



City of Springfield

Agenda

Land Clearance for Redevelopment Authority

November 5, 2024

4:00 PM

Conference Room 2 - West
Busch Municipal Building
840 N Boonville Avenue,
Springfield, MO

Rules and procedures can be found on the [Agenda Center](#).

1. CALL TO ORDER.

2. ROLL CALL.

3. APPROVAL OF MINUTES.

3.1. Approval of Minutes of October 1, 2024 Meeting.

4. NEW BUSINESS.

4.1. Request for Real Property Tax Abatement for Redevelopment Project inside the Galloway Redevelopment Area located at 2960 East Allen Place. Township 28, LLC, applicant.

4.2. First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area, generally located at 521 North Boonville Avenue. 521 North Investments, LLC, applicant.

5. OTHER BUSINESS.

6. ADJOURN.

In accordance with Americans with Disabilities Act (ADA) guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1651 as soon as possible to ensure our ability to accommodate your needs.

Springfield Land Clearance for Redevelopment Authority

Tuesday, October 1, 2024, at 4:00 PM

Conference Room 2-West

Busch Municipal Building

840 N Boonville Ave, Springfield, MO

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby, Ben Edmondson, and Steve Jackson

Staff: Matt Schaefer, Judy White, and Laura Vales

Others Present: Conan Dougherty, Christian Carroll, Renee Willour, Debbie Hart, Riley Shantz, and Harlan Hill

3. Approval of Minutes

Ben Edmondson made a motion to approve. Steve Jackson seconded the motion. Motion was approved (3-0).

4. New Business

- a. Request for Real Property Tax Abatement for Redevelopment Project inside the Grant Avenue Parkway Redevelopment Area located at 810 West Catalpa Street. Nordic Landing, LLC, applicant.

Steve Jackson made a motion to approve. Ben Edmondson seconded the motion. Motion was approved (3-0).

5. Other Business

6. Adjourn

Ryan Cosby made a motion to adjourn. Steve Jackson seconded the motion. Motion was approved (3-0).





**EXPLANATION TO REQUEST FOR REAL PROPERTY TAX ABATEMENT FOR
REDEVE**

FILED: 11/01/2024

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. LCRA Abatement Application - 2960 E Allen Pl



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

[Sections 99.700-99.715, RSMo](#)
[Chapter 40, Article II, Springfield City Code](#)

Property Address: 2960 E Allen Place

Redevelopment Area: Galloway

Applicant/Developer

Name: Township 28, LLC

Mailing Address: 3811 S Weller Ave., Ste A-101

Telephone: (417) 869-1118

E-Mail: harlan.hill@teamccon.com

Property Owner

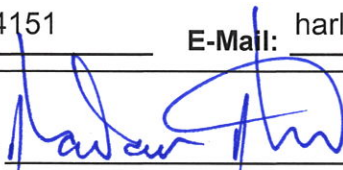
Name: Sequiota Storage, LLC dba NextGen Storage

Contact Person: Harlan Hill

Mailing Address: 3811 S Weller Ave., Ste A-101

Telephone: (417) 880-4151

E-Mail: harlan.hill@teamccon.com

Applicant/Developer Signature: 

Printed Name and Title: Harlan Hill, Owner's Representative

Date: 9/26/2024

Required Attachments:

- \$656 application fee (payable to the City of Springfield).
- Legal description of project.
- Narrative identifying the scope of the project.
- Site plan and floor plans.
- Concept plan and/or renderings, if available.
- Narrative describing relationship of project to the adopted redevelopment plan.
- If project is in the Downtown Redevelopment Area, please see additional requirements on page 2 of this application.

SEQUIOTA CLIMATE CONTROLLED SELF-STORAGE TAX ABATEMENT:

1. Scope of the Project:

This redevelopment project involves the construction of an indoor climate-controlled storage building. This is a 2-story self-contained commercial development, which will be open to residents and the public. The first floor of the building has a gross area of 9,000 Sq. Ft., and the second 9,000 sq. ft., respectively, for a total of 18,000 gross sq. ft.

This development will be provided with its own separate entrance and parking area.

2. Relationship of the Project to Redevelopment Plan

This project is in the Galloway Redevelopment Area and will be constructed to complement the surrounding Township 28 apartments in scale. The gross square footage for the building is 18,000 Sq. Ft. This development will be located on the parcel that is zoned GR (General Retail) zoning classification. This commercial development complies with the spirit of the Galloway Redevelopment area that encourages diversity in uses and mitigation of blighted area.

Design Guidelines: This project will utilize good quality materials and is designed to complement the existing development within the Redevelopment area, to encourage pedestrian activity, and contribute to the harmonious streetscape of the existing areas. The 2-story building will be sited to maintain the proper setbacks from the property lines with the height of the building well within the bulk plane because of the surrounding residential development. Additionally, the design of the building façade shall be consistent to maintain similar quality and architectural finishes of adjacent Township 28 development. Furthermore, building setbacks shall be designed to be consistent with the requirements in a GR (General Retail) zoning district, which includes eighty (80) percent impervious to Twenty (20) percent pervious ratio. Additionally, the design will utilize bufferyards and screening along the property lines to separate this development from the residential districts to the north, south, east and west of the existing developments.

Other Design Provisions: The redevelopment plan for this project is designed to encourage pedestrian use and experience. The provision of sidewalks coupled with low traffic will allow residents to walk to nearby commercial developments along Lone Pine and other neighborhood facilities.

Pursuant to Section V, Subsection (F) of the Redevelopment Plan, a property Owner who applies to LCRA for tax abatement must provide the LCRA with a redevelopment schedule and estimated dates of completion for a particular project. The development estimates that the project will be scheduled follows:

- Pre-Construction (Permits/Inspections): November 1, 2022
- Site Work (Grubbing and Rough Grading): April 10, 2023
- Construction of Building: Substantially Complete by September 9, 2024; Final Completion by October 15, 2024

3. Legal Description

Please see Exhibit A, attached to this application

4. Site Plan/Floor Plans

Please see Exhibit B, attached to this application

5. Project Rendering

Please see Exhibit C, attached to this application

EXHIBIT A
LEGAL DESCRIPTION

A TRACT OF LAND AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE LYING IN LOTS 10 AND 11 OF GALLOWAY HEIGHTS, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK S, PAGE 80 AND ALSO IN DESCRIBED IN BOOK 2020, PAGE 010624-20 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF GALLOWAY HEIGHTS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ALLEN DRIVE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 86°47'30" EAST, 77.16 FEET; THENCE 102.17 FEET ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 73°25'33" EAST FOR 76.58 FEET TO THE NORTHEAST CORNER OF LOT 10; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE EAST LINE OF LOT 10 SOUTH 00°57'36" WEST, 187.65 FEET TO A POINT ON THE SOUTH LINE OF GALLOWAY HEIGHTS; THENCE ALONG SAID SOUTH LINE SOUTH 89°26'35" WEST, 149.94 FEET TO THE SOUTHWEST CORNER OF LOT 11; THENCE ALONG THE WEST LINE OF LOT 11 NORTH 00°55'58" EAST, 162.94 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 0.55 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



3.30-2022

EXHIBIT B
SITE PLAN/FLOOR PLANS

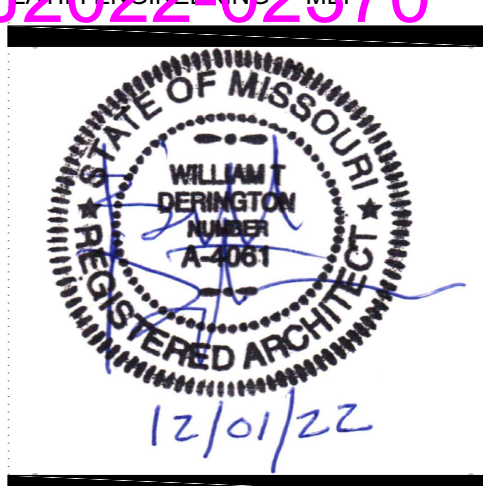
REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED BUILDING CODES, ZONING ORDINANCE AND DESIGN STANDARDS. THE REVIEW AND APPROVAL DOES NOT RELIEVE THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, OR ADDRESS OR OVERHAUL THE REQUIREMENTS OF OTHER JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED OTHERWISE.

MISSOURI CERTIFICATE OF AUTHORITY NO. A-2013038640

CONSULTANTS' 05/18/23

SIGNATURE ANDERSON ENGINEERING - DATE

WELLS & SCALETTY, STRUCTURAL
ARCHITECTS, INC. MEP



SEQUIOTA STORAGE
FOR SEQUIOTA STORAGE, LLC
A NEW CLIMATE CONTROLLED SELF STORAGE FACILITY
2960 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

SITE STATISTICS

TABULAR AREAS

TOTAL LAND AREA =	24,448 sq. ft.	(100%)
BUILDING COVERAGE =	9,000 sq. ft.	(37%)
PAVED SURFACE =	6,240 sq. ft.	(26%)
DEVELOPED AREA =	15,240 sq. ft.	(63%)
GREEN SPACE =	9,208 sq. ft.	(37%)

BUILDING SQ.FT. (2 FLOORS) =	18,000 sq. ft.
FLOOR AREA RATIO=	0.74

APPLICABLE CODES

ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE

ALL ELECTRICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2017 NATIONAL ELECTRIC CODE

ALL MECHANICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL MECHANICAL CODE

ALL PLUMBING DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL PLUMBING CODE

ALL LOCAL AMMENDMENTS TO THESE AND ANY OTHER PERTINENT CODES SHALL APPLY

CODE REVIEW NOTES

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A NEW 18,000 SQ FT BUILDING FOR A CLIMATE CONTROLLED SELF STORAGE BUILDING (2 STORY - 9,000 SQ FT ± PER FLOOR).

CONSTRUCTION TYPE:	2B
USE GROUP:	S-1
ALLOWABLE PER FLOOR	12,000 SQ FT
ALLOWABLE FLOORS	2 FLOORS

THIS BUILDING IS TO BE EQUIPPED WITH NFPA 13 FIRE SUPPRESSION SYSTEM.

ZONING NOTES

ZONING DESCRIPTION:

ZONING:	GR - GENERAL RETAIL (CUP 464)
USE:	S-1 - SELF STORAGE UNITS

FRONT YARD SETBACK:	15'
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	NONE
BUFFERYARD ON EAST & WEST SIDE	10'
BUFFERYARD ON NORTH & SOUTH SIDE	15'

PARKING CALCULATIONS:

REQUIREMENTS:

PARKING REQUIRED BASED ON
1 SPACE PER EACH 25 STORAGE UNITS

PARKING REQUIRED.....10 SPACES

PARKING PROVIDED.....11 SPACES

- * 8 STANDARD
- * 1 VAN ACCESSIBLE
- * 2 PARKING/LOADING SPACES

PROPERTY OWNER

SEQUIOTA STORAGE, LLC

LEGAL DESCRIPTION

ALL OF LOTS TEN (10) AND ELEVEN (11), IN PLAT OF GALLOWAY HEIGHTS, A SUBDIVISION IN GREENE COUNTY, MISSOURI.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

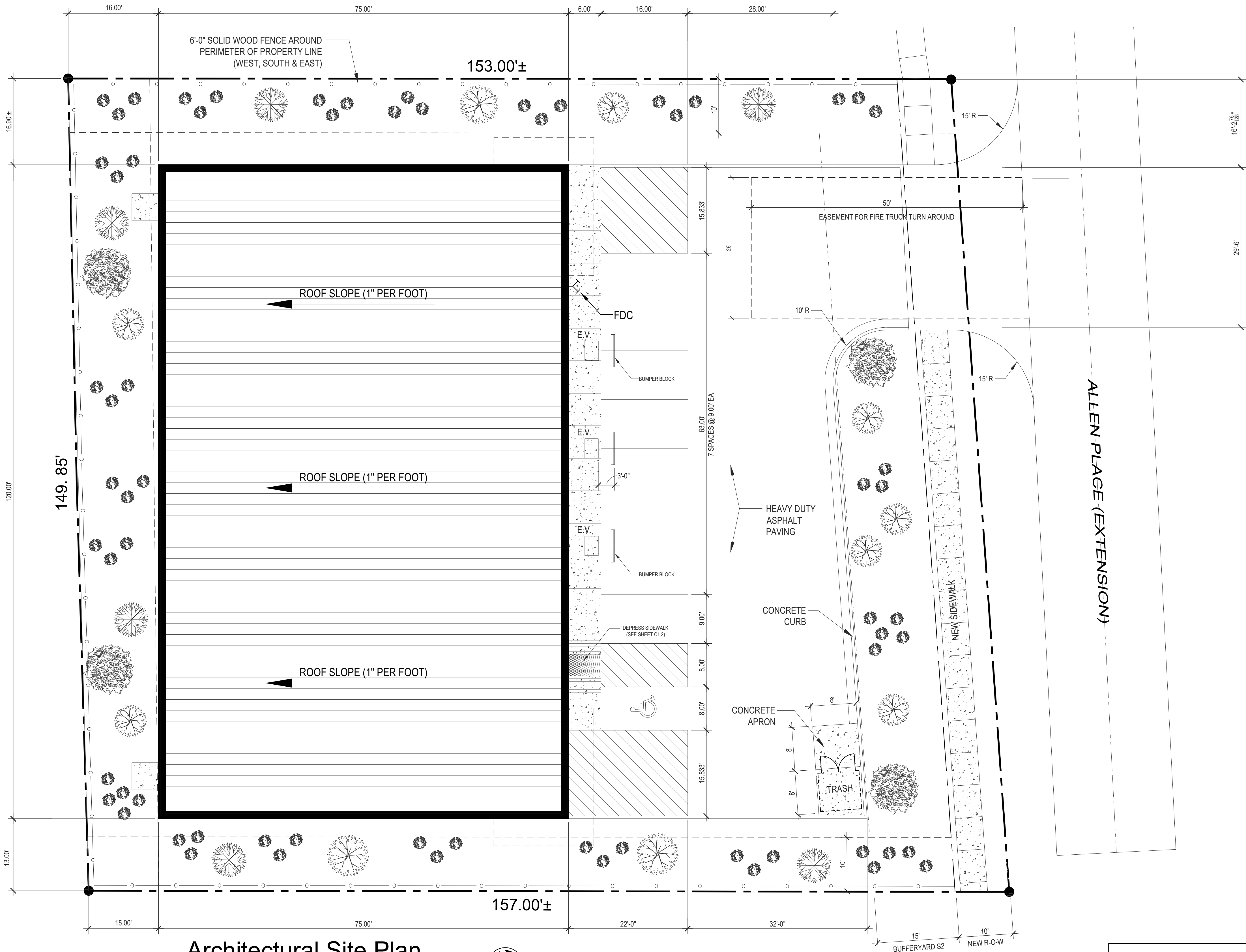
STORMWATER DETENTION NOTE:

OWNER HEREBY REQUESTS THAT THEY BE ALLOWED TO PAY INTO THE REGIONAL STORM WATER DETENTION FUND IN LIEU OF PROVIDING ON SITE DETENTION. THE TOTAL SITE DEVELOPMENT OF 15,240 SQ FT WOULD REQUIRE 4,000± CUBIC FEET OF DETENTION.

