Springfield Land Clearance for Redevelopment Authority

Tuesday, March 6, 2018

2-West Busch Municipal Building

1. **Call To Order**

2. **Roll Call**

3. **Approval Of Minutes**

   3.I. **Minutes - January 9, 2018**

   Documents:

   MINUTES LCRA JAN 9 2018.PDF

4. **New Business**

   4.I. **Request For Real Property Tax Abatement For Redevelopment Project Located Inside The Downtown Redevelopment Area At 515 West McDaniel Street; Union Biscuit Lofts, LLC, Applicant**

   Documents:

   CHAPTER 99 - APPLICATION - 515 W MCDANIEL ST (OPT).PDF

5. **Other Business**

   5.I. **Report/Discussion On The Proposed Workable Program For The City Of Springfield**

6. **Adjourn**

Springfield Land Clearance for Redevelopment Authority

Tuesday, January 9, 2017 at 4:00 PM
Conference Room 2-West, Busch Municipal Building

Minutes

1. Call to Order

2. Roll Call:

   Present: Ryan Cosby, Steve Jackson, and Ron Tappan
   Absent: Allen Grymes
   Others Present: Geoff Butler, Architect and Branden and Brandon Dickman, Roza Capital Group, LLC, applicant
   Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, and Judy White

3. Approval of Minutes

   Ron Tappan made a motion to approve the minutes from November 7, 2017. Ryan Cosby seconded the motion. Motion approved (3-0)

4. New Business

5. Other Business

   a. Overview given on the ordinance and explanation sheet that would be presented to City Council on Monday, January 16, 2018 for the proposed Workable Program for the City of Springfield.

      Motion to recommend the proposed Workable Program to City Council made by Ron Tappan and seconded by Ryan Cosby. Motion was approved (3-0).

6. Adjourn

CITY OF Springfield

Land Clearance for Redevelopment Authority
Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 524 W. College + 515 W. McDaniel

Redevelopment Area: See attached

Developer Name: Union Biscuit Lofts, LLC

Contact Person: Jason Murray

Mailing Address: P.O. Box 2965, Springfield, 65801

Telephone: 417.880.6661 **Fax:** 417.869.4656

Email: MurrayJKM@gmail.com

Does Applicant Own or Lease the Property? own

Signature: Jason Murray **Date:** 1-16-2018

Printed Name: Jason Murray

Required Attachments:

- Legal description of project
- $334 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
    - Narrative identifying the scope of the proposed project
    - Site plan and floor plans
    - Concept plan and/or renderings, if available
    - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

Chapter 99 Property Tax Abatement Information

Date: January 14, 2018

Developer: Union Biscuit Lofts, LLC – Jason Murray

Property Address: 524 W. College St., Springfield, MO

Project address: 515 W. McDaniel St., Springfield, MO

Project scope: We plan to redevelop an existing building located at 515 W. McDaniel Street into 10 loft apartments. Each unit will be partially two stories. There will be the kitchen, living room, bedroom, and bathroom on the ground level. The mezzanine level will have the second bedroom with private bathroom. The floorplans and site plans are attached to this application. You can see in the site plan that we have ample on-site parking for the future residents. Currently, the building is used as an office/warehouse. The exterior of the building is covered with metal siding. Under this tin siding is the shell of a beautiful brick building. This original structure was built as a mule barn for the Fallen Brothers between 1910-1933.

Project stages & time: We would like to begin renovations in April 2018 and finish in January 2019.

Sources of funds: I plan to invest +-$551,000 of my personal savings in the project. The balance of the renovations will be paid for with a construction loan. Current market terms are 4.5% fixed rate for 5 years with a 20 year amortization. I anticipate borrowing $550,000 from the bank.

Projected Rental Rates & Occupancy Rates: Projected rental & occupancy rates in my projections are based on my 18 years of leasing my other loft apartments in the downtown Springfield area. I own four other loft apartment buildings that immediately surround this redevelopment site. The floor plans for the proposed redevelopment are almost identical to units I have in the neighboring building. Currently, I do not have any vacancies in the surrounding units. Attached is a rent roll with square footage data, etc. for several of my surrounding buildings. I have also included the rental rate and vacancy info from the appraisal of my current project located at 519-525-529 E. Cherry Street. The full appraisal report for the

E. Cherry Street project will be in the electronic copies of this application. All of this data suggest a 5% vacancy rate and a lease rate for this size two bedroom/two bathroom of +-$950/month. The appraisal is attached in a separate digital file.

Proof of Developer's Financial Capability: I have attached a personal financial statement in a separate confidential packet.

Photos of the property are attached.

All financial projections are attached.

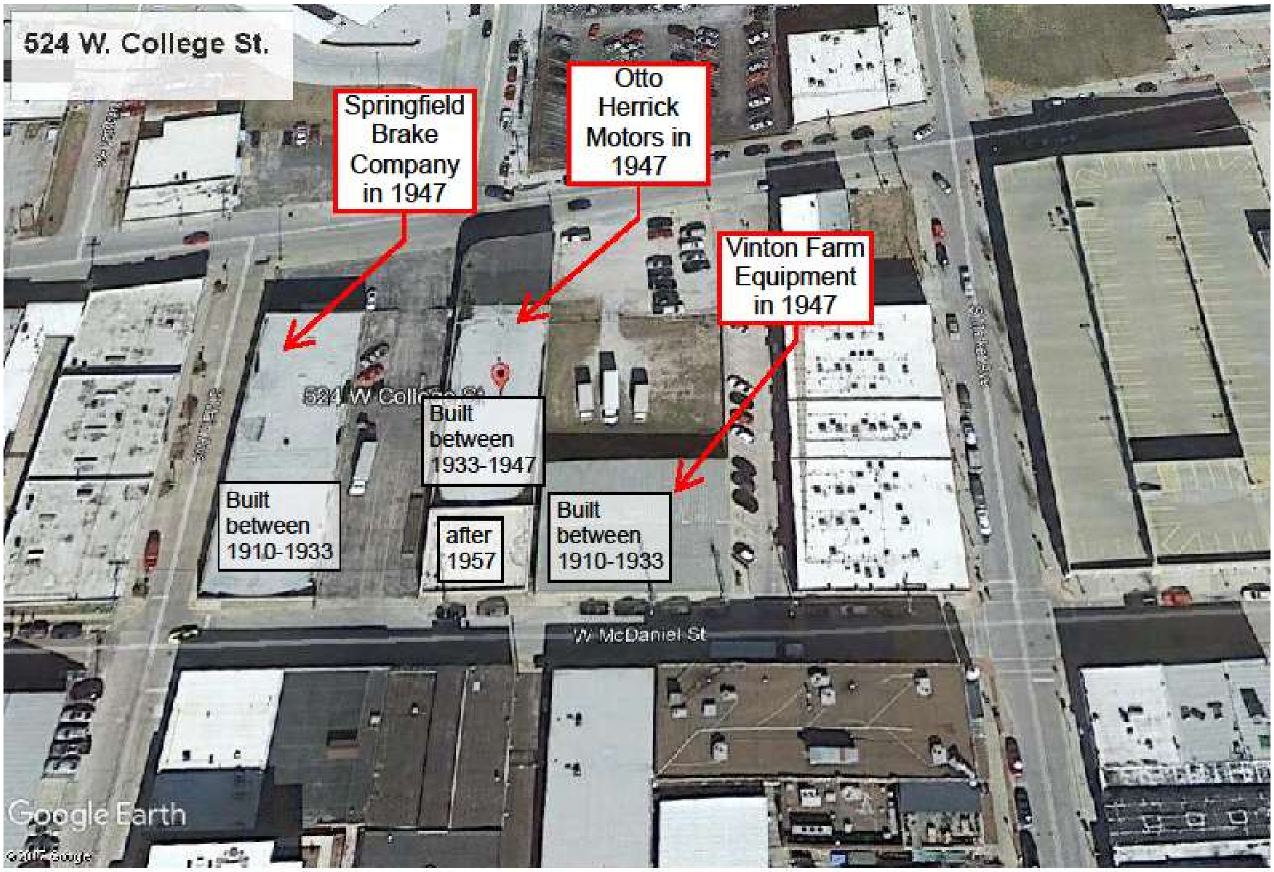
Please contact me with any questions or clarifications.

Sincerely,

Jason Murray

Jason Murray
Murrayjkm@gmail.com
417-880-6661

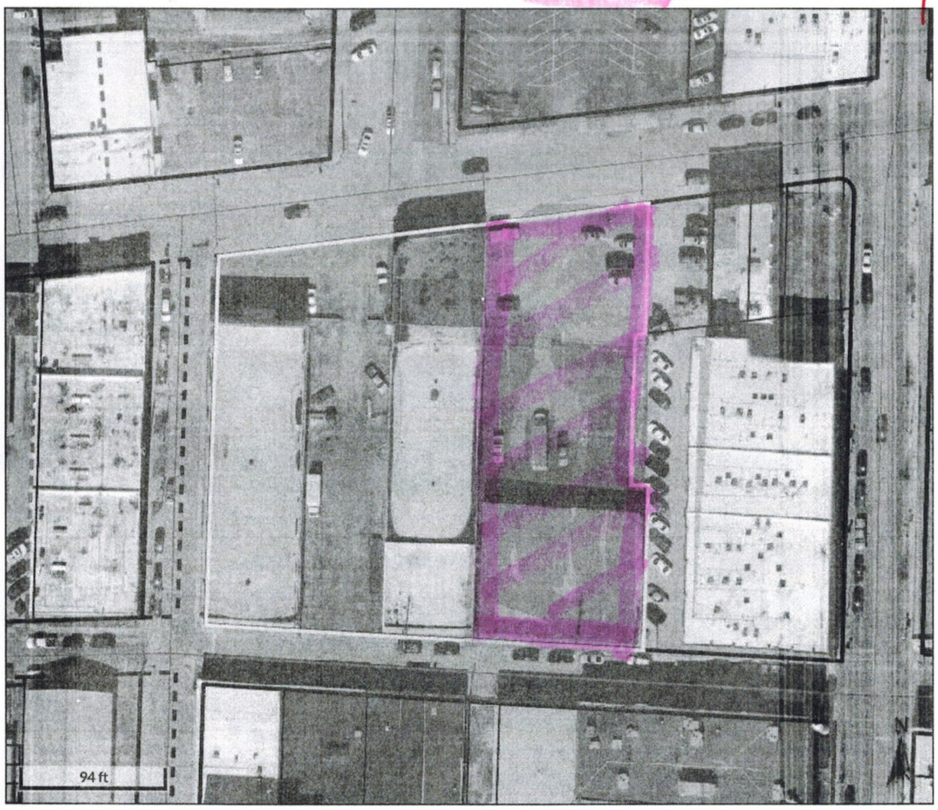
Aerial View of site with Historic notes:



