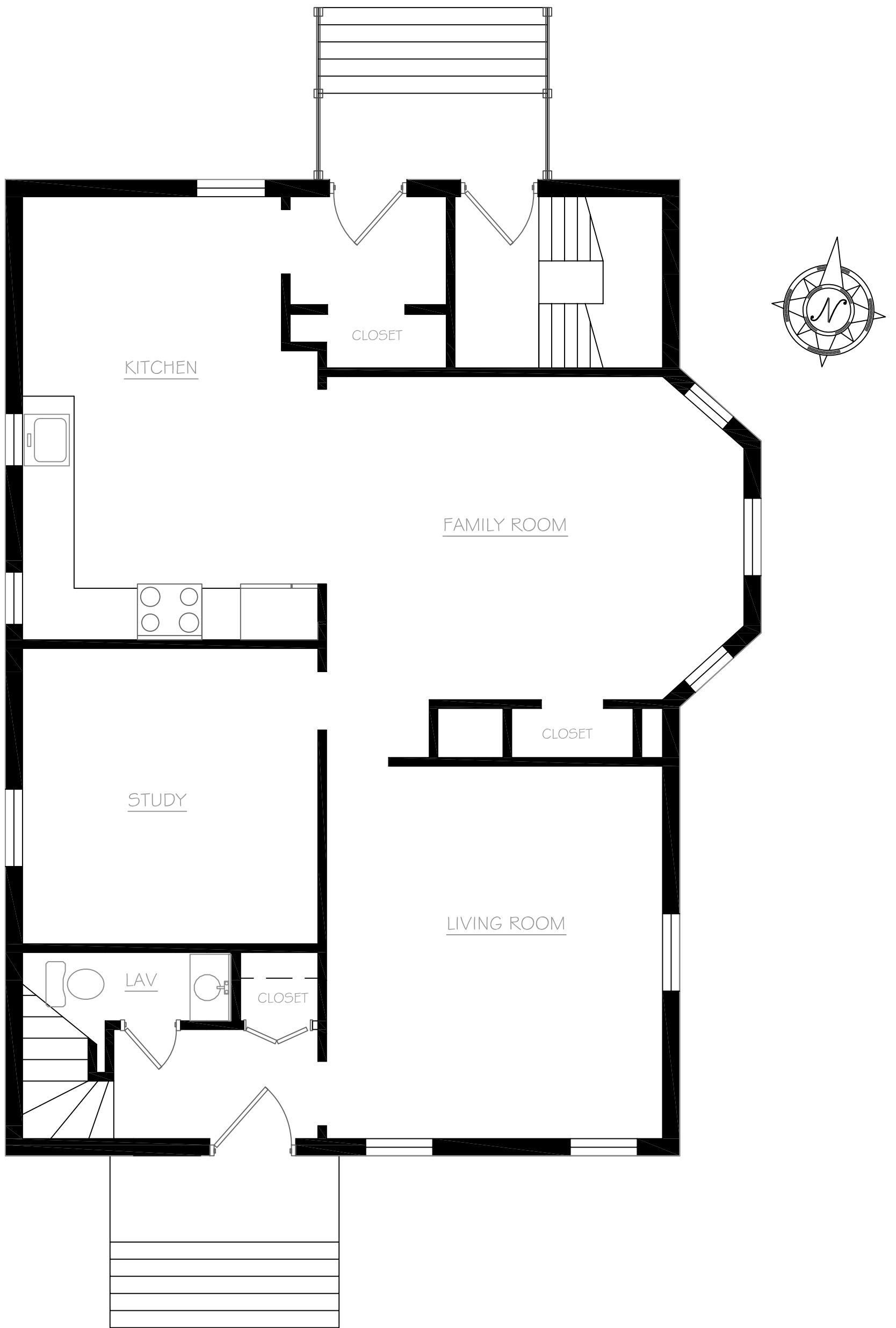
Pre-renovation –interior



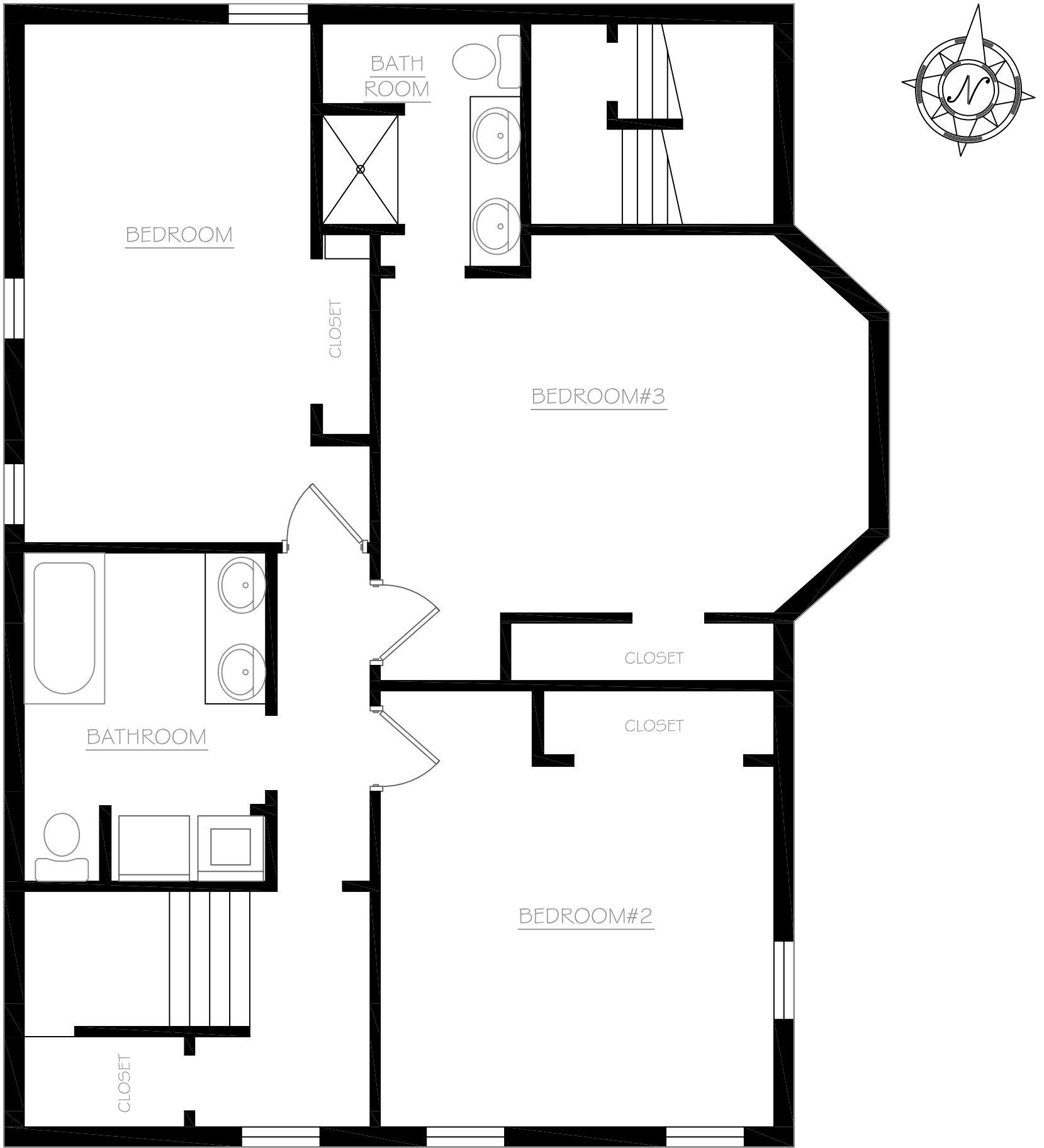