THE ENTIRE SITE CONSISTS OF LESS THAN 1 ACRE, THERE IS NOT A REQUIREMENT FOR A SWPPP OR WATER QUALITY MEASURES FOR THIS SITE.

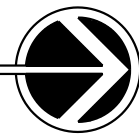
TOTAL BUILDING STORAGE UNIT MIX				TOTALS
UNIT SIZE	10X10	10X5	5X5	
UNIT SQ FT	100	50	25	
# UNITS	60	90	96	246 UNITS
TOTAL SQ FT	6000	4500	2300	12,900 SF

EFFICIENCY 71.6%



Architectural Site Plan

Scale 1" = 10'-0"



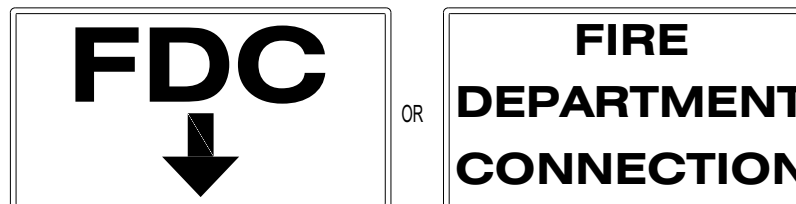
Under Article III, Division 6, Section 36-482, Exception 16, where lot dimensions are greater than 100' to 150' wide the buffer yard may be 10'-0" - With 0 canopy trees, 1 understory tree, 2 evergreen trees & 10 shrubs per 100'

Under Article III, Division 6, Section 36-482, Exception 16, where lot dimensions are greater than 150' to 200' wide the buffer yard may be 15'-0" - With 1 canopy tree, 1 understory tree, 2 evergreen trees & 10 shrubs per 100'

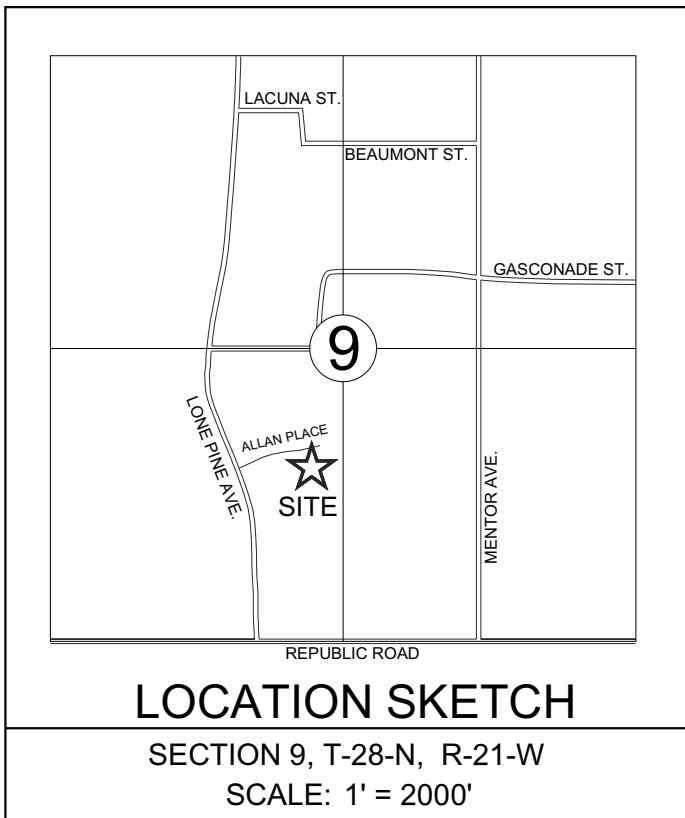
- Canopy Tree
- Understory Tree
- Evergreen Tree
- Shrub

SEE PLANTING SCHEDULE AND DETAILS ON SHEET C1.2

E.V. ELECTRIC VEHICLE CHARGING STATION. PROVIDE CONCRETE PEDESTAL AS REQUIRED PER MANUFACTURERS INSTRUCTIONS. SEE MEP. PEDESTAL SHALL BE 30" WIDE BY 42" LONG BY A MINIMUM OF 7.87" TALL AND SHALL BE LEVEL ON THE TOP SURFACE OF THE PEDESTAL.



MOUNT APPROVED "FDC" SIGN ABOVE OR ADJACENT TO CONNECTION



WALL & FRAMING NOTES

1. ALL LOAD BEARING WALLS (SHOWN SHADED) SHALL BE 4" PEMB STUDS @ 2'-6" O.C. BY PEMB SUPPLIER UNLESS NOTED OTHERWISE ON ENLARGED PLANS.

2. ALL PARTITION WALLS SHALL BE 4" PEMB STUDS @ 5'-0" O.C. BY PEMB SUPPLIER UNLESS NOTED OTHERWISE ON ENLARGED PLANS.

3. CORRIDORS SHALL BE PRE-FABRICATED/ FINISHED METAL WALL PANEL SYSTEM AS SELECTED BY OWNER EQUAL TO "DBCI" HALLWAY & 850 SERIES DOOR SYSTEM. SYSTEM SHALL BE 8'-0" HIGH W/ FLUSH HEADERS AND FLAT PANELS EQUAL TO "DBCI" "CORAWALL" HALLWAY PANEL SYSTEM. DOORS SHALL BE 6'-8" HIGH. SYSTEM SHALL BE COMPLETE WITH ALL TRACKS, HEAD AND SILL, "T" CONNECTIONS, DIVIDER PANELS, FASTENERS, ETC., FOR A COMPLETE AND FINISHED JOB.

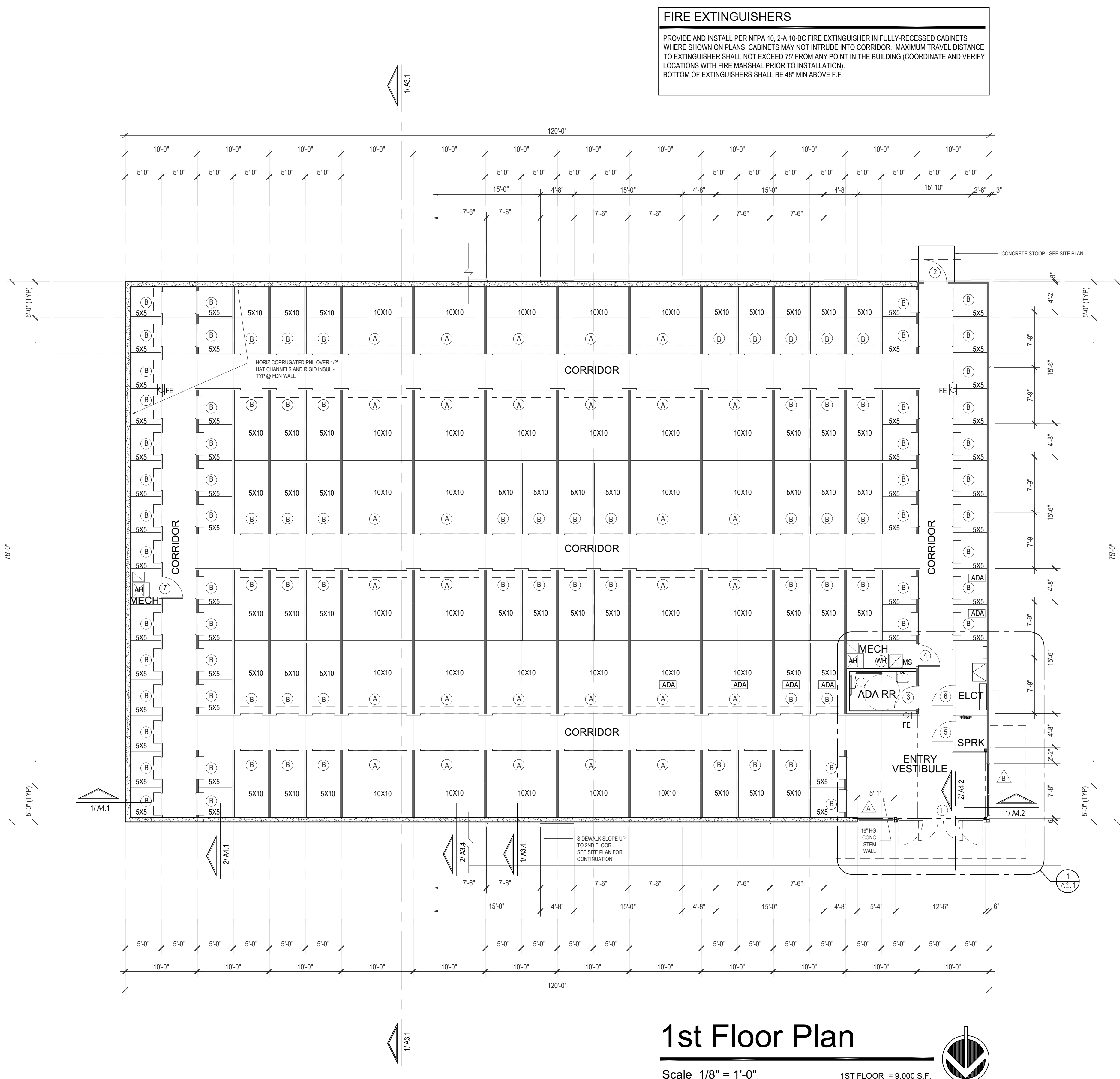
4. PROVIDE HORIZONTAL CORRUGATED PANELS @ INTERIOR FACE OF EXTERIOR WALLS AND AT 1 SIDE OF STORAGE UNIT DIVIDER WALLS.

5. PROVIDE METAL CLOSURE PANELS ON INTERIOR FACE OF PARTITION WALLS TO ENCLOSE DRAIN, WASTE AND VENT LINES, DX LINES, FLUE AND COMBUSTION AIR LINES AND RECESSED FIRE EXTINGUISHER CABINETS THAT ARE ENCLOSED IN PARTITION STUD CAVITIES. SEE PME PLANS FOR HVAC AND PLUMBING LINE LOCATIONS.

6. PROVIDE WIRE MESH OVER TOP OF STORAGE UNITS ON 1ST FLOOR @ 7'-2" A.F.F. AND BURLER BARS CONTINUOUS TO ROOF STRUCTURE ALONG CORRIDORS ON 2ND FLOOR - SEE A3.1

TOTAL BUILDING STORAGE UNIT MIX				TOTALS
UNIT SIZE	10X10	10X5	5X5	
SF EACH UNIT	100	50	25	
TOTAL # UNITS	60	90	96	246 UNITS
PER FLOOR (1st/ 2nd)	30/ 30	45/ 45	50/ 46	125/ 121
ADA (1st / 2nd)	2/ 1	2/ 2	2/ 2	6/ 5
TOTAL SF ALL UNITS	6000	4500	2400	12,900 SF
BUILDING AREA 1st FLOOR				9,000 SF
BUILDING AREA 2nd FLOOR				9,000 SF
TOTAL BUILDING AREA				18,000 SF

EFFICIENCY 71.7%



STORAGE HEIGHT - FIRST FLOOR

POST SIGNAGE ON FIRST FLOOR AT ENTRY AND SEVERAL CONSPICUOUS LOCATIONS

* MAXIMUM STORAGE HEIGHT IN CUBICLES ON FIRST FLOOR 7'-2" A.F.F.*

FIRE EXTINGUISHERS

PROVIDE AND INSTALL PER NFPA 10, 2-A 10-BC FIRE EXTINGUISHER IN FULLY-RECESSED CABINETS WHERE SHOWN ON PLANS. CABINETS MAY NOT INTRUDE INTO CORRIDOR. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER SHALL NOT EXCEED 75' FROM ANY POINT IN THE BUILDING (COORDINATE AND VERIFY LOCATIONS WITH FIRE MARSHAL PRIOR TO INSTALLATION). BOTTOM OF EXTINGUISHERS SHALL BE 48" MIN ABOVE F.F.

1st Floor Plan

Scale 1/8" = 1'-0"

1ST FLOOR = 9,000 S.F.

LEGEND

1 SEE DOOR SCHEDULE SHEET A6.2

2 SEE WINDOW SCHEDULE SHEET A6.2

ADA ADA ACCESSIBLE STORAGE UNIT; (11 TOTAL)
PROVIDE ADA KIT FOR UNITS MARKED "HC" TO INCLUDE STRAP, ADA IDENTIFICATION, AND ADDITIONAL HANDLE @ 15" A.F.F.

FE FIRE EXTINGUISHER; SEE NOTE THIS SHEET

SEQUIOTA STORAGE
FOR SEQUIOTA STORAGE, LLC
A NEW CLIMATE CONTROLLED SELF STORAGE FACILITY
2960 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE

12-01-2022

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REVISIONS

NO. DATE TYPE

PROJECT NO.

DRAWING TITLE

1ST FLOOR PLAN

DRAWING NO.

A1.1

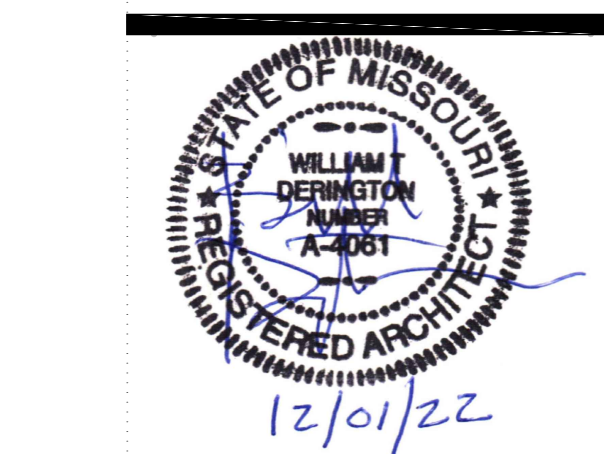
REVIEWED FOR COMPLIANCE WITH THE CITY CODE, ADOPTED
BUILDING CODES, ZONING ORDINANCE AND DESIGN
STANDARDS. THIS REVIEW AND APPROVAL DOES NOT RELIEVE
THE DEVELOPER OR HIS AGENTS OF ANY RESPONSIBILITY FOR
COMPLIANCE WITH ANY APPLICABLE REQUIREMENTS, OR
ADDRESS OR OVERSEE THE REQUIREMENTS OF OTHER
JURISDICTIONS OR AGENCIES, UNLESS SPECIFICALLY NOTED
OTHERWISE.

MISSOURI CERTIFICATE OF AUTHORITY NO. A-2013038640

Kurt R. Penn 05/18/23
CONSULTANTS

SIGNATURE DATE

ANDERSON ENGINEERING - CIVIL
WELLS SOCIETY - STRUCTURAL
DAFFEN ENGINEERING



SEQUIOTA STORAGE
FOR SEQUIOTA STORAGE, LLC
A NEW CLIMATE CONTROLLED SELF STORAGE FACILITY
2960 EAST ALLEN PLACE
SPRINGFIELD, GREENE COUNTY, MISSOURI

ISSUE DATE

12-01-2022

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REVISIONS

NO. DATE TYPE

PROJECT NO.

DRAWING TITLE

2ND FLOOR PLAN

DRAWING NO.