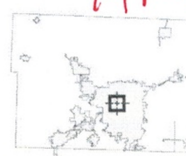
Areal from Beacon GIS – Yellow Area is Development Site:

Beacon™ Greene County, MO

= Redevelopment Area



Overview



Legend

Parcel Lines

- <all other values>
- DASHROW
- MUNIRWD
- PROPDASH
- PROPLINE
- RRROW
- ZONING

Section Lines

- Quarter Section Lines
- Section Lines

Streets

- <all other values>
- 8
- County Boundary
- Assessor's Parcels
- Floodplains
- City Limits

Parcel ID	881323109014	Alternate ID	n/a	Owner Address	UNION BISCUIT LOFTS LLC
Sec/Twp/Rng	23-29N-22W	Class	C		PO BOX 2965
Property Address	524 W COLLEGE ST SPRINGFIELD	Acreage	1.6081		SPRINGFIELD MO 65806

District 220

Brief Tax Description 1.6081A M/L BEG SW COR COLLEGE & MAIN STS NELY 274 FT S 75 FT W 6.68 FT S 86.66 FT E 10.41 FT S 100 FT W 277 FT N 235 FT TO BEG 23/29/22

(Note: Not to be used on legal documents)

The sinkhole layer represents surface depressions from LiDAR imaging obtained in 2010 and 2011. Most of the sinkholes shown have not been field verified and are provided for informational purposes only. This layer should not be used as a substitute for a geological or geotechnical investigation. Questions regarding sinkholes should be directed to the Environmental Section of the Resource Management Department (417) 868-4147. For sinkhole information inside the city limits of Springfield, please call (417) 864-1901.