Pre-renovation—interior

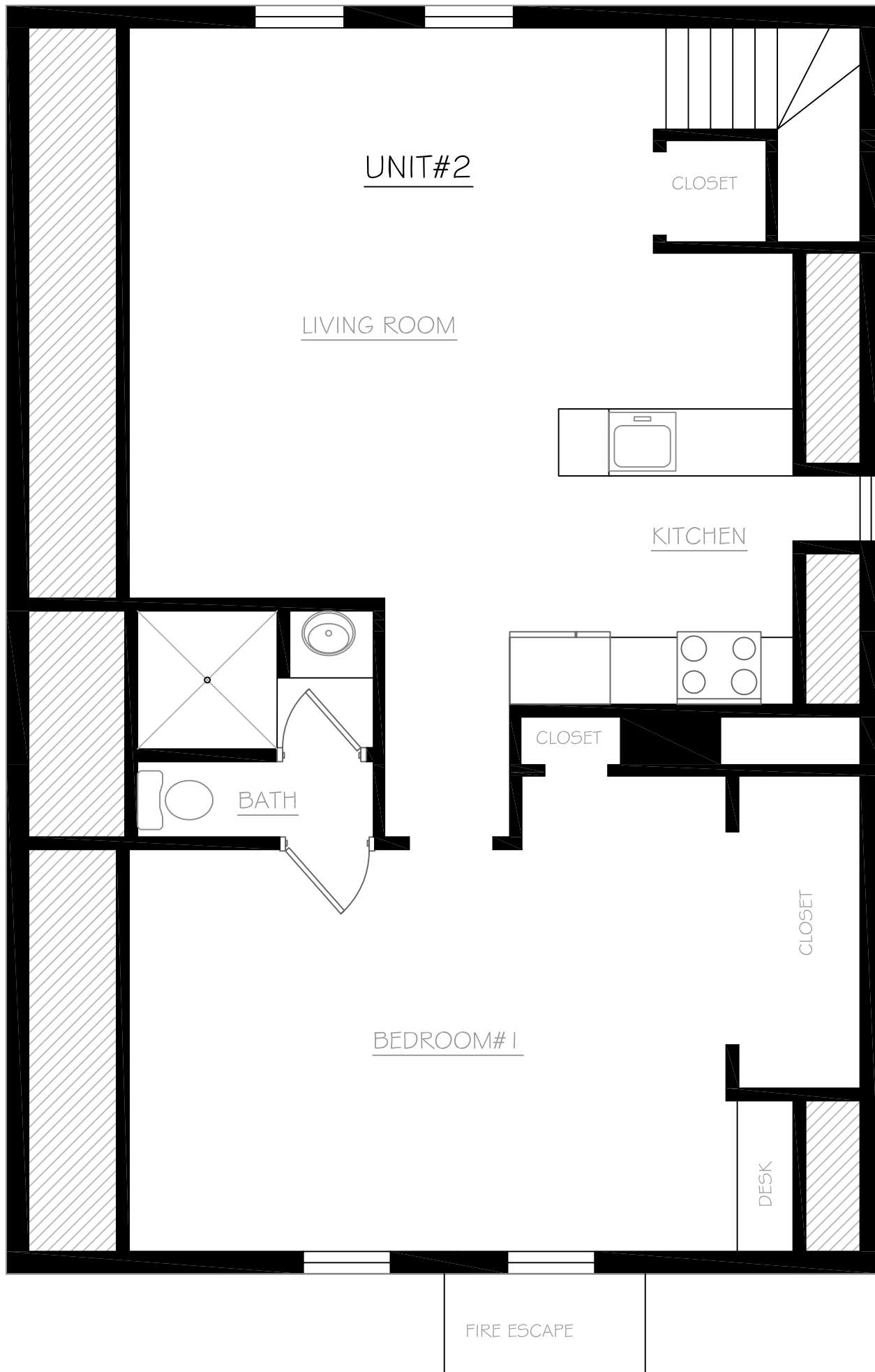




1ST FLOOR PLAN - Preliminary Design, May 9, 2008



2ND FLOOR PLAN- Preliminary design, May 9, 2008



3RD FLOOR PLAN - Preliminary design, May 9, 2008