A1.2

FIRE EXTINGUISHERS

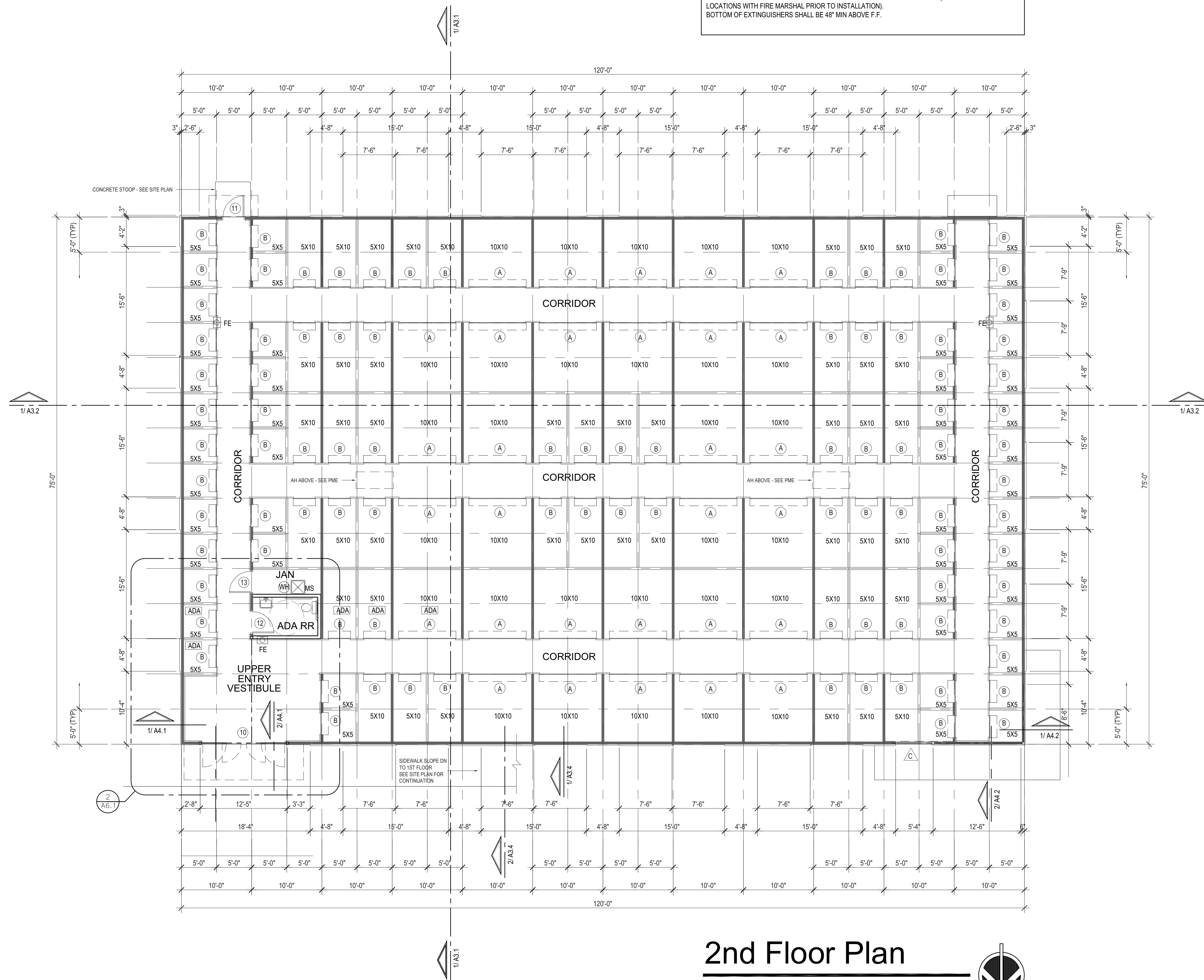
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BOTTOM OF EXTINGUISHERS SHALL BE 48" MIN ABOVE F.F.

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- PROVIDE HORIZONTAL CORRUGATED PANELS @ INTERIOR FACE OF EXTERIOR WALLS AND AT 1 SIDE OF STORAGE UNIT DIVIDER WALLS.
- PROVIDE METAL CLOSURE PANELS ON INTERIOR FACE OF PARTITION WALLS TO ENCLOSE DRAIN, WASTE AND VENT LINES, DX LINES, FLUE AND COMBUSTION AIR LINES AND RECESSED FIRE EXTINGUISHER CABINETS THAT ARE ENCLOSED IN PARTITION STUD CAVITIES. SEE PME PLANS FOR HVAC AND PLUMBING LINE LOCATIONS.
- PROVIDE WIRE MESH OVER TOP OF STORAGE UNITS AND BURGLER BARS CONTINUOUS ALONG CORRIDORS ON 2ND FLOOR - SEE A3.1

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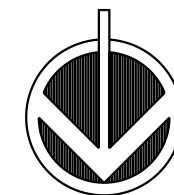
EFFICIENCY 71.7%



2nd Floor Plan

Scale 1/8" = 1'-0"

2ND FLOOR = 9,000 S.F.



LEGEND

- ① (A) SEE DOOR SCHEDULE SHEET A6.2
- △ (E) SEE WINDOW SCHEDULE SHEET A6.2
- ADA ADA ACCESSIBLE STORAGE UNIT: (11 TOTAL)
PROVIDE ADA KIT FOR UNITS MARKED "HC" TO INCLUDE STRAP, ADA IDENTIFICATION, AND ADDITIONAL HANDLE @ 15" A.F.F.
- FE FIRE EXTINGUISHER: SEE NOTE THIS SHEET

EXHIBIT C
PROJECT RENDERING





**EXPLANATION TO FIRST AMENDED AND RESTATED REDEVELOPMENT PLAN
FOR**

FILED: 11/01/2024

ORIGINATING DEPARTMENT: Economic Vitality

TITLE:

PURPOSE:

BACKGROUND INFORMATION:

Submitted By:

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Amended and Restated Plan - 521 Boonville Redevelopment Area

BLIGHT REPORT
&
FIRST AMENDED AND RESTATED REDEVELOPMENT PLAN
FOR THE
521 NORTH BOONVILLE
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI

September 24, 2024

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First Amended and Restated Redevelopment Plan

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Blight Report

521 North Boonville

I. General

The Land Clearance for Redevelopment Authority Law (the "LCRA Law") is set forth in section 99.300 through 99.660 of the Missouri Revised Statutes. It was enacted in 1951 to help local municipalities eradicate "blighted areas" in the community and to encourage rehabilitation and redevelopment of those areas by private enterprise. Through the LCRA Law, municipalities and private citizens are able to work together to achieve the goal of fostering economic opportunities and improving property values in cities throughout Missouri.

The LCRA Law defines "blighted area" as an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability, or a menace to the public health, safety, or welfare in its present condition and use.¹ Missouri courts have determined that a finding of blight is proper where, when considering an area in its present condition and use, these factors in Section 99.805(1) above, whether individually or in combination, produce one of the circumstances named in the second half of this Section.²

A. Introduction

In 2017, City Council had declared the 521 Boonville Redevelopment Area as a blighted area by Special Ordinance 26916. However, according to Springfield City Code, Section 40-16 Legacy blighted areas...

"If a redevelopment plan is proposed for an area that was declared blighted by city council more than 24 months prior to the approval of said redevelopment plan, the applicant shall provide either:

- 1) an updated blight study, or other evidence that the area still exhibits the blighting factors that existed at the time it was declared a blighted area; or
- 2) a new blight study showing that sufficient blighting factors exist to support a finding that the area meets the definition of a blighted area, per the LCRA Law."

This Blight Report for the 521 Boonville Redevelopment Area (this "Blight Report") is being submitted by 521 North Investments, LLC (such entity, or its successors and assigns, are referred to as the "Developer"), for the purpose of demonstrating that the Redevelopment Area (as defined below) "still exhibits the blighting factors that existed at the time it was declared a blighted area."

This Blight Report will demonstrate (i) that the Redevelopment area is a "blighted area" under the LCRA Law due to the predominance of insanitary or unsafe conditions, deterioration of site improvements to include the deterioration of primary and secondary building components, and the existence of conditions which endanger life and property by fire and other causes, and because of the aforementioned conditions, the Redevelopment Area constitutes an economic or social liability and constitutes a menace to the public health, safety, or welfare in its present condition and use.

¹ See MO, Rev. Stat. 99.320 (2) and 99.805 (1).

² See Land Clearance for Redevelopment Auth. Of City of St. Louis v. Inserra, 284 S.W.3d 641, 647-48 (MO Ct. App. 2009)

B. Background

The Developer shall remediate blight and redevelop the area in accordance with the Redevelopment Plan following this blight report.

The single building was built in 1946³ for an International Harvester tractors sale and mechanic business. The building itself is separated into 3 distinct areas, a front showroom and sales, back warehouse, and back appendage for cleaning and maintenance purposes. The site is mostly paved with a landscaped front yard. The previous developer bought the building in 2007 and leased it to a tenant who used it as a Night Club. Since the nightclub shutdown in 2007, the building has remained vacant. The current Developer (521 North Investments) purchased the building in 2022 and intends to renovate it according to the Redevelopment Plan.

II. Redevelopment Area Description

The Redevelopment Area is only for the immediate site which is .66 acres of real property located at 521 Boonville in the City of Springfield, Missouri (the "Redevelopment Area"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A" and the Redevelopment Area is legally described on Exhibit "B" attached hereto and incorporated herein.

III. Evidence In Support of Blight

The LCRA Law provides municipalities with a tool to encourage the redevelopment of areas within a city by private developers, which facilitates the renewal of downtrodden portions of a city without necessitating excessive expenditures of public funds. The City of Springfield (the "City") has utilized this tool over the past few decades in blighting large tracts of property throughout the Center City area including adjacent areas to the south and to the east.

The property within the Redevelopment Area, which is quickly nearing the end of its economic life, is of comparable age and is substantially similar condition to many of the blighted properties within these adjacent areas.

The key factors evidencing the Redevelopment Area as a "blighted area" under section 99.320(3) of the Missouri Revised Statutes are discussed in detail below. Photographs demonstrating some of these factors are included in the Property Report (defined below).

A. Insanitary and Unsafe Conditions

In general, the building is afflicted with a variety of insanitary and unsafe conditions. Throughout the building there is a prevalence of mold.⁴ Affected walls that are composed of stud and gypsum board will need to be removed, and all other areas will need to be remediated. Having been in a dilapidated state and vacant for many years, trash and human waste have amassed from homeless individuals seeking refuge requiring further remediation.⁵ Broken glass industrial debris is prevalent throughout the site as well as a result of its vacancy over the years.⁶

³ See Exhibit A

⁴ See Exhibit C, Images 1 and 33

⁵ See Exhibit C, Images 2-8

⁶ See Exhibit C, 4, 7, and 9

The electrical wires throughout the building further pose unsafe conditions and will need to be replaced due to their age. The service electrical lines hang low in the back and will either need to be buried or hung higher.⁷ Structural remediation will need to take place throughout. Cracks exist in the foundation and loadbearing brick and concrete block walls.⁸ Inside, portions of the lateral bracing have been removed and will need replacement.⁹

B. Deterioration of Site Improvements

Deterioration generally refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Deterioration, which is not easily curable and which cannot be accomplished in the course of normal maintenance, includes defects in primary and secondary building components. Primary building components include the foundation, exterior walls, roof, wiring, etc. Secondary building components include doors, windows, frames, fascia materials, etc. Deterioration of sidewalks, parking areas, and other similar site improvements is evidenced by settled areas, cracks, overgrowth, or depressed curb areas. This site suffers from this deterioration, which is exhibited by defects in both primary and secondary building components.

As previously mentioned, primary building components to include the foundation and exterior walls are in need of repair due to cracks that have formed throughout.¹⁰ The existing roof is a mod-bit roof over what is believed to be the original gravel roof. This roof is completely flat and holds water. The roof, along with the exterior walls are void of any insulation. This will need to be remediated in order to bring the building to modern efficiency standards and to prevent future mold growth due to interior condensation. A new roof will need to be added to include either new roof drains that properly exit the roof or new gutters on a sloped roof. As evidenced by exterior water damage in Exhibit C, images 12 and 17, current roof water shedding tactics are insufficient at best. Due to the age of the building, and its existing electrical and HVAC components, a new electrical and HVAC system is needed throughout to further meet modern standards.¹¹ Plumbing will all need to be replaced as well.

As for secondary building components, doors, windows, frames, and fascia materials will need to be replaced throughout. Where possible doors, to include the garage doors, are to be salvaged, but others will need to be either relocated or replaced due to improper thermal efficiency or deterioration. All of the windows and frames will need to either be replaced or modified. Many of the windows are broken and will either be replaced or filled in.¹² Windows that are not broken are single pane glass windows and not thermal glass. These windows will need to be modified into thermal glass windows to meet modern standards. All window frames are not thermally broken which has led to interior condensation, rust and deterioration at the sill and jambs.

Throughout the parking area, large cracks result in a potential tripping hazard and a decrease in its ability to shed water. Plant life and overgrowth are now growing in these areas and will need to be remediated. Additionally, the front entry does not meet handicapped accessibility standards.¹³

⁷ See Exhibit C, Image 10

⁸ See Exhibit C, Image 11, 12, 13, and 14

⁹ See Exhibit C, Image 15

¹⁰ See Exhibit C, Image 11, 12, 13, and 14

¹¹ See Exhibit C, Image 2, 3, 9, 10, 19, 20, 21, 22, 23, and 24

¹² See Exhibit C, Image 16, 27, 28, 29, 30, and 31

¹³ See Exhibit C, Image 32

C. Conditions that Endanger Life or Property by Fire or Other Causes

Endangerment by fire and other causes is typically due to the presence of structures below minimum code standards. Such code standards include building, property maintenance, fire, environmental or other governmental codes applicable to particular property. The principal purpose of such codes is to require buildings to be constructed and maintained so that they will have the capacity to support the type of occupancy and necessary fire and similar hazard protection or to establish minimum standards essential for safe and sanitary use, occupation, and/or habitation.

As previously mentioned, the property is vacant. As a vacant property, it creates a number of conditions which endanger life and property. Specifically small hazards, such as an exposed wire or slow water leak, can go undetected and lead to much larger problems.¹⁴ In addition, vacant properties may attract trespassers, arsonists, thieves or other criminals. This property has attracted both trespassers and thieves. Homeless have made camps inside the building, and others have graffitied the exterior with gang symbols and text. This is an issue not only for the property, but for the surrounding area as well.

IV. Impact of the Redevelopment Area's Blighted Conditions:

Missouri law only requires that the current condition of a redevelopment area produce one (1) of the (3) following circumstances for a finding of blight: 1) it hinders the provision of housing accommodations, 2) it constitutes an economic or social liability, or 3) it is a menace to public health, safety, morals, and welfare. The combination of blighting factors plaguing the Redevelopment Area directly creates both "2" and "3" of these circumstances.

The Redevelopment Area is afflicted by deteriorating site conditions and is nearing the end of its economic life. As a result, the building and land in the Redevelopment Area was appraised at \$288,100 in 2022 with property tax liability of \$6,374.75.¹⁵ This is nominal when compared to the taxes generated by other property in the immediate area that have been redeveloped.