Date created: 12/20/2017

Developed by The Schneider Corporation

Diagram of Legal - Redevelopment Area Only

Photos – Fall 2017 South/East Side

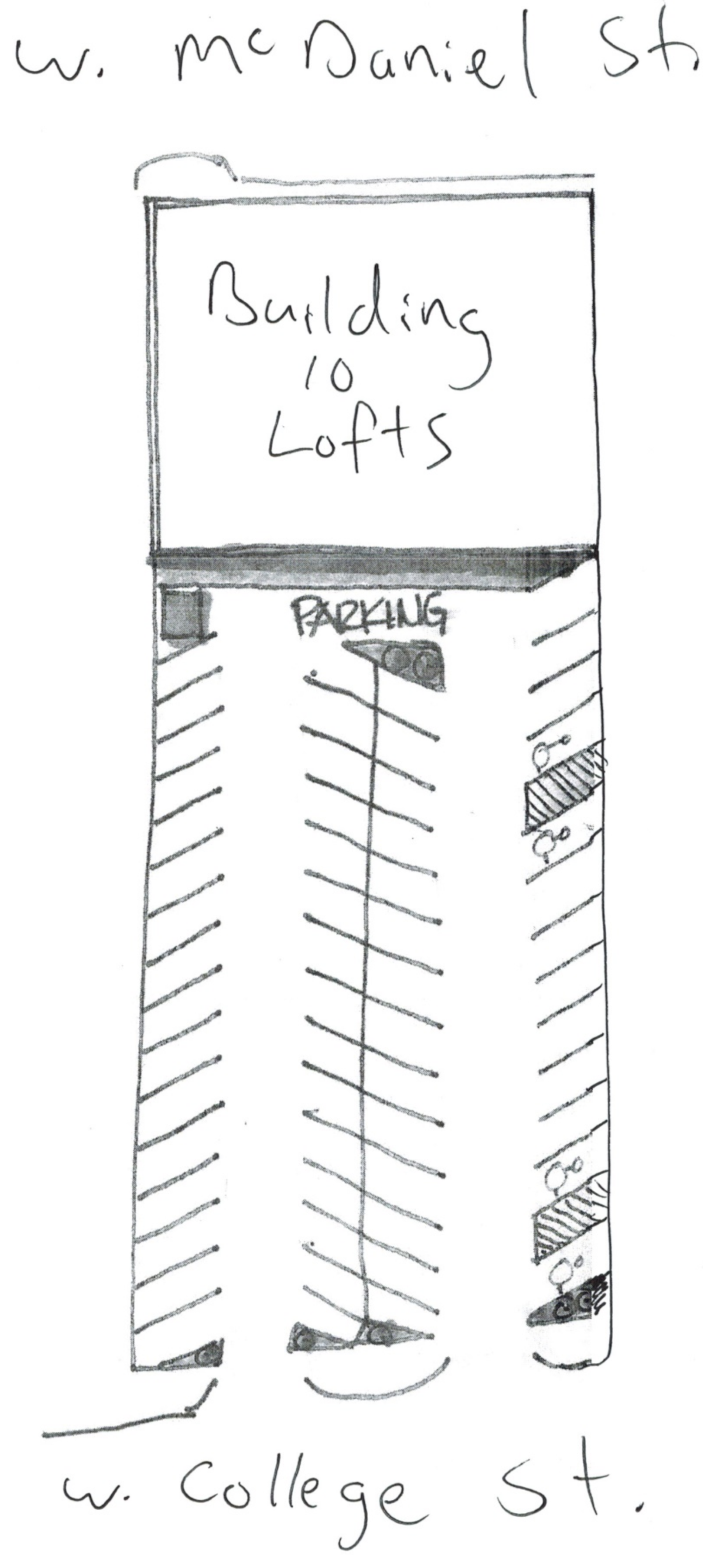
Photos – Fall 2017 East Side

Photos – Fall 2017 – North With Parking Lot

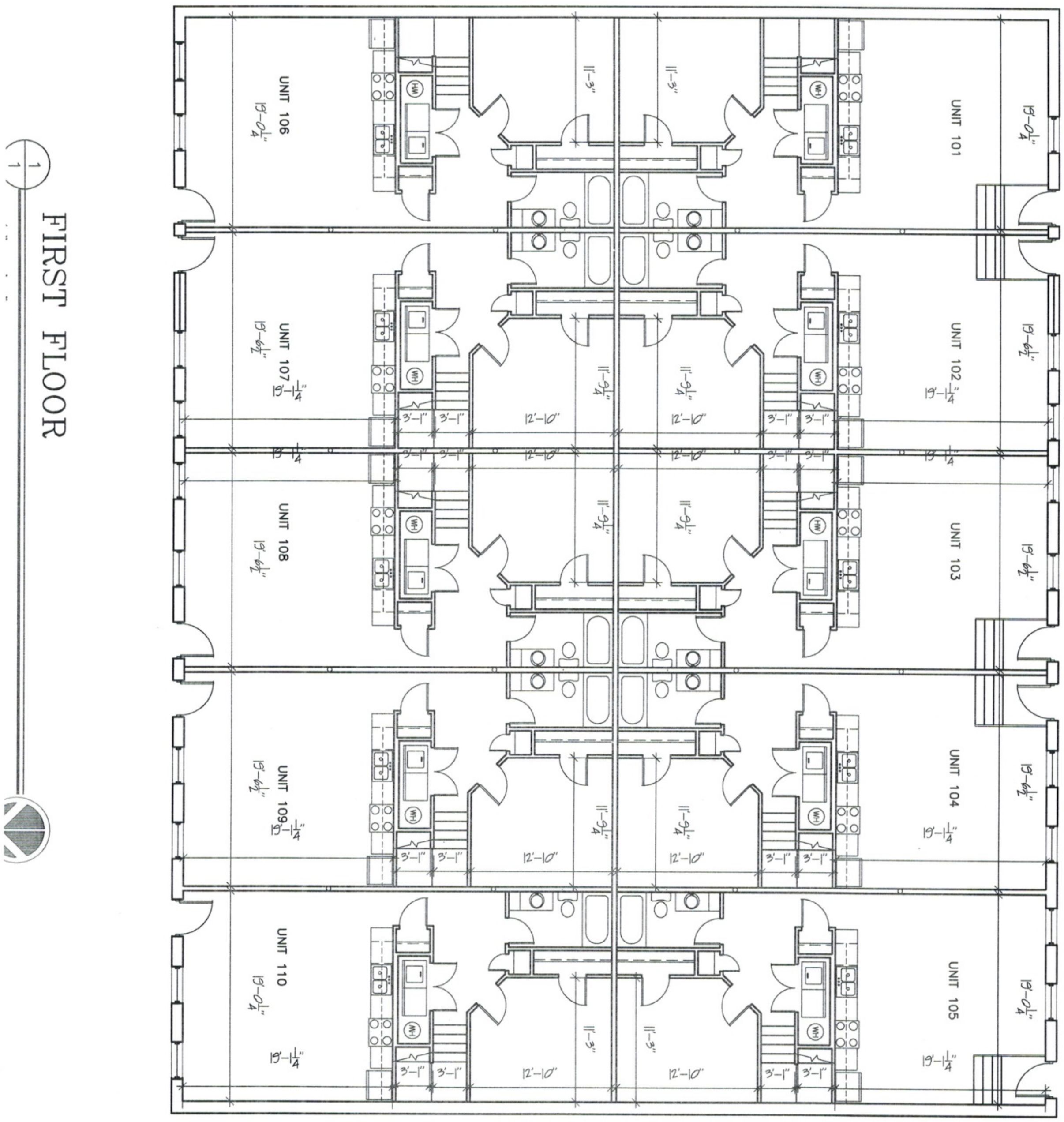
Photos – Fall 2017 North Side

Photos – Fall 2017 West Side

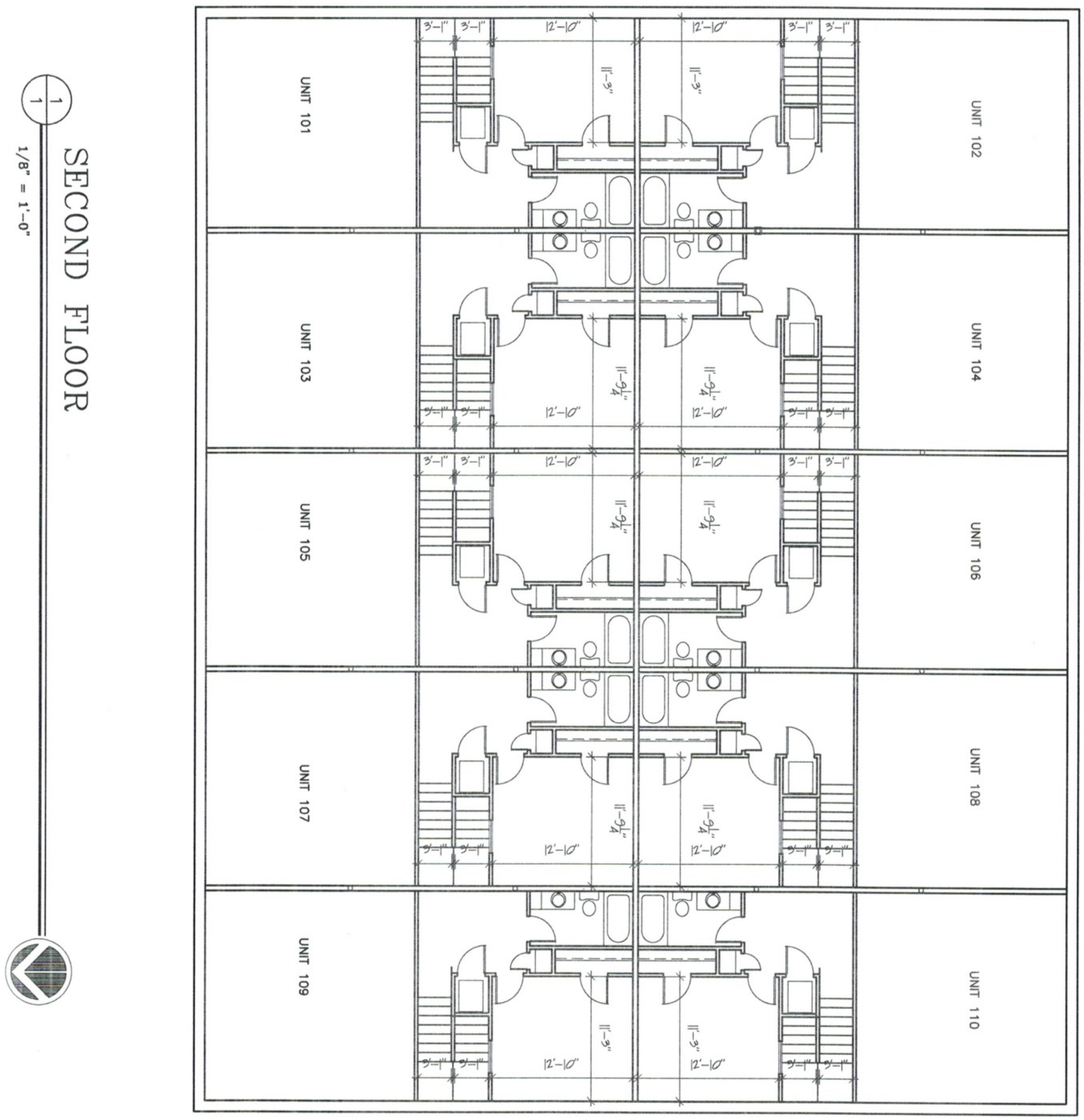
Site Plan:



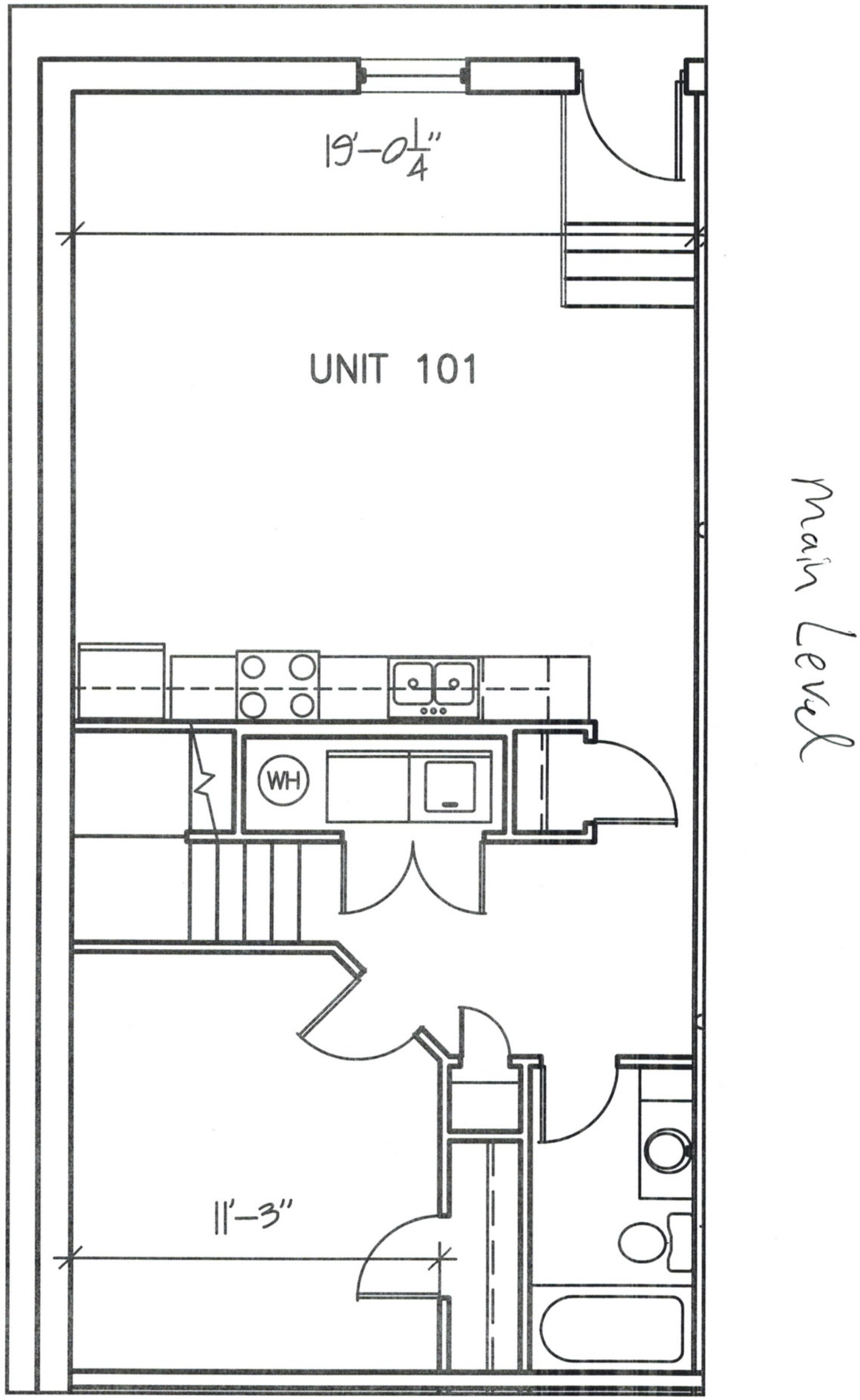
Floor Plans – Main Level:



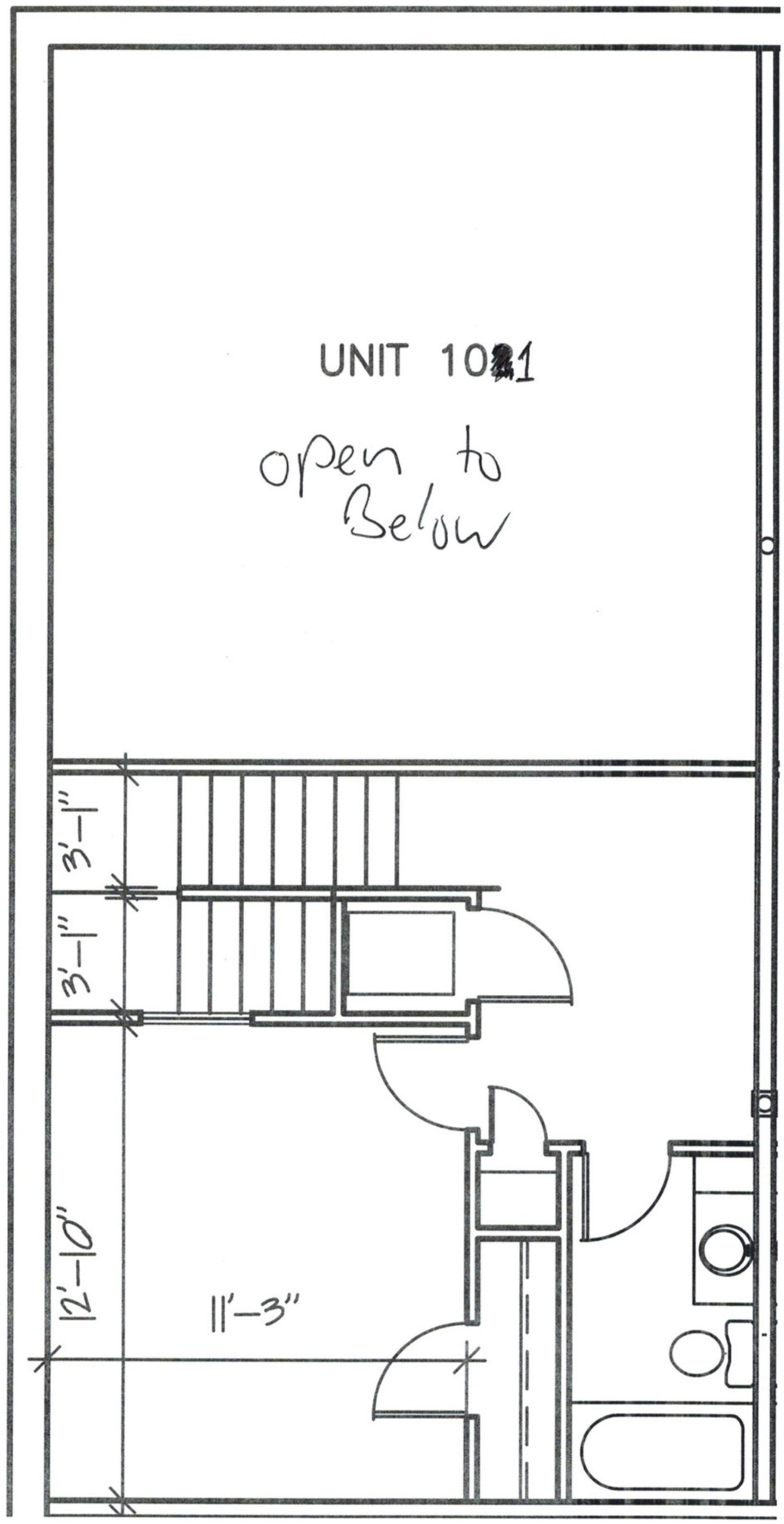
Floor Plans – Mezzanine Level:



Floor Plans Close up – Mezzanine Level:



Floor Plans Close up – Mezzanine Level:



Mezzanine Level

LEGAL DESCRIPTION OF TAX ABATEMENT AREA

524 W. COLLEGE ST IS ENTIRE TAX TRACK, BUT THIS DESCRIPTION BELOW IS FOR THE PORTION OF THE PROPERTY CALLED 515 W. McDANIEL ST.

A TRACT OF LAND BEING A PART OF NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 23, TOWNSHIP 29N, RANGE 22W, BEING MORE PARTICULARLY DESCRIBED AS FOLOWS: BEGINNING AT AN IRON PIN ON THE SOUTH LINE OF COLLEGE STREET IN SPRINGFIELD, MISSOURI 126.25 FEET WESTERLY OF THE SOUTHWEST CORNER OF COLLEGE STREET AND MARKET AVENUE; THENCE SOUTH ALONG A WEST WALL OF BRICK BUILDING (BUILDING TORN DOWN), 75.00 FEET; THENCE N 81°41'45" E 3.86 FEET; THENCE S 00°39'34" E 13.15 FEET; THENCE S 89°07'39" W 2.41 FEET; THENCE S 00°39'34" E 86.20 FEET; THENCE S 88°14'59" E 10.41 FEET; THENCE S 00°15'35" E 100.20 FEET TO THE NORTH LINE OF McDANIEL STREET; THENCE N 88°08'53" W ALONG SAID NORTH LINE OF McDANIEL STREET 113.99 FEET; THENCE N 00°15'53" W 256.09 FEET TO THE SOUTH LINE OF ABOVE MENTIONED COLLEGE STREET; THENCE N 81°26'23" E ALONG THE SAID SOUTH LINE OF COLLEGE STREET 101.36 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN PARKING RIGHT-OF-WAY EASEMENT ACROSS THE EAST 10.41 FEET OF THE SOUTH 100.20 FEET THEREOF. ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Legal Description of ENTIRE Property page 1 of 2:

File No. 16-37607

EXHIBIT A

TRACT A:
BEGINNING ON THE NORTH LINE ON CONVENTION HALL AVENUE 227 FEET WEST OF THE WEST LINE OF MARKET STREET, THENCE EAST 82 FEET; THENCE NORTH 100 FEET; THENCE WEST 82 FEET; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 20 FEET TO BE USED AS ALLEY, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT FOR ANY PART TAKEN OR USED FOR ROAD PURPOSES.

BEGINNING ON THE NORTH LINE OF CONVENTION HALL AVENUE, IN THE CITY OF SPRINGFIELD, MISSOURI; 125 FEET WEST OF THE WEST LINE OF MARKET STREET FOR A BEGINNING; THENCE NORTH 100 FEET; THENCE WEST 20 FEET AND THENCE SOUTH 100 FEET; THENCE EAST 20 FEET TO THE PLACE OF BEGINNING; EXCEPT THE NORTH 20 FEET TO BE USED AS AN ALLEY; IN THE CITY OF SPRINGFIELD, MISSOURI, EXCEPT FOR ANY PART TAKEN OR USED FOR ROAD PURPOSES.

TRACT B:
BEGINNING ON THE SOUTH SIDE OF COLLEGE STREET AT THE NORTHEAST CORNER OF A LOT SOLD BY JAMES H. MCCLUER AND WIFE TO W.F. MCPHERSON AND THEODORE BANNISTER, THENCE RUNNING EAST ALONG THE SOUTH LINE OF COLLEGE STREET 110 FEET TO A LIMESTONE ROCK WITH A CROSS CUT ON THE TOP, THENCE RUNNING NEARLY SOUTH 273 FEET TO A LIMESTONE ROCK PLANTED ON THE NORTH SIDE OF AN ALLEY WITH A CROSS ON THE TOP OF SAID ROCK, THENCE ALONG THE NORTH SIDE OF SAID ALLEY NEARLY WEST 110 FEET TO THE SOUTHEAST CORNER OF SAID LOT SOLD BY J.H. MCCLUER AND WIFE TO SAID W.F. MCPHERSON AND THEODORE BANNISTER, THENCE NEARLY NORTH WITH THE EAST SIDE OF SAID LOT 254 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT THAT PART OF THE SOUTH END TAKEN FOR STREET PURPOSES.

ALSO

BEGINNING AT A CORNER STONE IN THE CENTER OF ALLEY RUNNING EAST AND WEST THROUGH ABBOTT'S ADDITION AND ON THE EAST SIDE OF AN ALLEY OR MAIN STREET RUNNING NORTH AND SOUTH ON EAST SIDE OF SAID ADDITION, EAST 60 FEET, MORE OR LESS, TO A LIMESTONE CORNER ROCK WITH A CROSS CUT ON TOP OF SAID ROCK BURIED UNDERGROUND IN CENTER OF ALLEY NORTH 264 FEET, MORE OR LESS, TO CORNER LIMESTONE ROCK WITH CROSS TO COLLEGE STREET, WEST WITH SOUTH LINE OF COLLEGE 60 FEET, MORE OR LESS, TO MAIN STREET 252 1/2 FEET, MORE OR LESS, TO BEGINNING, EXCEPT FOR ANY PART TAKEN OR USED FOR STREET AND ROAD PURPOSES, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOUR!

TRACT C:
BEGINNING AT A POINT ON THE SOUTH LINE OF COLLEGE STREET, IN THE CITY OF SPRINGFIELD, MISSOURI 195 FEET, WESTERLY FROM THE SOUTHWEST CORNER OF COLLEGE AND MARKET STREET IN SAID CITY, SAID BEGINNING POINT BEING 33 FEET, EASTERLY FROM THE NORTHWEST CORNER OF WHAT IS KNOWN AS THE MCCLUER TRACT OF LAND AND THE NORTHEAST CORNER OF THE CLAY TOMPKINS LOT, THENCE

Legal Description of ENTIRE Property page 2 of 2:

FROM SAID BEGINNING POINT RUNNING SOUTH ALONG THE EAST WALL OF A BRICK BUILDING TO A POINT 60 FEET SOUTH OF THE SOUTH LINE OF COLLEGE STREET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF COLLEGE STREET, 33 FEET, THENCE NORTH TO THE SOUTH LINE OF COLLEGE STREET, 33 FEET, THENCE NORTH TO THE SOUTH LINE OF COLLEGE STREET, THENCE WESTERLY ALONG THE SOUTH LINE OF COLLEGE STREET 33 FEET MORE OR LESS TO THE PLACE OF BEGINNING: IT BEING INTENDED HEREBY TO CONVEY THE EAST 33 FEET OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 390, PAGE 272, RECORDER'S OFFICE IN GREENE COUNTY, MISSOURI, EXCEPT FOR ANY PART TAKEN OR USED FOR ROAD PURPOSES.

TRACT D:
BEGINNING AT A POINT ON THE SOUTH LINE OF COLLEGE STREET IN THE CITY OF SPRINGFIELD, MISSOURI, 228 FEET WESTERLY FROM THE SOUTHWEST CORNER OF COLLEGE AND MARKET STREET IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, SAID BEGINNING POINT BEING AT THE NORTHWEST CORNER OF WHAT IS KNOWN AS THE J.H. MCCLUER TRACT OF GROUND AND AT THE NORTHEAST CORNER OF WHAT IS KNOWN AS THE CLAY TOMKINS LOT, THENCE FROM SAID BEGINNING POINT RUNNING SOUTH ALONG THE LINE DIVIDING SAID MCCLUER TRACT AND TOMPKINS LOT 75 FEET MORE OR LESS TO THE NORTH WALL OF THE BRICK BARN AS NOW LOCATED ON THE LOT ADJOINING ON THE SOUTH, THENCE EAST ALONG THE NORTH WALL OF THE BRICK BARN AS NOW LOCATED ON THE LOT ADJOINING ON THE SOUTH, THENCE EAST ALONG THE NORTH WALL OF SAID BARN A DISTANCE OF 33 FEET, THENCE NORTH PARALLEL WITH SAID WEST LINE TO THE SOUTH LINE OF COLLEGE STREET, THENCE WESTERLY ALONG THE SOUTH LINE OF COLLEGE STREET TO THE PLACE OF BEGINNING, EXCEPT FOR ANY PART TAKEN OR USED FOR ROAD PURPOSES, IN GREENE COUNTY, MISSOURI.

ALSO

ALL BEGINNING AT A POINT ON THE SOUTH LINE OF COLLEGE STREET IN SPRINGFIELD, MISSOURI 126 ¼ FEET WEST OF SOUTHWEST CORNER OF COLLEGE AND MARKET STREETS; THENCE SOUTH ALONG THE WEST WALL OF BRICK BUILDING 75 FEET; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF COLLEGE STREET TO NORTHEAST CORNER OF A BRICK BUILDING FORMERLY USED AS A WAGON YARD; THENCE SOUTH ALONG THE CENTER OF THE EAST WALL OR LINE OF SAID BRICK BUILDING 86 2/3 FEET TO SOUTHEAST CORNER OF SAID BRICK BUILDING; THENCE WEST 104 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID BUILDING; THENCE NORTH TO THE NORTHWEST CORNER OF SAID BUILDING; THENCE EAST ALONG THE NORTH WALL OF SAID BUILDING 33 FEET; THENCE NORTH 15 FEET; THENCE EAST 33 FEET TO SOUTHEAST CORNER OF A LOT HERETOFORE CONVEYED TO DURBIN; THENCE NORTH TO THE SOUTH LINE OF COLLEGE STREET 35 FEET MORE OR LESS TO POINT OF BEGINNING; ALL IN SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED IN BOOK 2011, PAGE 43300-11, GREENE COUNTY, MISSOURI.

Apartment Data from my Neighboring Properties:

UNION BISCUIT WAREHOUSE, LLC

211 S. MARKET AVE

APT #	RENT/MO	DESCRIPTION	SQ. FT
106	2,000.00	4 BED / 2 BATH	1,835
107	2,000.00	4 BED / 2 BATH	1,850
108	1,350.00	3 BED / 2 BATH	1,335
109	1,350.00	3 BED / 2 BATH	1,335
110	950.00	2 BED / 2 BATH	1,235
111	950.00	2 BED / 2 BATH	1,235
112	950.00	2 BED / 2 BATH	1,235
113	950.00	2 BED / 2 BATH	1,205
201	950.00	2 BED / 2 BATH	1,150
202	930.00	1 BED&OFFICE/1 BATH	1,150
203	950.00	2 BED / 2 BATH	1,150
204	775.00	1 BED / 1 BATH	725
205	950.00	2 BED / 2 BATH	1,150
206	775.00	1 BED / 1 BATH	725
207	775.00	1 BED / 1 BATH	725
208	1,900.00	4 BED / 2 BATH	1,600
209	1,900.00	4 BED / 2 BATH	1,550
210	950.00	2 BED / 2 BATH	1,050
211	950.00	2 BED / 2 BATH	1,050
212	950.00	2 BED / 2 BATH	1,050
213	900.00	2 BED / 1 BATH	1,050
214	900.00	2 BED / 1 BATH	1,050
215	950.00	2 BED / 2 BATH	1,050

PALACE HOTEL, LLC - 507 W COLLEGE, 65806

APT #	RENT/MO	DESCRIPTION	SQ. FT
10	650.00	1 BED/ 1 BATH	850
101	900.00	2 BED/ 1 BATH	1,100
102	900.00	2 BED/ 1 BATH	1,100
103-104	1,800.00	4 BED/ 2 BATH	2,200
105	850.00	2 BED/ 1 BATH	1,000
106	1,700.00	4 BED/ 2 BATH	2,200
107	700.00	STUDIO LOFT/1 BATH	1,000
201	850.00	2 BED/ 1 BATH	1,000
202	850.00	2 BED/ 1 BATH	1,000
203-204	1,800.00	4 BED/ 2 BATH	2,200
205	850.00	2 BED/ 1 BATH	1,000
206	700.00	1 BED/ 1 BATH	800
207	650.00	1 BED/ 1 BATH	550
208	700.00	1 BED/ 1 BATH	850

MARKET ST. LOFTS, LLC - 504 W. OLIVE ST. / 235 N. MARKET ST. 65806

APT #	RENT/MO	DESCRIPTION	SQ. FT
MO-101	1,760.00	4 BED/ 2 BATH	2,100
MO-201	750.00	1 BED/1 BATH	1,111
MO-202	695.00	1 BED/1 BATH	847
MO-203	725.00	1 BED/1 BATH	948
MO-204	850.00	2 BED/ 1 BATH	1,048
M-101	1,800.00	4 BED/ 2 BATH	2,220
M-102	1,800.00	4 BED/ 2 BATH	2,000
M-103	800.00	2 BED/ 1 BATH	1,100
M-104	800.00	2 BED / 1BATH	1,100
M-105	850.00	2 BED/ 1 BATH	1,200
M-201	900.00	2 BED/ 1 BATH	1,357
M-202	925.00	2 BED/ 2 BATH	1,314
M-203	1,750.00	3 BED/ 2 BATH	2,220

Pages from Beverly Lofts Appraisal:

INCOME APPROACH TO VALUE

The income approach is an appraisal technique in which the net operating income that the property is capable of producing is capitalized into an indication of market value.

The steps within this approach are as follows;

1. Determine the potential gross income the property is capable of producing by comparing the present income to other comparable and competing properties.

2. Deduct all operating expenses paid by the owner to determine the total net operating income the property is expected to produce.

3. Determine the best method of estimating an indication of value for the subject. It is true that different investors will pay different prices for the same property due to differing personal liabilities, investment objectives, etc. However, it is the mode of these prices that the appraiser is attempting to estimate. Not the investment value to one particular investor. There are several methods of developing an indication of value and they vary directly with the type of property and the nature of the income stream. The method considered appropriate for the subject is to capitalize the stabilized net operating income by a capitalization rate. The rate was determined considering rates extracted from the market and by completing a Band of Investment formula.

Subject Rental History: Once the proposed renovations are completed, the borrower has indicated the 16 units will lease at $900 per month. The units are 975 sf which indicates a rental rate of $0.92 per sf.

The first step within this approach is to set a market rental rate for the subject proposed residential two bedroom apartment units. The following rental survey of residential units in the Park Central Business District will be considered in setting a market rental rate for the subject's proposed residential units.

DOWNTOWN RESIDENTIAL LOFT RENTAL RATES						
	OWNER	ADDRESS	BDRMS	TOTAL AREA	MONTHLY RENT	MONTHLY RENT/SF
1)	MARKET ST LOFTS	520 OLIVE ST STE 202	1	847	$625.00	$0.74
2)	MARKET ST LOFTS	235 N MARKET STE 202	2	1,314	$950.00	$0.72
3)	PALACE HOTEL LOFTS	507 W COLLEGE STE 208	1	850	$650.00	$0.76
4)	TODD TUROCI	430 S CAMPBELL STE 201	2	1,300	$900.00	$0.69
5)	PALACE HOTEL LOFTS	507 W COLLEGE ST 201	2	1,000	$775.00	$0.78
6)	SPRINGFIELD LOFT APTS	521 S. JEFFERSON	2	1,000	$695.00	$0.70
7)	STOVE WORK LOFTS	505 N JEFFERSON STE 106	1	840	$625.00	$0.74
8)	STOVE WORK LOFTS	505 N JEFFERSON STE 201	2	1,215	$850.00	$0.70
9)	SEAN MCKAY ETAL	210 S CAMPBELL	1	1,750	$1,200.00	$0.69
10)	FRANKLIN MOTORS REDV	312 E OLIVE	1	700	$650.00	$0.93
		312 E OLIVE	2	1,685	$840.00	$0.50
11)	MURRAY LOFT APTS	318-320 PARK CENTRAL WEST	1	610	$550.00	$0.90
		318-320 PARK CENTRAL WEST	2	1,250	$775.00	$0.62
		318-320 PARK CENTRAL WEST	2	895	$695.00	$0.78
12)	TILLMAN INVESTMENTS	410 SOUTH AVE	2	800	$850.00	$1.06
13)	MARIA'S LOFTS	406 SOUTH AVE	2	2,500	$2,200.00	$0.88
		406 SOUTH AVE	1	720	$900.00	$1.25
14)	LOFTS AT INSPIRED COMMERCE	214 W PHELPS	1	850	$1,000.00	$1.18
15)	COLLEGE STATION LOFTS	MCDANIEL & CAMPBELL	1		$800.00	
			2		$980.00	
16)	406-408 W WALNUT	406 W WALNUT	2	1,762	$1,000.00	$0.57
		408 W WALNUT A	1	800	$700.00	$0.88
		408 W WALNUT B	1	550	$550.00	$1.00
		408 W WALNUT C	1	950	$850.00	$0.89
17)	WHEELER LOFTS	400 SOUTH AVE #201	2	1,392	$1,630.00	$1.17
		400 SOUTH AVE #203	2	1,617	$2,297.00	$1.42
		400 SOUTH AVE #204	2	1,756	$2,333.00	$1.33
		400 SOUTH AVE #205	2	1,236	$1,661.00	$1.34
		400 SOUTH AVE #206	2	1,404	$1,955.00	$1.39
		400 SOUTH AVE #301	2	1,392	$1,704.00	$1.22
		400 SOUTH AVE #302	2	1,541	$2,367.00	$1.54
		400 SOUTH AVE #303	2	2,109	$2,410.00	$1.14
		400 SOUTH AVE #304	2	1,511	$2,100.00	$1.39
		400 SOUTH AVE #306	2	1,510	$2,212.00	$1.46

The appraiser has recited residential rental rates for 17 loft style apartment facilities in downtown Park Central Business District of Springfield. The units surveyed have unit sizes ranging from 550 to 2,500 sf with an average size of 1,239 sf. The rental rates range from $550.00 to $2,410.00 with an average calculated to $1,214.00. This equates to per sf rental rates ranging from $0.50 to $1.54 per sf with an average rental rate of $0.98 per sf.