The insanitary/unsafe site conditions present in the Redevelopment Area, pose a serious menace to public safety and health- especially given the fact that the building is vacant. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City's citizens, and damage to surrounding property. These factors are conducive to trespassing, vandalism, and criminal activity as well.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Remediating the issues discussed above is economically infeasible since the likely cost of repairs exceed the value of the building. Without an investment in the Redevelopment Area, the area will further deteriorate and continue to be vacant. Its economic efficiency will continue to decline and become an even greater economic liability on the surrounding area. This underutilization combined with the unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate property tax revenues for the City to its full potential.

¹⁴ See Exhibit C, Image 1, 11, 12, 13, 17, 33, and 34

¹⁵ Based on 2022 data from the Greene County Assessor's website

V. Conclusion

Due to the predominance of insanitary and unsafe conditions, deterioration of site improvements, and the existence of conditions that endanger life and property by fire and other causes, the Redevelopment Area constitutes an economic and social liability and is a menace to the public health, safety, and welfare in its present condition and use. The Redevelopment Area qualifies as a "blighted area" as defined in section 99.805(1) of the Missouri Revised Statutes. Accordingly, the City of Springfield should utilize the tools granted under the LCRA Law to declare the Redevelopment Area a blighted area which will in turn help to facilitate rehabilitating and renewing this portion of the City.

This Report has been developed and affirmed by Dake Wells Architecture.

Brandon Dake, FAIA

Missouri Certificate of Authority #A-199913780

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP



PARID: 1313309022
521 NORTH INVESTMENTS LLC

Property Name	
Property Address	521 N BOONVILLE AVE SPRINGFIELD
Subdivision	GRAVES, W H
Tax District	215: CID Springfield R12 Z1
School District	R12: SPRINGFIELD
Living Unit	
Residential SqFt	
Commercial SqFt	9,396
Class	Commercial
Brief Tax Description	GRAVES, W H LOTS 4 & 5 & 79 & BEG SE COR LOT 79 S 50 FT W 210 FT N 50 FT ETO BEG (Note: Not to be used on legal documents)
Calculated Acres	.6629
	SECTION TOWNSHIP RANGE
	13 29N 22W
Book	2022
Page	00815922
Deed Date	28-FEB-22

Mailing Information

Owner1	521 NORTH INVESTMENTS LLC
Owner2	
In Care Of	
Address	2714 E GLENWOOD ST
City, State, Zip	SPRINGFIELD MO 65804
Date last Updated	26-SEP-22

Market/Assessed Value

Residential Market	0
Residential Assessed = Residential Market * 19%	0
Agriculture Market	0
Agriculture Assessed = Agriculture Market * 12%	0
Commercial Market	288,100
Commercial Assessed = Commercial Market * 32%	92,200
TOTAL MARKET	288,100
TOTAL ASSESSED	92,200
Previous Year Market	289,800

TOTALS	
Appraised Land	109,800
Appraised Improvements	178,300
Total Appraised	288,100
Land Assessed	35,140
Improvements Assessed	57,060
Total Assessed	92,200

EXHIBIT B

Legal Description of Redevelopment Area

TRACT I:

ALL OF LOTS FOUR (4) AND FIVE (5), IN W.H. GRAVES ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), IN W.H. GRAVES ADDITION; THENCE SOUTH 70 FEET; THENCE WEST 195 FEET; THENCE NORTH 70 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT FOR THAT PART TAKEN FOR BOONVILLE AVENUE.

EXHIBIT C

Photos of Existing Conditions



1. Presence of mold.



2. Trash and human waste located throughout the interior and exterior of the building. Existing sewer connection for water closet is uncovered and open to the space.



3. Human waste and trash accumulation.



4. Broken Glass and debris.



5. Trash and human waste have amassed in the exterior spaces around the building.



6. Southwest corner of the building where homeless individuals have been sleeping.



7. Trash accumulation near main entrance of the building.



8. Areas inside the building where people have been sleeping.



9. Broken glass from vandalism and trash from homeless individuals living on the premises.



10. Low hanging power lines. Location of electrical service to the building has been removed. All electrical panel in the interior of the building have had copper electrical wires removed.



11. Cracks in the walls and foundations.



12. Large crack in an exterior load bearing wall from poor storm-water management.



13. Large crack in wall of existing load bearing wall.



14. Sunlight can be seen through cracks the west exterior load bearing block wall.



15. Portion of the existing lateral support for the garage area has been removed.



16. Broken exterior glazing; window frame is not thermally broken.



17. Roof drain penetration through existing roof slab.



18.



19. Water pipes into and out of the water heater have been removed. Electrical components of water heater have also been removed.



20. Electrical parts from the existing air handler unit have been removed.



21. Gas service to the building has been shut off and the meter removed.



22.



23. Existing gas heater.



24. Wiring serving the existing electrical panels have been removed throughout the building.



25. Existing exterior light fixture. Wire has been removed from Conduit.



26.



27. Original non-thermally broken steel framed windows; all glass has been broken/ removed.



28. Original non-thermally broken steel framed windows. Several panes of glass have been broken allowing various animal to inhabit the building.



29. Boarded up windows where glass has been removed.



30. Boarded up windows and openings.



31. Boarded up windows with broken glazing. Windows are original to the building and are not thermally broken.



32. Main entry of the building is not handicap accessible.



33. Sagging paint, water stains, and mold at the base of interior wall.



34. Existing roof is leaking resulting in areas with water ponding in the interior of the building .



35. Vandalism inside of the building.



36. Graffiti showing through paint on front elevation of the building.



37. Area of existing building where graffiti was covered up.



38. Elevation of the building facing N Boonville Ave.



39. North elevation of the building.



40. Portion of West elevation.



41. Portion of West elevation.



42. South Elevation of the building .

First Amended and Restated Redevelopment Plan for the 521 Boonville Redevelopment Area

I. Introduction

521 North Investments, LLC (the “**Developer**”) has prepared the following Amended and Restated Redevelopment Plan (the “**Redevelopment Plan**”) for the redevelopment of .66 Acres in Springfield, Missouri, which is amended from the redevelopment plan submitted to the City for consideration and approved via Special Ordinance 26916 on July 24, 2017 (the “**Original Redevelopment Plan**”), to seek an amendment permitting a design change in the Project to replace the originally designated “offices for US Photonics” with new offices for Dake Wells Architecture.

The Redevelopment Plan proposes to redevelop the existing building and site into new offices for Dake Wells Architecture, Inc (the “**Project**”). Dake Wells Architecture is a leader in architecture, interior design, and planning and specializes in public projects for High Education, K-12 Schools, and Municipal projects across the Midwest. Dake Wells Architecture is currently leasing space in the former Woolworth Building in downtown Springfield, located at 134 Park Central Square. With the redevelopment of 521 Boonville, Dake Wells Architecture is excited about the redevelopment of this building in Springfield’s IDEA Commons. Real property tax abatement is being pursued to encourage such redevelopment.

II. Background

The single building was built in 1946 for an International Harvester tractors sale and mechanic business. The building itself is separated into 3 distinct areas, a front showroom and sales, back warehouse, and back appendage for cleaning and maintenance purposes. The site is mostly paved with a landscaped front yard. The Developer purchased this building on February 25, 2022. Prior to purchase, the building and was most recently leased to a tenant who used it as a Night Club. Since the Night Club closed in 2007, the building has remained vacant.

III. Description of Project

a. Boundaries of the Redevelopment Area

The Redevelopment Area contains approximately 0.66 acres located along the west side of North Boonville Avenue between West Phelps Street and West Tampa Street. A map identifying the Redevelopment Area is attached hereto and incorporated herein as **Exhibit “A”**, and the Redevelopment Area is legally described on **Exhibit “B”**, which is attached hereto and incorporated herein.

b. Need for Redevelopment

The Redevelopment area is located within the IDEA Commons of Springfield, Missouri. The following is an excerpt from the IDEA Commons Background Report:

“IDEA Commons is a sub-district identified in the Jordan Valley Concept Plan that comprises approximately 88 acres within Springfield’s Center City bounded by Chestnut Expressway to the north, Mill Street and Water Street to the south, Campbell Avenue to the west, and the BNSF railroad and the North Fork of Jordan Creek to the east (Figures 1 and 2). It is also an

initiative spearheaded by Missouri State University with the support of the City of Springfield and the Springfield Building Development Corporation (SBDC) to redevelop a portion of Center City into a new type of urban research park that will be blended with residential, retail, and entertainment facilities, and supported by various university programs. The initiative originated from the Jordan Valley Innovation Center (JVIC), which focused primarily on establishing a traditional urban research park in an urban setting, with a specialization in nanotechnology. The JVIC Activity Center Plan was adopted in 2006 to help coordinate future planning and development within this area. However, with the implementation of the IDEA Commons, this plan now needs to be updated."

The proposed redevelopment of 521 Boonville into an architecture studio and corporate office for Dake Wells Architecture is the ideal business for the IDEA Commons.

c. Current Condition of Redevelopment Area

As discussed in the proceeding Blight Report, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area. Further, the Redevelopment Area is not generating taxes to its utmost potential and is potentially preventing the surrounding area from doing so as well.

d. Conformance of Redevelopment Plan with the Forward SGF Comprehensive Plan and the IDEA Commons Plan.

The proposed 521 Boonville Redevelopment Area conforms to the Forward SGF Comprehensive Plan, Chapter 5: Land Use & Development, Chapter 13: Downtown Plan, and the IDEA Commons Plan which was adopted by City Council on October 4, 2010.

The "Land Use & Development" element found in Chapter 5 of the Forward SGF Comprehensive Plan designates this Redevelopment Plan Area in a Placetype called "Downtown" with Primary Land Uses including "Office" and "Maker, Artisan, & Innovation Spaces". This Redevelopment Plan conforms to this element by providing a high-intensity office environment that will serve as an innovation space for highly creative architects.

The 521 Redevelopment Area resides within the "Downtown Plan" area as described in Chapter 13 of the Forward SGF Comprehensive Plan. The vision for this element states, "Aging buildings will be revitalized, historically significant structures will be preserved and celebrated, and vacant storefronts will be activated." At 521 Boonville, this is currently not the case. As argued in the accompanying blight report, this area in its current condition is conducive to trespassing, vandalism, and criminal activity. The proposed Redevelopment Area would remediate the factors enabling such activity in an effort to provide an area that is clean, safe, friendly, and accessible to all.

The "Downtown Plan" further states, "Enhanced streetscapes will come to life through a combination of public improvements and high quality private development, targeted on key streets like Boonville Avenue...". This Redevelopment Plan would provide a high quality private development along Boonville, further enhancing the streetscape and elevating the beauty and character of the Boonville corridor.

As previously mentioned, the IDEA Commons Plan was adopted by City Council on October 4, 2010. The goal of this plan is:

“Create a vibrant mixed-use community that is a model for innovative and sustainable development; complements Missouri State University’s initiative to expand opportunities for business development and commercialization; and supports the vision for Jordan Valley.”

Objectives of this plan include:

- Provide public economic development incentives to maximize appropriate private investment in the IDEA Commons.
- Develop standards to encourage complementary, high-quality construction and new development.
- Encourage high-performance building design.

The proposed Redevelopment Plan for this area adheres to these objectives. The Redevelopment Plan will complement the adjacent JVIC building by having similar materials and technological spaces. The Redevelopment Plan also provides a much more energy efficient building through the use of high-performance materials. The renovation of this building will greatly improve the streetscape of the Boonville Corridor and will further enhance pedestrian activity.

e. Redevelopment Plan Objectives and Strategies

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as a modern commercial office building. The project is the renovation of the existing building, which was built in 1946, and the repair of the site. The project is anticipated to be built with energy saving materials and Mechanical, Electrical, and Plumbing Systems.

IV. Land Use Plan

a. Former and Existing Land Use Plan

The Redevelopment Area currently consist of a single building with surrounding parking and lawn. Originally the land and building were used as an International Harvester Tractors sales and mechanic. The most recent use was for a Night Club in 2007.

b. Proposed Land Use

The proposed use for the Redevelopment Area is a commercial office building suited for an architecture and design studio. The existing 7,900 s.f. building will be completed renovated, and the two small 840s.f. additions on the west side of the building will be removed and replaced with a new 3,500 s.f. two story addition (1,750 s.f. each floor). The completed building will include a community room in the front, workstations for up to 40 employees, private offices, conference rooms, and new mechanical and electrical to provide energy efficient systems. The developer intends to install PV panels on the roof and create a net-zero building that gives energy back to the grid when available. The site will be redeveloped in accordance with the existing zoning, which is CC, Center City District. Preliminary plans and elevations reflecting the proposed land use in Redevelopment Area is attached as **Exhibit “C”** and incorporated herein.

c. Existing Proposed Zoning

The existing zoning for the Redevelopment Area is CC (Center City District). There is no new zoning proposed for the Redevelopment Area. The project will be redeveloped according to the requirements of the CC District.

d. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinance.

V. Execution of the Project

a. Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

b. Land Acquisition

There will be no land acquisition required to implement the Redevelopment Area, as the Developer owns the land within the Redevelopment Area.

c. Financing

The Developer is utilizing conventional financing to finance the Project.

d. Disposition of Property

No land is to be disposed of within the Redevelopment Area.

e. Plan for Relocation Assistance

521 Boonville is not currently occupied by tenants; therefore, relocation assistance will not be necessary.

f. Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each state of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Permits) Completed by Fall of 2024.
- Construction: Completed by Fall of 2025.

g. Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

h. Covenants

The Redevelopment Plan shall run with the land for a period of twenty years for the date of final approval (at which point it shall expire and shall be of no further force or effect and shall, during such time, require the

Developer and any successors in interest to redevelop and use the real property within the Redevelopment Area in accordance with the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions

a. Compliance with General Plans

As discussed in Article III, Section E above, the Redevelopment Plan for the Redevelopment Area conforms to the Forward SGF plan and fits within the IDEA Commons Plan.

b. Compliance with Workable Program

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the “**Code**”), the Project described in this Redevelopment Plan would not be financially feasible “But-for” the allowance of tax abatement. The City of Springfield’s “Economic Development Incentives Policy Manual” states under its General Policies that requests for discretionary incentives, such as partial real property tax abatement shall meet the “but for” test.¹⁶ “There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that the public benefit will not occur if the incentive is not provided.” The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City.

Exhibit E: Tax Impact Analysis

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project. The developer has provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, the affected taxing jurisdictions would see a total tax of \$57,610.03 without redevelopment or abatement over the next 10 years and they would see a total tax of \$58,773.81 with redevelopment and abatement over that same timeframe. That’s a net positive impact of \$1,163.78 over the next 10 years (based on existing land assessment values). The tax impact analysis also provides an estimate for Year 11 (the first year after abatement) that shows the estimated total tax of \$70,493.34 for the redeveloped area. That is an additional \$12,883.31 in year 11 versus the tax collected over the prior 10 years if the building is not developed. When the redevelopment occurs and 100% tax abatement is authorized, the jurisdictions stand to generate more in tax revenue (approximately 122%) in Year 11 after development than the entire previous 10-year period if not developed. As this Redevelopment Plan recognizes that “but-for” abatement, redevelopment would not occur, the most fiscally beneficial decision for the taxing jurisdictions to generate the maximum tax revenue is to provide the requested abatement.

Exhibit F: Proforma

This section contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash investment in the Project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the Project to proceed. Exhibit F also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project, the development of this high-quality office space that eliminates Blight would not be feasible.

¹⁶ Economic Development Incentives Policy Manual, City of Springfield, Missouri, February 15, 2011 (as amended on May 12, 2014).

Exhibit G: Estimated Construction Costs

The Estimated Construction Costs contains a project budget supporting the estimates of the Developer and appraisal. The appraisal indicates that the “As Complete” project will be valued at \$3,130,000¹⁷, which is less than the \$3,867,884 cost to complete the project, as shown on the Sources and Uses of Funds at the end of Exhibit F. The Developer is making a significant contribution of equity to develop this project.

a. Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

b. Population Density

The Project will not increase the current population density.

c. Building Intensity

The land coverage and building intensity within the Redevelopment Area are projected to increase after the redevelopment and will be regulated according to the City’s Zoning Ordinance.

d. Public Facilities and Utilities

It is anticipated at this time that the Project will not require any additional public facilities or utilities.

VII. Procedure for Changes to Modification of Plan

Upon application by the developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

¹⁷ Appraisal from Ronald S. Phillips, Summary of Important Facts and Conclusions, Pages 2-3

EXHIBIT A

[MAP OF REDEVELOPMENT AREA]

ASSESSOR'S AERIAL MAP



5/9/23, 8:37 AM

Greene County Property Information

PARID: 1313309022
521 NORTH INVESTMENTS LLC

ROLL: RP_GM

Property Name	
Property Address	521 N BOONVILLE AVE SPRINGFIELD
Subdivision	GRAVES, W H
Tax District	215: CID Springfield R12 Z1
School District	R12: SPRINGFIELD
Living Unit	
Residential SqFt	
Commercial SqFt	9,396
Class	Commercial
Brief Tax Description	GRAVES, W H LOTS 4 & 5 & 79 & BEG SE COR LOT 79 S 50 FT W 210 FT N 50 FT ETO BEG (Note: Not to be used on legal documents)
Calculated Acres	.6629
	SECTION TOWNSHIP RANGE
	13 29N 22W
Book	2022
Page	00815922
Deed Date	28-FEB-22

Mailing Information

Owner1	521 NORTH INVESTMENTS LLC
Owner2	
In Care Of	
Address	2714 E GLENWOOD ST
City, State, Zip	SPRINGFIELD MO 65804
Date last Updated	26-SEP-22

Market/Assessed Value

Residential Market	0
Residential Assessed = Residential Market * 19%	0
Agriculture Market	0
Agriculture Assessed = Agriculture Market * 12%	0
Commercial Market	288,100
Commercial Assessed = Commercial Market * 32%	92,200
TOTAL MARKET	288,100
TOTAL ASSESSED	92,200
Previous Year Market	289,800

TOTALS	
Appraised Land	109,800
Appraised Improvements	178,300
Total Appraised	288,100
Land Assessed	35,140
Improvements Assessed	57,060
Total Assessed	92,200

<https://www.greenecountyassessor.org/assessor/Datalets/PrintDatalet.aspx?pin=1313309022&gsp=PROFILEALL&taxyear=2022&jur=88&ownseq=0&card=1&roll=...> 1/1

EXHIBIT B

Legal Description of Redevelopment Area

TRACT I:

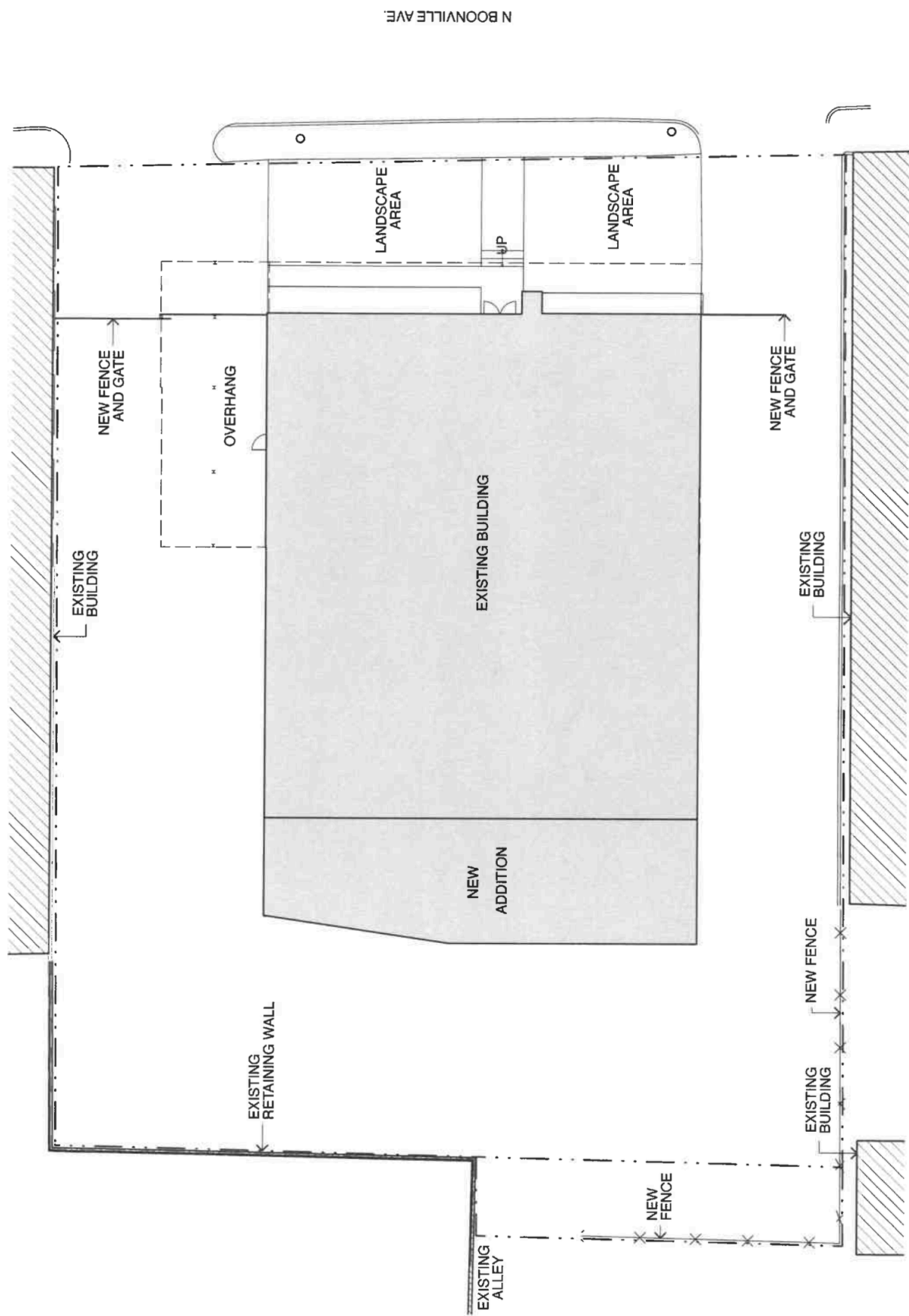
ALL OF LOTS FOUR (4) AND FIVE (5), IN W.H. GRAVES ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), IN W.H. GRAVES ADDITION; THENCE SOUTH 70 FEET; THENCE WEST 195 FEET; THENCE NORTH 70 FEET; THENCE EAST TO THE PLACE OF BEGINNING, ALL IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, EXCEPT FOR THAT PART TAKEN FOR BOONVILLE AVENUE.