The subjects projected rental rate is $900.00. Based on the unit size this equates to per sf rental rates ranging from $0.92 per sf.

Based on the subject's location and proposed quality of the subject units, it is the opinion of the appraiser that the projected rental rates appear to be in line with the market and will be used within the projected income and expense statement.

Based on the historical residential occupancies within the subject's general neighborhood, it is estimated that the subject residential units would lease up rather quickly following the competition of the proposed improvements. Based on other mixed use properties located within the subject' immediate neighborhood that are in good condition or recently renovated, the overall occupancy rate for these types of properties typically ranges between 90% to 100% with an average of 95%.

The expenses considered for the subject are described as follows;

Real Estate Taxes: This expense is estimated based on the similar properties within the neighborhood. Noting, the subjects proposed development is applying to be granted a tax abatement which freezes the current tax assessment for 10 years. More information for the subject's tax liability is available for review within the Tax and Assessment Analysis section of this report.

Insurance, building hazard insurance only: Estimated based on the reported expenses as estimated by the borrower and compared to other similar type properties in the subjects market.

Building & Site Maintenance: Based on reported expenses from the borrower and compared to similar type properties.

Utilities: Based on reported expenses from the borrower and compared to similar type properties. The cost of these utilities is typically paid by the owner and included in the monthly rental rate.

Management: Based on reported expenses from similar type properties and from the borrower.

Reserves allowance: is for the replacement of short lived items. It is assumed reserve funds are deposited into a money market account.

PROJECTED INCOME AND EXPENSE STATEMENT

INCOME PROJECTIONS			
16 TWO BEDROOM UNIT @ $900/MONTH		$172,800.00	$0.92 PER SF/YEAR
LESS VACANCY CREDIT LOSS	5.0%	$8,640.00	
EFFECTIVE GROSS INCOME		$164,160.00	
EXPENSES			
REAL ESTATE TAXES		$16,004.70	$0.87 PER SF
INSURANCE		$6,500.00	$0.35 PER SF
BLDG & SITE MAINTENANCE		$18,000.00	$0.97 PER SF
UTILITIES		$9,300.00	$0.50 PER SF
MANAGEMENT/ADMINISTRATIVE		$10,750.00	$0.58 PER SF
RESERVES FOR REPLACEMENT @ 1.5% OF EGI		$2,462.40	$0.13 PER SF
TOTAL EXPENSES		$63,017.10	38.4% EXPENSE RATIO
NET OPERATING INCOME		$101,142.90	

1. **<u>Information About the Respondent:</u>**
    - Union Biscuit Lofts, LLC - Principle: Jason K. Murray
      P.O. Box 2965
      Springfield, MO 65801
      Office: 417-831-2676
      Mobile: 417-880-6661
      E Mail: Murrayjkm@gmail.com
      Website: www.SpringfieldLoftApartments.com
    - Photos of some of our existing properties can be seen on our **Website: www. SpringfieldLoftApartments.com**
    - I own and operate all the properties that I renovate and keep them as long-term investments.
    - I have renovated 11 buildings in the downtown Springfield area over the last 17 years. This includes 164,883 square feet of residential space and 21,398 feet of commercial space.
    - My company owns and operates over $20 Million in local real estate investments.
    - One of the most recent buildings I renovated was the Union Biscuit Warehouse located at 211 South Market Ave, Springfield. See before and after photos below.
    - We are nearing completion of renovations to the Beverly Apartments, 529 E. Cherry St. near MSU. Info below.
    - Beginning renovation to the Bailey School at 501 W. Central St, Springfield this coming spring. Info below.

Union Biscuit Warehouse – before & after

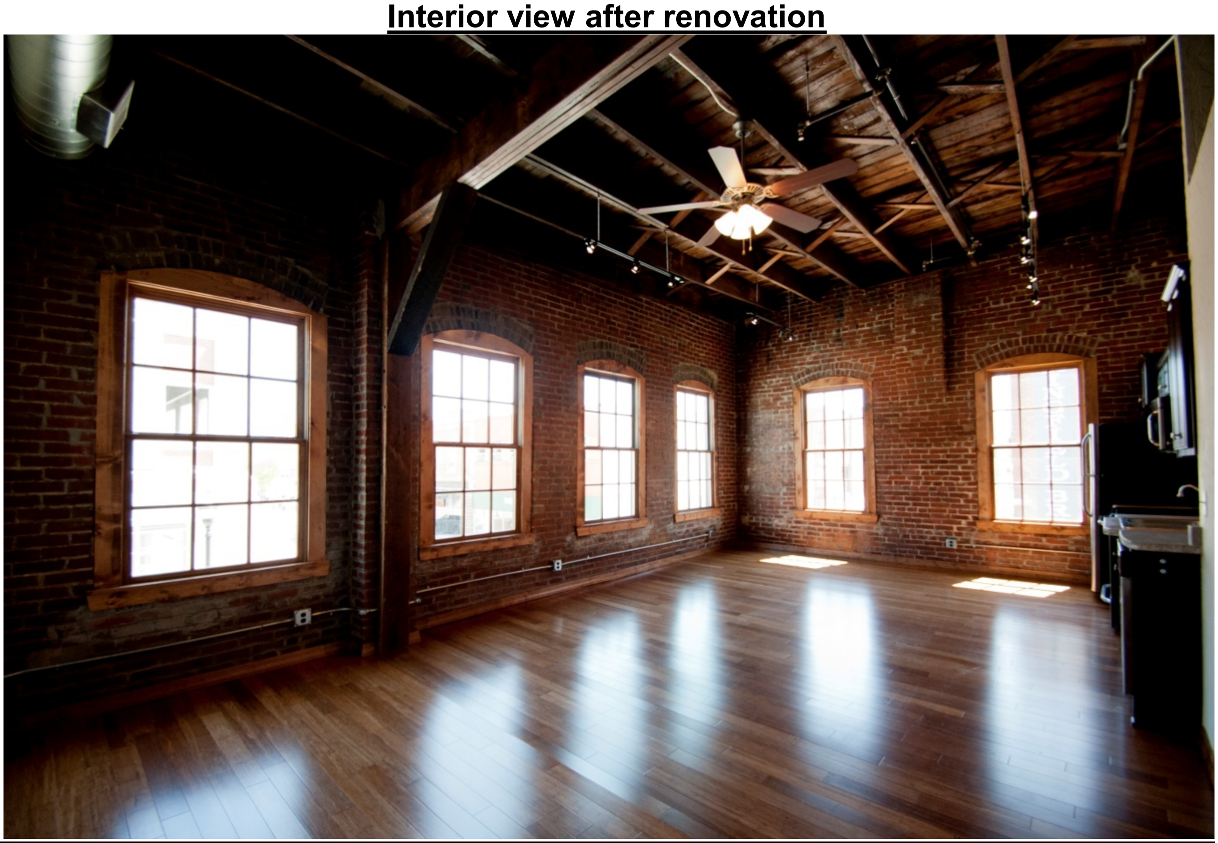
Jason Murray
Real Estate Development Experience:

Union Biscuit Warehouse, LLC
211 South Market Ave, Springfield
- 42,000 Square Feet
- 6 Commercial Spaces
- 22 Loft Apartments
- 18 Space Parking Garage
- Purchased in 2011

Jason & Andre Murray inside the Union Biscuit Warehouse before the renovation.