EXHIBIT C

Redevelopment Plans and Renderings



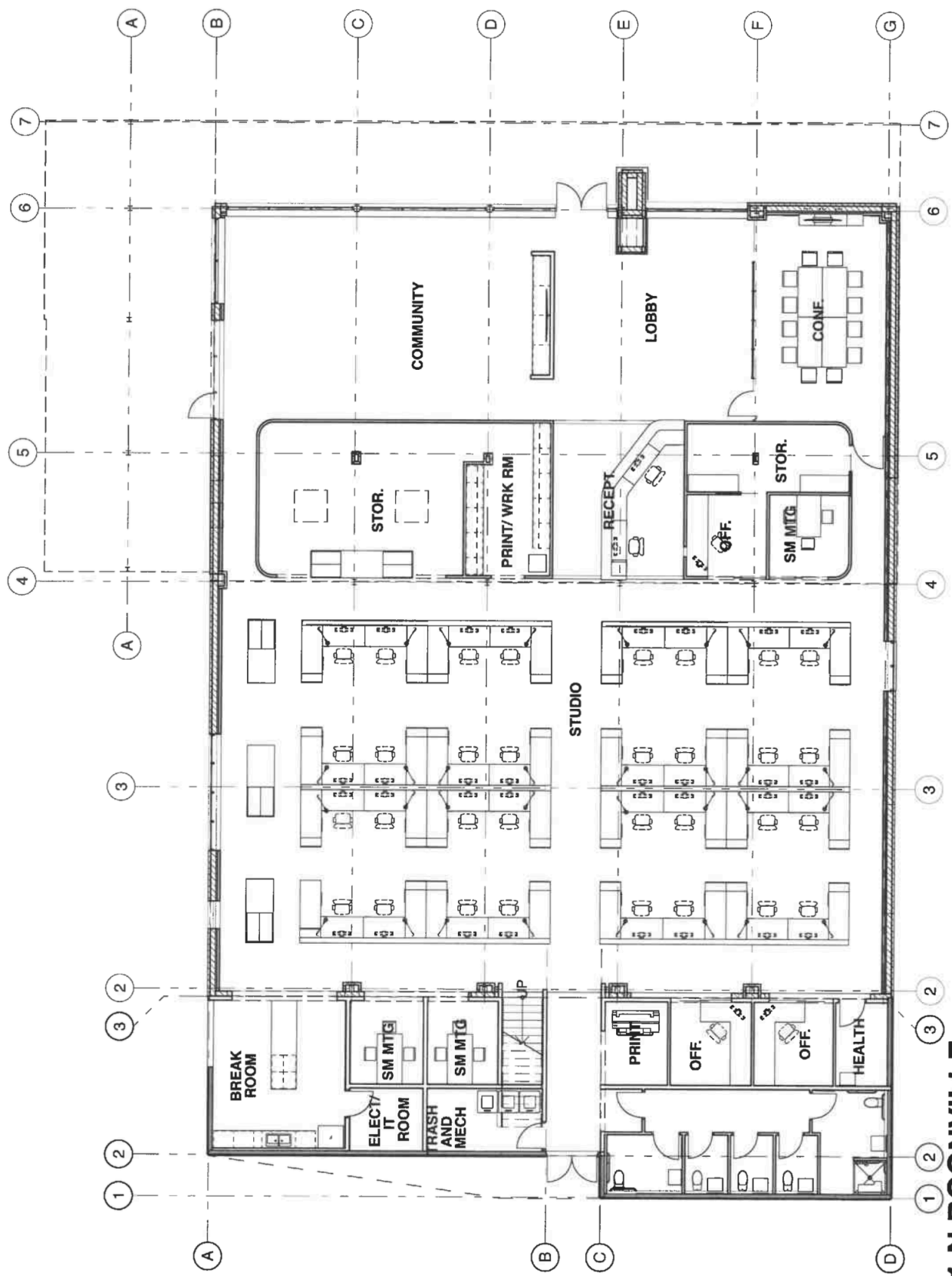
521 N BOONVILLE

SCHEMATIC SITE PLAN

SCALE 1:300

A1

DAKE | WELLS architecture
Tuesday, May 9, 2023

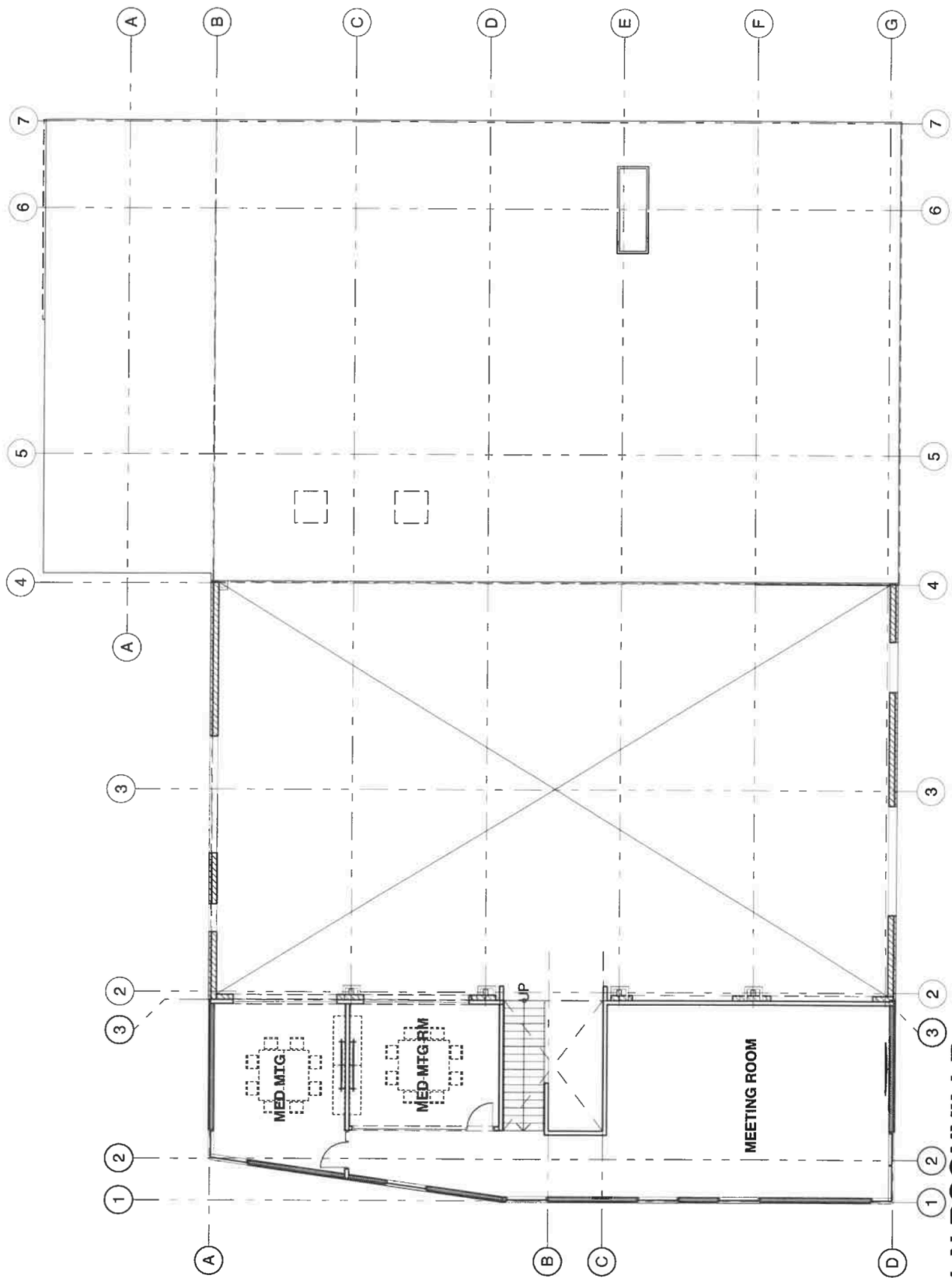


DAKE | WELLS architecture
Tuesday, May 9, 2023

A2

SCHEMATIC FLOOR PLAN

521 N BOONVILLE
SCALE 1/16" = 1'-0"

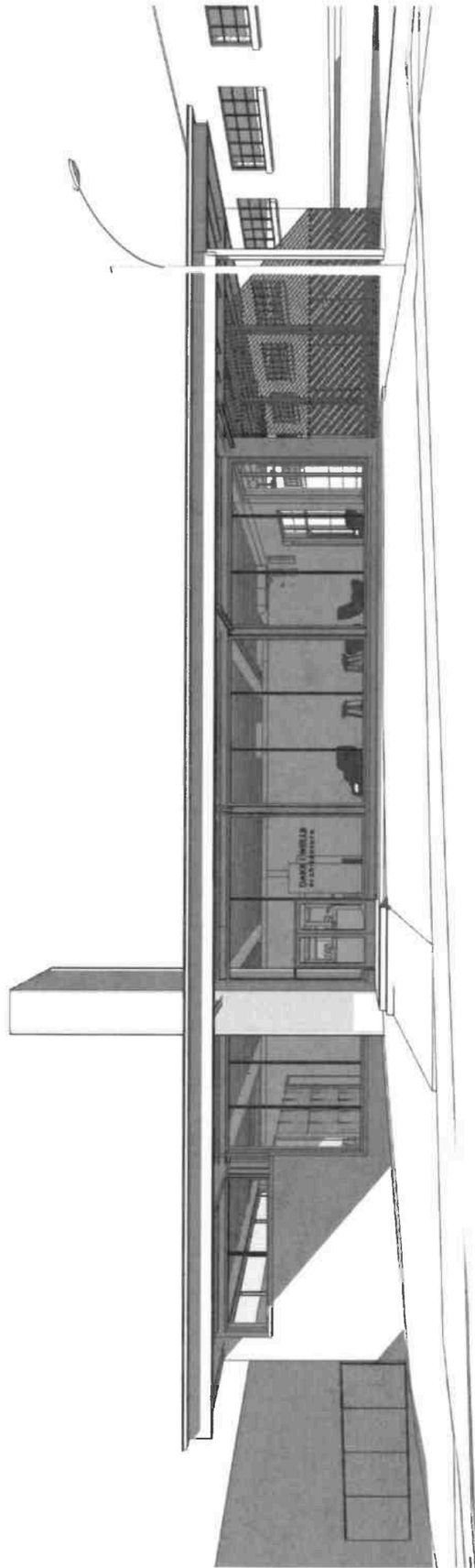


521 N BOONVILLE MEZANINE FLOOR PLAN

SCALE 1/16" = 1'-0"

A3

DAKE | WELLS architecture
Tuesday, May 9, 2023



EAST ELEVATION

521 N BOONVILLE

PERSPECTIVE IMAGES

A4

DAKE | WELLS architecture
Tuesday, May 9, 2023





SOUTHEAST CORNER

521 N BOONVILLE

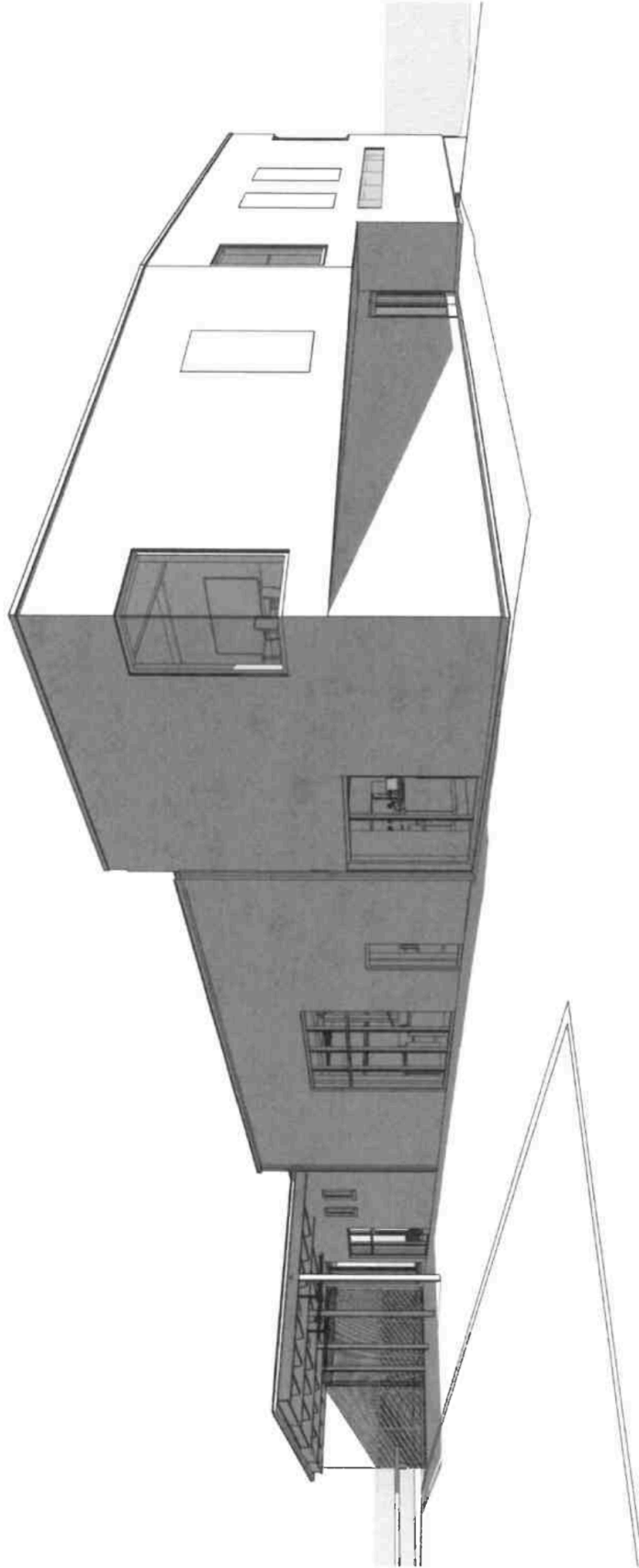
PERSPECTIVE IMAGES

A5

DAKE | WELLS architecture

Tuesday, May 9, 2023





41

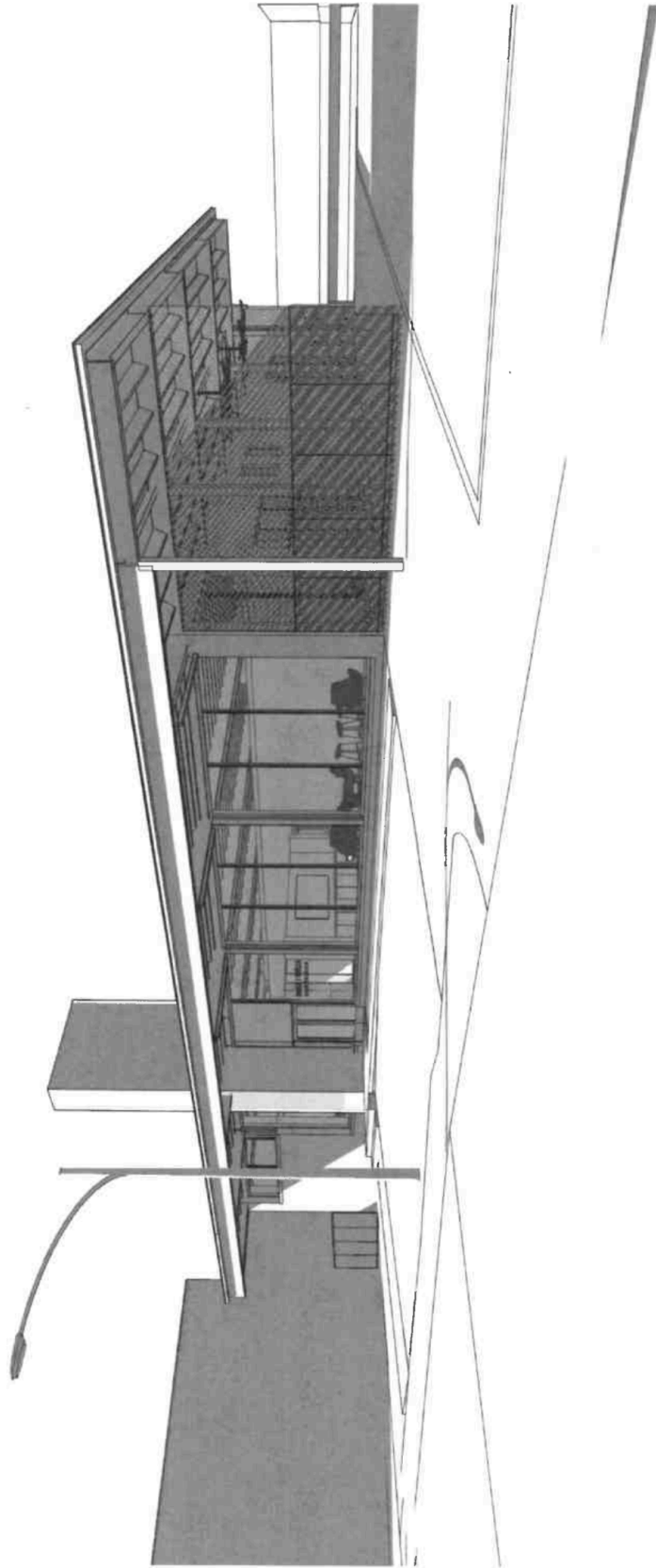
NORTHWEST CORNER

521 N BOONVILLE PERSPECTIVE IMAGES

A6

DAKE | WELLS architecture
Tuesday, May 9, 2023





NORTHEAST CORNER

521 N BOONVILLE PERSPECTIVE IMAGES

A7

DAKE | WELLS architecture
Tuesday, May 9, 2023



EXHIBIT D

Appraisal by Ron S. Phillips, MAI
Dated: June 30, 2024

(Provided under Separate Cover)

EXHIBIT E

Tax Impact Analysis

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

2023 Real Estate Assessment & Taxes			
based on 2023 Assessment			
	Land	Improvements	Total Appraised
Commercial Market Value	\$109,800	\$178,300	\$288,100
Assessed Value	\$35,140	\$57,060	\$92,200
Jurisdiction	Levy %		2023 Tax
City of Springfield	0.6091%		\$561.59
Springfield--Greene County Library	0.2328%		\$214.64
Ozarks Technical College (OTC)	0.1871%		\$172.51
Greene County	0.1024%		\$94.41
Roads & Bridges	0.1025%		\$94.51
State of Missouri	0.0300%		\$27.66
Springfield R-12	3.9787%		\$3,668.36
County Senior Citizens Services	0.0472%		\$43.52
County Dev Disability Programs	0.0448%		\$41.31
Commercial SurTax	1.0400%		\$958.88
Total	6.3746%		\$5,877.38
Downtown Springfield CID (special assessment)	0.4020%		\$370.64

2025 Real Estate Assessment & Taxes			
*based on Appraisal after Redevelopment			
	Land	Improvements	Total Appraised
Commercial Market Value	\$360,000	\$2,770,000	\$3,130,000
Assessed Value	32% \$115,200	\$886,400	\$1,001,600
Jurisdiction	Levy %		2024 Tax
City of Springfield	0.6091%		\$6,100.75
Springfield--Greene County Library	0.2328%		\$2,331.72
Ozarks Technical College (OTC)	0.1871%		\$1,873.99
Greene County	0.1024%		\$1,025.64
Roads & Bridges	0.1025%		\$1,026.64
State of Missouri	0.0300%		\$300.48
Springfield R-12	3.9787%		\$39,850.66
County Senior Citizens Services	0.0472%		\$472.76
County Dev Disability Programs	0.0448%		\$448.72
Commercial Surtax	1.0400%		\$10,416.64
Total	6.3746%		\$63,847.99
Downtown Springfield CID (special assessment)	0.4020%		\$4,026.43

*Appraisal prepared by Ron S. Phillips, MAI on June 30, 2024

521 NORTH BOONVILLE
Prepared by: Dale Wells Architecture
Date: September 24, 2024

Tax Impact Analysis
Projected Tax Revenue without Redevelopment (but acquisition by Developer)

Biennial Growth Rate Assumption -1.00%

		Assessed Value (\$)		Real Estate Taxes Paid											
		Land	Imp.	City of Springfield	Greene Co. Library	OTC	Greene County	Roads & Bridges	State of Missouri	Springfield R-12	Co. Senior Citizens	Co. Disability Programs	Commercial SurTax	TAX PAID	Downtown Springfield ID (special assessment)
Plan Year	Calendar Year														
construction	2024														
1	2025	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$371
2	2026	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$371
3	2027	\$34,789	\$56,489	\$556	\$212	\$171	\$93	\$94	\$27	\$3,632	\$43	\$41	\$949	\$5,819	\$367
4	2028	\$34,789	\$56,489	\$556	\$212	\$171	\$93	\$94	\$27	\$3,632	\$43	\$41	\$949	\$5,819	\$367
5	2029	\$34,441	\$55,925	\$550	\$210	\$169	\$93	\$93	\$27	\$3,595	\$43	\$40	\$940	\$5,760	\$363
6	2030	\$34,441	\$55,925	\$550	\$210	\$169	\$93	\$93	\$27	\$3,595	\$43	\$40	\$940	\$5,760	\$363
7	2031	\$34,096	\$55,365	\$545	\$208	\$167	\$92	\$92	\$27	\$3,559	\$42	\$40	\$930	\$5,703	\$360
8	2032	\$34,096	\$55,365	\$545	\$208	\$167	\$92	\$92	\$27	\$3,559	\$42	\$40	\$930	\$5,703	\$360
9	2033	\$33,755	\$54,812	\$539	\$206	\$166	\$91	\$91	\$27	\$3,524	\$42	\$40	\$921	\$5,646	\$356
10	2034	\$33,755	\$54,812	\$539	\$206	\$166	\$91	\$91	\$27	\$3,524	\$42	\$40	\$921	\$5,646	\$356
		TOTAL		\$5,505	\$2,104	\$1,691	\$925	\$926	\$271	\$35,957	\$427	\$405	\$9,399	\$57,610	\$3,633
11	2035	\$33,418	\$54,263	\$534	\$204	\$164	\$90	\$90	\$26	\$3,489	\$41	\$39	\$912	\$5,589	\$352
12	2036	\$33,418	\$54,263	\$534	\$204	\$164	\$90	\$90	\$26	\$3,489	\$41	\$39	\$912	\$5,589	\$352
13	2037	\$33,084	\$53,721	\$529	\$202	\$162	\$89	\$89	\$26	\$3,454	\$41	\$39	\$903	\$5,533	\$349
14	2038	\$33,084	\$53,721	\$529	\$202	\$162	\$89	\$89	\$26	\$3,454	\$41	\$39	\$903	\$5,533	\$349
15	2039	\$32,753	\$53,184	\$523	\$200	\$161	\$88	\$88	\$26	\$3,419	\$41	\$38	\$894	\$5,478	\$345
16	2040	\$32,753	\$53,184	\$523	\$200	\$161	\$88	\$88	\$26	\$3,419	\$41	\$38	\$894	\$5,478	\$345
17	2041	\$32,425	\$52,652	\$518	\$198	\$159	\$87	\$87	\$26	\$3,385	\$40	\$38	\$885	\$5,423	\$342
18	2042	\$32,425	\$52,652	\$518	\$198	\$159	\$87	\$87	\$26	\$3,385	\$40	\$38	\$885	\$5,423	\$342
19	2043	\$32,101	\$52,125	\$513	\$196	\$158	\$86	\$86	\$25	\$3,351	\$40	\$38	\$876	\$5,369	\$339
20	2044	\$32,101	\$52,125	\$513	\$196	\$158	\$86	\$86	\$25	\$3,351	\$40	\$38	\$876	\$5,369	\$339

Tax Impact Analysis
Projected Tax Revenue with Redevelopment, but without Tax Abatement

Biennial Growth Rate Assumption 2.00%

Plan Year	Calendar Year	Assessed Value (\$)	Real Estate Taxes Paid											Downtown Springfield ID (special assessment)
			0.6091%	0.2328%	0.1871%	0.1024%	0.1025%	0.0300%	3.9787%	0.0472%	0.0448%	1.0400%	TAX PAID	
			City of Springfield	Greene Co. Library	OTC	Greene County	Roads & Bridges	State of Missouri	Springfield R-12	Co. Senior Citizens	Co. Disability Programs	Commercial SurTax		
construction	2024													
1	2025	\$115,200	\$886,400	\$6,101	\$2,332	\$1,874	\$1,026	\$1,027	\$39,851	\$473	\$449	\$10,417	\$63,848	\$4,026
2	2026	\$115,200	\$886,400	\$6,101	\$2,332	\$1,874	\$1,026	\$1,027	\$39,851	\$473	\$449	\$10,417	\$63,848	\$4,026
3	2027	\$117,504	\$904,128	\$6,223	\$2,378	\$1,911	\$1,046	\$1,047	\$40,648	\$482	\$458	\$10,625	\$65,125	\$4,107
4	2028	\$117,504	\$904,128	\$6,223	\$2,378	\$1,911	\$1,046	\$1,047	\$40,648	\$482	\$458	\$10,625	\$65,125	\$4,107
5	2029	\$119,854	\$922,211	\$6,347	\$2,426	\$1,950	\$1,067	\$1,068	\$41,461	\$492	\$467	\$10,837	\$66,427	\$4,189
6	2030	\$119,854	\$922,211	\$6,347	\$2,426	\$1,950	\$1,067	\$1,068	\$41,461	\$492	\$467	\$10,837	\$66,427	\$4,189
7	2031	\$122,251	\$940,655	\$6,474	\$2,474	\$1,989	\$1,088	\$1,089	\$42,290	\$502	\$476	\$11,054	\$67,756	\$4,273
8	2032	\$122,251	\$940,655	\$6,474	\$2,474	\$1,989	\$1,088	\$1,089	\$42,290	\$502	\$476	\$11,054	\$67,756	\$4,273
9	2033	\$124,696	\$959,468	\$6,604	\$2,524	\$2,028	\$1,110	\$1,111	\$43,136	\$512	\$486	\$11,275	\$69,111	\$4,358
10	2034	\$124,696	\$959,468	\$6,604	\$2,524	\$2,028	\$1,110	\$1,111	\$43,136	\$512	\$486	\$11,275	\$69,111	\$4,358
		TOTAL	\$63,497	\$24,269	\$19,505	\$10,675	\$10,685	\$3,127	\$414,769	\$4,920	\$4,670	\$108,417	\$664,535	\$41,907
11	2035	\$127,190	\$978,657	\$6,736	\$2,574	\$2,069	\$1,132	\$1,133	\$43,998	\$522	\$495	\$11,501	\$70,493	\$4,446
12	2036	\$127,190	\$978,657	\$6,736	\$2,574	\$2,069	\$1,132	\$1,133	\$43,998	\$522	\$495	\$11,501	\$70,493	\$4,446
13	2037	\$129,734	\$998,230	\$6,870	\$2,626	\$2,110	\$1,155	\$1,156	\$44,878	\$532	\$505	\$11,731	\$71,903	\$4,534
14	2038	\$129,734	\$998,230	\$6,870	\$2,626	\$2,110	\$1,155	\$1,156	\$44,878	\$532	\$505	\$11,731	\$71,903	\$4,534
15	2039	\$132,329	\$1,018,195	\$7,008	\$2,678	\$2,153	\$1,178	\$1,179	\$45,776	\$543	\$515	\$11,965	\$73,341	\$4,625
16	2040	\$132,329	\$1,018,195	\$7,008	\$2,678	\$2,153	\$1,178	\$1,179	\$45,776	\$543	\$515	\$11,965	\$73,341	\$4,625
17	2041	\$134,975	\$1,038,559	\$7,148	\$2,732	\$2,196	\$1,202	\$1,203	\$46,691	\$554	\$526	\$12,205	\$74,808	\$4,718
18	2042	\$134,975	\$1,038,559	\$7,148	\$2,732	\$2,196	\$1,202	\$1,203	\$46,691	\$554	\$526	\$12,205	\$74,808	\$4,718
19	2043	\$137,675	\$1,059,330	\$7,291	\$2,787	\$2,240	\$1,226	\$1,227	\$47,625	\$565	\$536	\$12,449	\$76,304	\$4,812
20	2044	\$137,675	\$1,059,330	\$7,291	\$2,787	\$2,240	\$1,226	\$1,227	\$47,625	\$565	\$536	\$12,449	\$76,304	\$4,812

521 NORTH BOONVILLE
Prepared by: Dale Wells Architecture
Date: September 24, 2024

Tax Impact Analysis
Projected Tax Revenue with Redevelopment and with Tax Abatement

Biennial Growth Rate Assumption 2.00%

Plan Year	Calendar Year	Assessed Value (\$)	Real Estate Taxes Paid										TAX PAID	Springfield CID (special assessments)									
			Land Improvements	City of Springfield	Greene Co. Library	OTC	Greene County	Roads & Bridges	State of Missouri	Springfield R-12	Co. Senior Citizens	Co. Disability Programs			Commercial SurTax								
construction	2024																						
1	2025	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,026								
2	2026	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,026								
3	2027	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,107								
4	2028	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,107								
5	2029	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,189								
6	2030	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,189								
7	2031	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,273								
8	2032	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,273								
9	2033	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,358								
10	2034	\$35,140	\$57,060	\$562	\$215	\$173	\$94	\$95	\$28	\$3,668	\$44	\$41	\$959	\$5,877	\$4,358								
		TOTAL	\$5,616	\$2,146	\$1,725	\$944	\$945	\$277	\$36,684	\$435	\$413	\$9,589	\$58,774	\$41,907									
11	2035	\$127,190	\$978,657	\$6,736	\$2,574	\$2,069	\$1,132	\$1,133	\$332	\$43,998	\$522	\$495	\$11,501	\$70,493	\$4,446								
12	2036	\$127,190	\$978,657	\$6,736	\$2,574	\$2,069	\$1,132	\$1,133	\$332	\$43,998	\$522	\$495	\$11,501	\$70,493	\$4,446								
13	2037	\$129,734	\$998,230	\$6,870	\$2,626	\$2,110	\$1,155	\$1,156	\$338	\$44,878	\$532	\$505	\$11,731	\$71,903	\$4,534								
14	2038	\$129,734	\$998,230	\$6,870	\$2,626	\$2,110	\$1,155	\$1,156	\$338	\$44,878	\$532	\$505	\$11,731	\$71,903	\$4,534								
15	2039	\$132,329	\$1,018,195	\$7,008	\$2,678	\$2,153	\$1,178	\$1,179	\$345	\$45,776	\$543	\$515	\$11,965	\$73,341	\$4,625								
16	2040	\$132,329	\$1,018,195	\$7,008	\$2,678	\$2,153	\$1,178	\$1,179	\$345	\$45,776	\$543	\$515	\$11,965	\$73,341	\$4,625								
17	2041	\$134,975	\$1,038,559	\$7,148	\$2,732	\$2,196	\$1,202	\$1,203	\$352	\$46,691	\$554	\$526	\$12,205	\$74,808	\$4,718								
18	2042	\$134,975	\$1,038,559	\$7,148	\$2,732	\$2,196	\$1,202	\$1,203	\$352	\$46,691	\$554	\$526	\$12,205	\$74,808	\$4,718								
19	2043	\$137,675	\$1,059,330	\$7,291	\$2,787	\$2,240	\$1,227	\$1,227	\$359	\$47,625	\$565	\$536	\$12,449	\$76,304	\$4,812								
20	2044	\$137,675	\$1,059,330	\$7,291	\$2,787	\$2,240	\$1,226	\$1,227	\$359	\$47,625	\$565	\$536	\$12,449	\$76,304	\$4,812								

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture
Date: September 24, 2024

Tax Impact Analysis

Tax Revenue

Jurisdiction	Tax Revenue			
	Without Redevelopment or Abatement	With Redevelopment and Abatement	Impact on Jurisdiction Years 1-10	With Redevelopment Year 11
City of Springfield	\$5,504.70	\$5,615.90	\$111.20	\$6,735.72
Springfield--Greene County Library	\$2,103.91	\$2,146.42	\$42.50	\$2,574.41
Ozarks Technical College (OTC)	\$1,690.90	\$1,725.06	\$34.16	\$2,069.04
Greene County	\$925.43	\$944.13	\$18.69	\$1,132.39
Roads & Bridges	\$926.34	\$945.05	\$18.71	\$1,133.49
State of Missouri	\$271.12	\$276.60	\$5.48	\$331.75
Springfield R-12	\$35,957.24	\$36,683.61	\$726.37	\$43,998.35
County Senior Citizens Services	\$426.57	\$435.18	\$8.62	\$521.96
County Dev Disability Programs	\$404.88	\$413.06	\$8.18	\$495.42
Commercial SurTax	\$9,398.93	\$9,588.80	\$189.87	\$11,500.81
Total	\$57,610.03	\$58,773.81	\$1,163.78	\$70,493.34
10 Year Avg. (excluding CID tax)	<u>\$5,761.00</u>	<u>\$5,877.38</u>		
				<u>\$12,883.31</u> (Additional Tax Revenue in Year 11 if Developed)
Downtown Springfield CID (special assessment)	\$3,633.05	\$41,907.43	\$38,274.38	\$4,445.51

EXHIBIT F

Project Proforma

Prepared by: Dake Wells Architecture
Date: September 24, 2024

	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
	Projections	2025 w/ Abatement	Projections	2026 w/ Abatement	Projections	2027 w/ Abatement	Projections	2028 w/ Abatement	Projections	2029 w/ Abatement
INCOME	Gross Rents	\$249,524	\$249,524	\$254,514	\$259,605	\$259,605	\$264,797	\$264,797	\$270,093	\$270,093
	Less Vacancy	\$6,238	\$6,238	\$6,363	\$6,363	\$6,490	\$6,490	\$6,620	\$6,752	\$6,752
	GROSS INCOME	\$243,286	\$243,286	\$248,152	\$248,152	\$253,115	\$253,115	\$258,177	\$263,341	\$263,341
EXPENSES	Property Taxes	\$63,848	\$5,877	\$63,848	\$5,877	\$65,125	\$5,877	\$65,125	\$66,427	\$5,877
	Springfield CID Insurance	\$4,026	\$4,026	\$4,026	\$4,026	\$4,107	\$4,107	\$4,107	\$4,189	\$4,189
	Management and Accounting Reserves for Replacement	\$6,082	\$6,082	\$6,204	\$6,204	\$6,328	\$6,328	\$6,454	\$6,583	\$6,583
		\$2,268	\$2,268	\$2,313	\$2,313	\$2,360	\$2,360	\$2,407	\$2,455	\$2,455
	TOTAL EXPENSES	\$76,224	\$18,254	\$76,391	\$18,421	\$77,919	\$18,672	\$78,093	\$79,655	\$19,105
	NET OPERATING INCOME	\$167,062	\$225,032	\$171,760	\$229,731	\$175,196	\$234,443	\$180,084	\$183,686	\$244,236
	less Debt Service*	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242
CASH FLOW	Cash-on-Cash Return	(\$78,180)	(\$20,210)	(\$73,482)	(\$15,511)	(\$70,046)	(\$10,799)	(\$65,158)	(\$61,556)	(\$1,006)
		-0.24	-0.08	-0.23	-0.06	-0.22	-0.04	-0.20	-0.19	0.00
	LTV	94.50%	94.50%	92.65%	92.65%	90.84%	90.84%	89.05%	87.31%	87.31%
	Debt-Service Ratio	0.68	0.92	0.70	0.94	0.71	0.96	0.73	0.75	1.00
	Market Value	\$3,130,000	\$3,130,000	\$3,192,600	\$3,192,600	\$3,256,452	\$3,256,452	\$3,321,581	\$3,388,013	\$3,388,013
	Market CAP	5.34%	7.19%							

Acquisition Loan		Construction Loan		Total Project	
Acquisition Amount	\$350,000	Construction Budget	\$3,162,633	Total Project Budget	\$3,867,884
Initial Equity	\$52,500	Soft Costs	\$355,251	Initial Equity	\$909,884
Loan Amount	\$297,500	Initial Equity	\$502,133	Total Loan Amounts	\$2,958,000
Rate	3.00%	Loan Amount	\$2,660,500	Rate	varies
Amortization	240 Months	Amortization	6.99%	Amortization	varies
Monthly Payment	\$1,649.93	Monthly Payment	\$18,786.89	Monthly Payment	\$20,436.82
Annual Payment	\$19,799.13	Annual Payment	\$225,447.70	Annual Payment	\$245,241.84

Annual Rent Increase	2.00%	
Vacancy Loss	2.50%	\$6,238
Property Taxes	6.37%	\$63,848 w/o abatement
Springfield CID	0.40%	\$4,026
Insurance	0.00%	\$0
Management & Accounting	2.50%	\$6,082
Reserves for Replacement	0.93%	\$2,268