Before Construction and Renovation

Interior view after renovation



<u>Locally quarried marbleized limestone from the Phoenix Quarry in Walnut Grove, hand cut by a local artisan</u>

Beverly Lofts, LLC
529 E. Cherry St, Springfield

22 Lofts

18,500 Square Feet

Under renovation, estimated completion date April 2018

Bailey Lofts, LLC
501 W. Central St, Springfield

- 25 Lofts
- 30,000 Square Feet
- Renovations beginning spring 2018, estimated completion date May 2019

Palace Hotel Lofts, LLC

507 W. College St, Springfield

16 Lofts

18,000 Square Feet

Renovated 2002

Stove Works Lofts, LLC
505 N. Jefferson Ave, Springfield
28 Lofts
34,000 Square Feet
Renovated: 2004

Artifacts Warehouse, LLC
520 W. Olive Street, Springfield
23 Loft Apartments, 20 Car parking Garage
43,000 Square Feet
Year Renovated (phases): 2003, 2005, 2011

Market Street Lofts, LLC
504 W. Olive/235 N. Market, Springfield

14 Lofts
20,000 Square Feet
Renovated: 2001 & 2003

Park Central Lofts, LLC
222 N. Park Central, Springfield
2 Lofts
1 Restaurant
4,000 Square Feet
Renovated: 2010

Downtown Lofts, LLC
308 S. Campbell, Springfield
3 Lofts
5,000 Square Feet
Year Renovated: 2002

511 Project, LLC
511 N. Boonville, Springfield
3 Lofts, Parking Garage
6,000 Square Feet
Renovated: 2009

Springfield Loft Apartments, LLC
521 N. Jefferson Ave, Springfield
6 Lofts
6,000 Square Feet
Renovated: 2006

Metropolis Holding Company, LLC
300-308 W. McDaniel, Springfield
4,200 Square Feet
4 Commercial Spaces
Purchased in 2009 already renovated

515 W. McDANIEL LOFTS

Property Address: **515 W. McDaniel St, Springfield, MO**

# of Units	10	
Price Completed	$1,102,225.00	from budget page
%Down	25.00%	
Down Payment	$275,556.25	
Historic Tax Credits - State Net	$0.00	from budget page
Historic Tax Credits - Federal Net	$0.00	
Total Equity Combined	$275,556.25	
Cost per Unit	$110,222.50	

RETURN ON CASH	11.68%
NOI/DEBT	3.89%
GRM	9.67
Cap Rate-No Abate	6.25%
Debt Coverage Ratio	109.72%

Lender Name:	Central Bank		**Lender Name:**	
First Loan Amount:		$826,668.75	**Second Loan Amount:**	$0.00
Interest Rate:		4.50%	Interest Rate:	4.50%
Start Date of Loan		1/1/2019	Start Date of Loan	4/1/2019
Term:		20	Term:	20
Monthly Payment:		$5,229.91	Monthly Payment:	$0.00
Optional Extra Payment		$0.00	Optional Extra Payment	
Total Monthly Loan Pymts Loan 1:		$5,229.91	Total Monthly Loan Pymts Loan 2	$0.00
Combined Total Monthly Loan Payments:			**$5,229.91**	

Rents/mo.:	TOTAL	EACH	QUANTITY	SQ. FEET	PRICE/ SQ. FT/MONTH	SQ. FEET TOTALS
2 BED/ 2 BATH - TWO STORY	$9,500.00	$950.00	10	1,150	0.83	11,500.00
Residential Totals	$9,500.00					11,500.00
Grand Totals	$9,500.00	TOTAL UNITS	10			11,500.00

Vacancy Reserve - Residential	5.00%	Expenses/Gross Rent	34.60%
Vacancy Reserve - Commericial		Cost/Square Foot	95.85

BUDGET

515 W. McDANIEL LOFTS

515 W. McDaniel St, Springfield, MO

RENOVATION COST - RENOVATIONS

Quantity	Description	Per Unit	Total
1	Application Fees	2,500.00	2,500.00
1	Architect & Engineering	17,000.00	17,000.00
10	Bath Hardware	250.00	2,500.00
10	Cabinets	2,500.00	25,000.00
1	City Utilities Install	15,000.00	15,000.00
10	Cleaning - Final	200.00	2,000.00
1	Concrete Cutting	1,000.00	1,000.00
1	Concrete - Labor - Interior	20,000.00	20,000.00
1	Concrete - Materials - Interior	20,000.00	20,000.00
1	Construction Period Interest	12,000.00	12,000.00
1	Construction Supervision/Contracting	25,000.00	25,000.00
1	Construction Utilities	4,000.00	4,000.00
1	Contengency	10,000.00	10,000.00
10	Counter Tops - Kitchen	950.00	9,500.00
20	Counter Tops - Bathrooms	200.00	4,000.00
25	Curtain Rods	35.00	875.00
10	Doors - Exterior Entry	500.00	5,000.00
10	Doors - Lofts	1,500.00	15,000.00
10	Door Hardware - Knobs, Stops Etc.	300.00	3,000.00
15	Dumpster & Haul Off	400.00	6,000.00
10	Electrical	5,000.00	50,000.00
10	Electrical Fixtures	650.00	6,500.00
	Environmental Studies	0.00	0.00
1	Fire Alarm	2,500.00	2,500.00
1	Fire Sprinkler	45,000.00	45,000.00
8,000	Flooring - Polished Concrete	2.00	16,000.00
0	Flooring -	0.00	0.00
4,000	Flooring - Install - Labor Wood	2.00	8,000.00
4,000	Flooring Materials - Wood	2.75	11,000.00
10	Flooring - Stairs - Materials	200.00	2,000.00
10	Flooring - Stairs - Labor	250.00	2,500.00
10	Framing Labor	2,800.00	28,000.00
0	Framing Labor - Structure	0.00	0.00
1	General Labor	7,500.00	7,500.00
1	Hardware	4,200.00	4,200.00
0	Historic Consultant	0.00	0.00
10	HVAC	5,000.00	50,000.00

10	Insulation	1,250.00	12,500.00
1	Insurance	3,000.00	3,000.00
1	Interior Excavation	15,000.00	15,000.00
10	Iron Work	1,000.00	10,000.00
1	Legal Fees	750.00	750.00
10	Lumber	2,000.00	20,000.00
1	MailBox	1,350.00	1,350.00
1	Masonry - Labor	20,000.00	20,000.00
1	Masonry - Supplies	5,000.00	5,000.00
20	Mirrors - Bathrooms	100.00	2,000.00
0	Paint Removal	0.00	0.00
10	Painting Labor	1,800.00	18,000.00
10	Painting Supplies	1,000.00	10,000.00
1	Misc	5,000.00	5,000.00
1	Permits	2,500.00	2,500.00
10	Plumbing Labor & Material	4,500.00	45,000.00
10	Porta Pottie	85.00	850.00
1	Proffessional Fees	500.00	500.00
0	Property Tax	0.00	0.00
1	Rental Equipment	5,000.00	5,000.00
1	Roofing	40,000.00	40,000.00
1	Sand Blasting	2,500.00	2,500.00
10	Sheet Rock - Labor	3,000.00	30,000.00
10	Sheet Rock Material	2,200.00	22,000.00
10	Shelving & Bath Fixtures	250.00	2,500.00
0	Shower Doors	0.00	0.00
10	Structural Steel	250.00	2,500.00
10	Supplies & Equipment	1,000.00	10,000.00
1	Survey	500.00	500.00
0	Temp Fencing	0.00	0.00
400	Tile - Materials	3.00	1,200.00
400	Tile - Install Labor	2.50	1,000.00
10	Trim - Materials	600.00	6,000.00
10	Trim Carpentry - Labor	1,500.00	15,000.00
0	Video Camera System		0.00
25	Window Install - Labor	200.00	5,000.00
25	Windows	500.00	12,500.00
		TOTAL	759,725.00

RENOVATION COST - Acquisition & Exterior

Quantity	Description	Per Unit	Total
1	Acquisition - Proportion of property	275,000.00	275,000.00
10	Appliances	3,000.00	30,000.00
1	Sidwalks etc	6,000.00	6,000.00
1	Landscaping	1,500.00	1,500.00
1	Parking lot Improvements	25,000.00	25,000.00
1	Gate and Fence	5,000.00	5,000.00
		TOTAL	342,500.00

TOTAL COMBINED COST 1,102,225.00

Property Tax Information:

*Current and future appraised values/allocations on this page came from conversations with Rick Kessinger and Joe Durnall (Greene County Appraiser) - December 2017

Levy - Commercial	0.065311
Levy - Residential	0.054911
Levy - CID	0.00402

Current Property Taxes - As Is

	Appraised Value - Residential	Appraised Value - Commercial	Assessment Rate	Assessed Value
Parking Lot	110,900.00	0.00	19.00%	21,071.00
Building - 515 W. McDaniel	0.00	100,000.00	32.00%	32,000.00
Total Current Assessed Value				53,071.00

Total Current Assessed Value	53,071.00
Commercial Tax	2,089.95
Residential Tax	1,157.03
CID Tax	213.35
Total Current Property Taxes 2017	3,460.33

Property Tax - Estimated as Completed with No Abatement

	Appraised Value - Residential	Appraised Value - Commercial	Assessment	Assessed Value
Parking Lot	110,900.00	0.00	19.00%	21,071.00
Building - 515 W. McDaniel	500,000.00	0.00	19.00%	95,000.00
Total Current Assessed Value				116,071.00

Total Assessed Value	116,071.00
Commercial Tax	0.00
Residential Tax	6,373.57
CID Tax	466.61
Total Estimated Property Taxes	6,840.18

Property Tax - Estimated as Completed with Abatement

	Appraised Value - Residential	Appraised Value - Commercial	Assessment	Assessed Value
Parking Lot	110,900.00	0.00	19.00%	21,071.00
Building - 515 W. McDaniel	100,000.00	0.00	19.00%	19,000.00
Total Current Assessed Value				40,071.00

Total Assessed Value	40,071.00
Commercial Tax	0.00
Residential Tax	2,200.34
CID Tax	161.09
Total Estimated Property Taxes	2,361.42

Annual Expenses - NO ABATEMENT	**PROJECTED**	
Property Taxes - NO ABATEMENT	$6,840.18	From "Prop Tax I
Accounting	$1,500.00	
HVAC	$5,000.00	
Insurance	4,500.00	
Internet	0.00	
Gate Service	0.00	
Fire Sprinkler Monitoring	500.00	
Landscaping/mowing	1,000.00	
Management	7,500.00	
Utilities	3,600.00	
Maintenance & Repair	6,000.00	
Trash	3,000.00	
Phone Line	0.00	
Total	$39,440.18	

515 W. McDANIEL LOFTS

Pro-Forma Income Statement - No Abatement

	2019	2020	2021	2022	2023
Gross Potential Income - Lofts	$114,000.00	$117,420.00	$120,942.60	$124,570.88	$128,308.00
Gross Potential Income - Commercial	$0.00	$0.00	$0.00	$0.00	$0.00
Combined Gross Potential Income	$114,000.00	$117,420.00	$120,942.60	$124,570.88	$128,308.00
- Vacancy - Residential @ 5.00%	5,700.00	5,871.00	6,047.13	6,228.54	6,415.40
Adjusted Gross Income	108,300.00	111,549.00	114,895.47	118,342.33	121,892.60
-Operating Expenses	39,440.18	40,623.39	41,842.09	43,097.35	44,390.27
Net Operating Income	68,859.82	70,925.61	73,053.38	75,244.98	77,502.33
-Interest Expense	36,666.30	35,467.60	34,213.84	32,902.48	31,530.88
-Principal Payments	26,092.68	27,291.37	28,545.13	29,856.49	31,228.09
Pre-Tax Cash Flow	6,100.84	8,166.64	10,294.41	12,486.01	14,743.36
-Depreciation Building	36,072.82	36,072.82	36,072.82	36,072.82	36,072.82
-Depreciation Personal Prop.	7,873.04	7,873.04	7,873.04	7,873.04	7,873.04
Income After Depreciation	-37,845.01	-35,779.22	-33,651.45	-31,459.85	-29,202.50
+ Principal Reduction	26,092.68	27,291.37	28,545.13	29,856.49	31,228.09
Taxable Income	-11,752.33	-8,487.84	-5,106.31	-1,603.35	2,025.60
-Income Taxes (Tax Credit)	-3,173.13	-2,291.72	-1,378.70	-432.91	546.91
Net Income (loss) after tax	-$8,579.20	-$6,196.13	-$3,727.61	-$1,170.45	$1,478.69
After Tax Cash Flow	**$9,273.97**	**$10,458.36**	**$11,673.11**	**$12,918.91**	**$14,196.45**
Tax Rate	27.00%	Pre-tax Cash Flow + Equity Build Year 1			32,193.52
Annual Rents Increase	3.00%				
Annual Expense Increase	3.00%				

515 W. McDANIEL LOFTS
Pro-Forma Income Statement - No Abatement

2024	2025	2026	2027	2028
$132,157.24	$136,121.96	$140,205.62	$144,411.79	$148,744.14
$0.00	$0.00	$0.00	$0.00	$0.00
$132,157.24	$136,121.96	$140,205.62	$144,411.79	$148,744.14
6,607.86	6,806.10	7,010.28	7,220.59	7,437.21
125,549.38	129,315.86	133,195.34	137,191.20	141,306.94
45,721.98	47,093.64	48,506.45	49,961.64	51,460.49
79,827.40	82,222.23	84,688.89	87,229.56	89,846.45
30,218.30	28,723.38	27,159.79	25,524.37	23,813.82
32,540.68	34,035.59	35,599.18	37,234.60	38,945.15
17,068.43	19,463.25	21,929.92	24,470.58	27,087.47
36,072.82	36,072.82	36,072.82	36,072.82	36,072.82
7,873.04	7,873.04	7,873.04	7,873.04	7,873.04
-26,877.43	-24,482.60	-22,015.94	-19,475.27	-16,858.38
32,540.68	34,035.59	35,599.18	37,234.60	38,945.15
5,663.25	9,552.99	13,583.25	17,759.33	22,086.77
1,529.08	2,579.31	3,667.48	4,795.02	5,963.43
$4,134.18	$6,973.68	$9,915.77	$12,964.31	$16,123.34
$15,539.35	**$16,883.94**	**$18,262.44**	**$19,675.56**	**$21,124.04**

Return Analysis

Cash-on-Cash Return (NO Abatement)

	Construction	Year 1	Year 2	Year 3
Initial Equity/Residual Value	(1,102,225)			
Cash Flow		6,101	8,167	10,294
Total Cash Flow	(1,102,225)	6,101	8,167	10,294
Cumulative Cash Flow	(1,102,225)	(1,096,124)	(1,087,958)	(1,077,663)

Cumulative Cash on Cash Return at Stabilization (year 3) **-391.09%**

Year 3 Cash on Cash Return **3.74%**

Project Assumptions (NO Abatement)

Cap rate - Without Abatement - Year 1 NOI **6.25%**

Union Biscuit Lofts Rehab Costs	827,225.00
Union Biscuit Lofts - Acquistion	275,000.00
Total Investment:	1,102,225.00
Private Debt:	826,668.75
Private Equity	275,556.25
Construction Period	2018 End Early 2019
Pro forma Start	1/1/2019

Operating Expenses - With Tax Abatement

Annual Expenses	PROJECTED	
Property Taxes - WITH ABATEMENT	$2,361.42	From "Prop Tax Info"
Accounting	$1,500.00	
HVAC	$5,000.00	
Insurance	4,500.00	
Internet	0.00	
Gate Service	0.00	
Fire Sprinkler Monitoring	500.00	
Landscaping/mowing	1,000.00	
Management	7,500.00	
Utilities	3,600.00	
Maintenance & Repair	6,000.00	
Trash	3,000.00	
Phone Line	0.00	
Total	$34,961.42	

515 W. McDANIEL LOFTS

Pro-Forma Income Statement - With Tax Abatement

		2019	2020	2021	2022	2023
Gross Potential Income - Lofts		$114,000.00	$116,280.00	$118,605.60	$120,977.71	$123,397.27
Gross Potential Income - Commercial		$0.00	$0.00	$0.00	$0.00	$0.00
Combined Gross Potential Income		$114,000.00	$116,280.00	$118,605.60	$120,977.71	$123,397.27
- Vacancy - Residential @	5.00%	5,700.00	5,814.00	5,930.28	6,048.89	6,169.86
Adjusted Gross Income		108,300.00	110,466.00	112,675.32	114,928.83	117,227.40
-Operating Expenses		34,961.42	36,010.27	37,090.57	38,203.29	39,349.39
Net Operating Income		73,338.58	74,455.73	75,584.75	76,725.53	77,878.01
-Interest Expense		36,666.30	35,467.60	34,213.84	32,902.48	31,530.88
-Principal Payments		26,092.68	27,291.37	28,545.13	29,856.49	31,228.09
Pre-Tax Cash Flow		10,579.60	11,696.76	12,825.77	13,966.56	15,119.04
-Depreciation Building		36,072.82	36,072.82	36,072.82	36,072.82	36,072.82
-Depreciation Personal Prop.		7,873.04	7,873.04	7,873.04	7,873.04	7,873.04
Income After Depreciation		-33,366.25	-32,249.10	-31,120.09	-29,979.30	-28,826.82
+ Principal Reduction		26,092.68	27,291.37	28,545.13	29,856.49	31,228.09
Taxable Income		-7,273.57	-4,957.72	-2,574.95	-122.80	2,401.28
-Income Taxes (Tax Credit)		-1,963.87	-1,338.59	-695.24	-33.16	648.34
Net Income (loss) after tax		-$5,309.71	-$3,619.14	-$1,879.71	-$89.65	$1,752.93
After Tax Cash Flow		**$12,543.46**	**$13,035.34**	**$13,521.01**	**$13,999.71**	**$14,470.69**
Tax Rate		27.00%	Pre-tax Cash Flow + Equity Build Year 1			36,672.28
Annual Rents Increase		2.00%				
Annual Expense Increase		3.00%				

515 W. McDANIEL LOFTS
Pro-Forma Income Statement - With Tax Abatement

2024	2025	2026	2027	2028
$125,865.21	$128,382.52	$130,950.17	$133,569.17	$136,240.55
$0.00	$0.00	$0.00	$0.00	$0.00
$125,865.21	$128,382.52	$130,950.17	$133,569.17	$136,240.55
6,293.26	6,419.13	6,547.51	6,678.46	6,812.03
119,571.95	121,963.39	124,402.66	126,890.71	129,428.53
40,529.87	41,745.77	42,998.14	44,288.09	45,616.73
79,042.08	80,217.62	81,404.52	82,602.62	83,811.80
30,218.30	28,723.38	27,159.79	25,524.37	23,813.82
32,540.68	34,035.59	35,599.18	37,234.60	38,945.15
16,283.10	17,458.64	18,645.54	19,843.65	21,052.82
36,072.82	36,072.82	36,072.82	36,072.82	36,072.82
7,873.04	7,873.04	7,873.04	7,873.04	7,873.04
-27,662.75	-26,487.21	-25,300.31	-24,102.21	-22,893.03
32,540.68	34,035.59	35,599.18	37,234.60	38,945.15
4,877.93	7,548.38	10,298.87	13,132.40	16,052.12
1,317.04	2,038.06	2,780.69	3,545.75	4,334.07
$3,560.89	$5,510.32	$7,518.17	$9,586.65	$11,718.05
$14,966.06	**$15,420.58**	**$15,864.85**	**$16,297.90**	**$16,718.75**

Return Analysis

Cash-on-Cash Return (with Abatement)

	Construction	Year 1	Year 2	Year 3
Initial Equity	(1,102,225)			
Cash Flow		10,580	11,697	12,826
Total Cash Flow	(1,102,225)	10,580	11,697	12,826
	(1,102,225)	(1,091,645)	(1,079,949)	(1,067,123)

Cumulative Cash on Cash Return at Stabilization (year 3)	**-387.26%**
Year 3 Cash on Cash Return	**4.65%**

Project Assumptions (with Abatement)

Cap rate - With Abatement - Year 1 NOI	**6.65%**	
Union Biscuit Lofts Rehab Costs		827,225.00
Union Biscuit Lofts - Acquistion		275,000.00
Total Investment:		1,102,225.00
Private Debt:		826,668.75
Private Equity:		275,556.25
Construction Period	2018 End Early 2019	
Pro forma Start	1/1/2019	