Proforma for 521 North Boonville Redevelopment

YEAR 6			YEAR 7			YEAR 8			YEAR 9			YEAR 10		
2030	2030	2030	2031	2031	2031	2032	2032	2032	2033	2033	2033	2034	2034	2034
Projections	w/ Abatement		Projections	w/ Abatement		Projections	w/ Abatement		Projections	w/ Abatement		Projections	w/ Abatement	
\$275,495	\$275,495		\$281,005	\$281,005	\$281,005	\$286,625	\$286,625	\$286,625	\$292,357	\$292,357	\$292,357	\$298,204	\$298,204	\$298,204
\$6,887	\$6,887		\$7,025	\$7,025	\$7,025	\$7,166	\$7,166	\$7,166	\$7,309	\$7,309	\$7,309	\$7,455	\$7,455	\$7,455
\$268,607	\$268,607		\$273,980	\$273,980	\$273,980	\$279,459	\$279,459	\$279,459	\$285,048	\$285,048	\$285,048	\$290,749	\$290,749	\$290,749
\$66,427	\$5,877		\$67,756	\$5,877	\$5,877	\$67,756	\$5,877	\$5,877	\$69,111	\$5,877	\$5,877	\$69,111	\$5,877	\$5,877
\$4,189	\$4,189		\$4,273	\$4,273	\$4,273	\$4,273	\$4,273	\$4,273	\$4,358	\$4,358	\$4,358	\$4,358	\$4,358	\$4,358
\$6,715	\$6,715		\$6,849	\$6,849	\$6,849	\$6,986	\$6,986	\$6,986	\$7,126	\$7,126	\$7,126	\$7,269	\$7,269	\$7,269
\$2,504	\$2,504		\$2,554	\$2,554	\$2,554	\$2,605	\$2,605	\$2,605	\$2,657	\$2,657	\$2,657	\$2,710	\$2,710	\$2,710
\$79,836	\$19,286		\$81,432	\$19,554	\$19,554	\$81,620	\$19,742	\$19,742	\$83,253	\$20,019	\$20,019	\$83,448	\$20,215	\$20,215
\$188,772	\$249,322		\$192,547	\$254,426		\$197,839	\$259,717		\$201,796	\$265,029		\$207,301	\$270,535	
\$245,242	\$245,242		\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242	\$245,242
(\$56,470)	\$4,080		(\$52,695)	\$9,184	\$9,184	(\$47,403)	\$14,476	\$14,476	(\$43,446)	\$19,787	\$19,787	(\$37,941)	\$25,293	\$25,293
-0.17	0.02		-0.16	0.03	0.03	-0.15	0.05	0.05	-0.13	0.07	0.07	-0.12	0.10	0.10
85.60%	85.60%		83.92%	83.92%	83.92%	82.27%	82.27%	82.27%	80.66%	80.66%	80.66%	79.08%	79.08%	79.08%
0.77	1.02		0.79	1.04	1.04	0.81	1.06	1.06	0.82	1.08	1.08	0.85	1.10	1.10
\$3,455,773	\$3,455,773		\$3,524,888	\$3,524,888	\$3,524,888	\$3,595,386	\$3,595,386	\$3,595,386	\$3,667,294	\$3,667,294	\$3,667,294	\$3,740,640	\$3,740,640	\$3,740,640

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

RETURN ANALYSIS

Cash-on-Cash Return (without Abatement)

	Construction	Year 1
Down Payment for Acquisition Loan	(\$52,500)	
Down Payment for Construction Loan	(\$502,133)	
Developer Cash for Soft Costs	(\$355,251)	
Cash Flow		(\$78,180)
Total Cash Flow	(\$909,884)	(\$78,180)
Cumulative Cash Flow	(\$909,884)	(\$988,064)
Cumulative Cash-on-Cash Return at Stabilization		92.09%
Year 1 Cash-on-Cash Return		-0.24

Cash-on-Cash Return (with Abatement)

	Construction	Year 1
Down Payment for Acquisition Loan	(\$52,500)	
Down Payment for Construction Loan	(\$502,133)	
Developer Cash for Soft Costs	(\$355,251)	
Cash Flow		(\$20,210)
Total Cash Flow	(\$909,884)	(\$20,210)
Cumulative Cash Flow	(\$909,884)	(\$930,094)
Cumulative Cash-on-Cash Return at Stabilization		97.83%
Year 1 Cash-on-Cash Return		-0.08

Loan Amortization Tables

Acquisition Loan					Construction Loan					Total Project				
Acquisition Amount		\$350,000			Construction Budget		\$3,162,633			Total Budget		\$3,512,633		
Down Payment (15%)		\$52,500			Down Payment (20%)		\$502,133			Total Down Payment		\$554,633		
Loan Amount		\$297,500			Loan Amount		\$2,660,500			Total Loan Amounts		\$2,958,000		
Rate		3.00%			Rate		6.99%			Rate		varies		
Amortization		240 Months			Amortization		300 Months			Amortization		varies		
Monthly Payment		(\$1,649.93)			Monthly Payment		(\$18,786.89)			Monthly Payment		(\$20,436.82)		
Annual Payment		(\$19,799.13)			Annual Payment		(\$225,442.70)			Annual Payment		(\$245,241.84)		
Pay#	Date	Principal	Interest	Balance	Pay#	Date	Principal	Interest	Balance	Date	Principal	Interest	Balance	
	Jan-22					Jan-22				Jan-22				
	Feb-22			\$297,500.00		Feb-22				Feb-22			\$297,500.00	
1	Mar-22	(\$906.18)	(\$743.75)	\$296,593.82		Mar-22				Mar-22	(\$906.18)	(\$743.75)	\$296,593.82	
2	Apr-22	(\$908.44)	(\$741.48)	\$295,685.38		Apr-22				Apr-22	(\$908.44)	(\$741.48)	\$295,685.38	
3	May-22	(\$910.71)	(\$739.21)	\$294,774.66		May-22				May-22	(\$910.71)	(\$739.21)	\$294,774.66	
4	Jun-22	(\$912.99)	(\$736.94)	\$293,861.67		Jun-22				Jun-22	(\$912.99)	(\$736.94)	\$293,861.67	
5	Jul-22	(\$915.27)	(\$734.65)	\$292,946.40		Jul-22				Jul-22	(\$915.27)	(\$734.65)	\$292,946.40	
6	Aug-22	(\$917.56)	(\$732.37)	\$292,028.84		Aug-22				Aug-22	(\$917.56)	(\$732.37)	\$292,028.84	
7	Sep-22	(\$919.86)	(\$730.07)	\$291,108.98		Sep-22				Sep-22	(\$919.86)	(\$730.07)	\$291,108.98	
8	Oct-22	(\$922.16)	(\$727.77)	\$290,186.83		Oct-22				Oct-22	(\$922.16)	(\$727.77)	\$290,186.83	
9	Nov-22	(\$924.46)	(\$725.47)	\$289,262.37		Nov-22				Nov-22	(\$924.46)	(\$725.47)	\$289,262.37	
10	Dec-22	(\$926.77)	(\$723.16)	\$288,335.59		Dec-22				Dec-22	(\$926.77)	(\$723.16)	\$288,335.59	
11	Jan-23	(\$929.09)	(\$720.84)	\$287,406.50		Jan-23				Jan-23	(\$929.09)	(\$720.84)	\$287,406.50	
12	Feb-23	(\$931.41)	(\$718.52)	\$286,475.09		Feb-23				Feb-23	(\$931.41)	(\$718.52)	\$286,475.09	
13	Mar-23	(\$933.74)	(\$716.19)	\$285,541.35		Mar-23				Mar-23	(\$933.74)	(\$716.19)	\$285,541.35	
14	Apr-23	(\$936.07)	(\$713.85)	\$284,605.28		Apr-23				Apr-23	(\$936.07)	(\$713.85)	\$284,605.28	
15	May-23	(\$938.41)	(\$711.51)	\$283,666.86		May-23				May-23	(\$938.41)	(\$711.51)	\$283,666.86	
16	Jun-23	(\$940.76)	(\$709.17)	\$282,726.10		Jun-23				Jun-23	(\$940.76)	(\$709.17)	\$282,726.10	
17	Jul-23	(\$943.11)	(\$706.82)	\$281,782.99		Jul-23				Jul-23	(\$943.11)	(\$706.82)	\$281,782.99	
18	Aug-23	(\$945.47)	(\$704.46)	\$280,837.52		Aug-23				Aug-23	(\$945.47)	(\$704.46)	\$280,837.52	
19	Sep-23	(\$947.83)	(\$702.09)	\$279,889.69		Sep-23				Sep-23	(\$947.83)	(\$702.09)	\$279,889.69	
20	Oct-23	(\$950.20)	(\$699.72)	\$278,939.48		Oct-23				Oct-23	(\$950.20)	(\$699.72)	\$278,939.48	
21	Nov-23	(\$952.58)	(\$697.35)	\$277,986.90		Nov-23				Nov-23	(\$952.58)	(\$697.35)	\$277,986.90	
22	Dec-23	(\$954.96)	(\$694.97)	\$277,031.94		Dec-23				Dec-23	(\$954.96)	(\$694.97)	\$277,031.94	
23	Jan-24	(\$957.35)	(\$692.58)	\$276,074.60		Jan-24				Jan-24	(\$957.35)	(\$692.58)	\$276,074.60	
24	Feb-24	(\$959.74)	(\$690.19)	\$275,114.85		Feb-24				Feb-24	(\$959.74)	(\$690.19)	\$275,114.85	
25	Mar-24	(\$962.14)	(\$687.79)	\$274,152.71		Mar-24				Mar-24	(\$962.14)	(\$687.79)	\$274,152.71	
26	Apr-24	(\$964.55)	(\$685.38)	\$273,188.17		Apr-24				Apr-24	(\$964.55)	(\$685.38)	\$273,188.17	
27	May-24	(\$966.96)	(\$682.97)	\$272,221.21		May-24				May-24	(\$966.96)	(\$682.97)	\$272,221.21	
28	Jun-24	(\$969.37)	(\$680.55)	\$271,251.83		Jun-24				Jun-24	(\$969.37)	(\$680.55)	\$271,251.83	
29	Jul-24	(\$971.80)	(\$678.13)	\$270,280.04		Jul-24				Jul-24	(\$971.80)	(\$678.13)	\$270,280.04	
30	Aug-24	(\$974.23)	(\$675.70)	\$269,305.81		Aug-24				Aug-24	(\$974.23)	(\$675.70)	\$269,305.81	
31	Sep-24	(\$976.66)	(\$673.26)	\$268,329.15		Sep-24				Sep-24	(\$976.66)	(\$673.26)	\$268,329.15	
32	Oct-24	(\$979.10)	(\$670.82)	\$267,350.04		Oct-24				Oct-24	(\$979.10)	(\$670.82)	\$267,350.04	
33	Nov-24	(\$981.55)	(\$668.38)	\$266,368.49		Nov-24				Nov-24	(\$981.55)	(\$668.38)	\$266,368.49	
34	Dec-24	(\$984.01)	(\$665.92)	\$265,384.48		Dec-24			\$2,660,500	Dec-24	(\$984.01)	(\$665.92)	\$2,925,884.48	
35	Jan-25	(\$986.47)	(\$663.46)	\$264,398.01	1	Jan-25	(\$3,289.48)	(\$15,497.41)	\$2,657,211	Jan-25	(\$4,275.95)	(\$16,160.87)	\$2,921,608.53	
36	Feb-25	(\$988.93)	(\$661.00)	\$263,409.08	2	Feb-25	(\$3,308.64)	(\$15,478.25)	\$2,653,902	Feb-25	(\$4,297.57)	(\$16,139.25)	\$2,917,310.96	
37	Mar-25	(\$991.41)	(\$658.52)	\$262,417.68	3	Mar-25	(\$3,327.91)	(\$15,458.98)	\$2,650,574	Mar-25	(\$4,319.32)	(\$16,117.50)	\$2,912,991.64	
38	Apr-25	(\$993.88)	(\$656.04)	\$261,423.79	4	Apr-25	(\$3,347.30)	(\$15,439.59)	\$2,647,227	Apr-25	(\$4,341.18)	(\$16,095.64)	\$2,908,650.46	
39	May-25	(\$996.37)	(\$653.56)	\$260,427.42	5	May-25	(\$3,366.80)	(\$15,420.10)	\$2,643,860	May-25	(\$4,363.16)	(\$16,073.65)	\$2,904,287.30	
40	Jun-25	(\$998.86)	(\$651.07)	\$259,428.56	6	Jun-25	(\$3,386.41)	(\$15,400.48)	\$2,640,473	Jun-25	(\$4,385.27)	(\$16,051.55)	\$2,899,902.03	
41	Jul-25	(\$1,001.36)	(\$648.57)	\$258,427.21	7	Jul-25	(\$3,406.13)	(\$15,380.76)	\$2,637,067	Jul-25	(\$4,407.49)	(\$16,029.33)	\$2,895,494.54	
42	Aug-25	(\$1,003.86)	(\$646.07)	\$257,423.35	8	Aug-25	(\$3,425.97)	(\$15,360.92)	\$2,633,641	Aug-25	(\$4,429.83)	(\$16,006.99)	\$2,891,064.70	
43	Sep-25	(\$1,006.37)	(\$643.56)	\$256,416.98	9	Sep-25	(\$3,445.93)	(\$15,340.96)	\$2,630,195	Sep-25	(\$4,452.30)	(\$15,984.52)	\$2,886,612.40	
44	Oct-25	(\$1,008.89)	(\$641.04)	\$255,408.09	10	Oct-25	(\$3,466.00)	(\$15,320.89)	\$2,626,729	Oct-25	(\$4,474.89)	(\$15,961.93)	\$2,882,137.51	
45	Nov-25	(\$1,011.41)	(\$638.52)	\$254,396.69	11	Nov-25	(\$3,486.19)	(\$15,300.70)	\$2,623,243	Nov-25	(\$4,497.60)	(\$15,939.22)	\$2,877,639.91	
46	Dec-25	(\$1,013.94)	(\$635.99)	\$253,382.75	12	Dec-25	(\$3,506.50)	(\$15,280.39)	\$2,619,737	Dec-25	(\$4,520.44)	(\$15,916.38)	\$2,873,119.48	
47	Jan-26	(\$1,016.47)	(\$633.46)	\$252,366.28	13	Jan-26	(\$3,526.93)	(\$15,259.97)	\$2,616,210	Jan-26	(\$4,543.40)	(\$15,893.42)	\$2,868,576.08	
48	Feb-26	(\$1,019.01)	(\$630.92)	\$251,347.27	14	Feb-26	(\$3,547.47)	(\$15,239.42)	\$2,612,662	Feb-26	(\$4,566.48)	(\$15,870.34)	\$2,864,009.60	
49	Mar-26	(\$1,021.56)	(\$628.37)	\$250,325.71	15	Mar-26	(\$3,568.13)	(\$15,218.76)	\$2,609,094	Mar-26	(\$4,589.69)	(\$15,847.13)	\$2,859,419.91	
50	Apr-26	(\$1,024.11)	(\$625.81)	\$249,301.59	16	Apr-26	(\$3,588.92)	(\$15,197.97)	\$2,605,505	Apr-26	(\$4,613.03)	(\$15,823.79)	\$2,854,806.87	
51	May-26	(\$1,026.67)	(\$623.25)	\$248,274.92	17	May-26	(\$3,609.82)	(\$15,177.07)	\$2,601,895	May-26	(\$4,636.50)	(\$15,800.32)	\$2,850,170.38	
52	Jun-26	(\$1,029.24)	(\$620.69)	\$247,245.68	18	Jun-26	(\$3,630.85)	(\$15,156.04)	\$2,598,265	Jun-26	(\$4,660.09)	(\$15,776.73)	\$2,845,510.29	
53	Jul-26	(\$1,031.81)	(\$618.11)	\$246,213.87	19	Jul-26	(\$3,652.00)	(\$15,134.89)	\$2,594,613	Jul-26	(\$4,683.81)	(\$15,753.01)	\$2,840,826.47	
54	Aug-26	(\$1,034.39)	(\$615.53)	\$245,179.47	20	Aug-26	(\$3,673.27)	(\$15,113.62)	\$2,590,939	Aug-26	(\$4,707.67)	(\$15,729.15)	\$2,836,118.80	
55	Sep-26	(\$1,036.98)	(\$612.95)	\$244,142.49	21	Sep-26	(\$3,694.67)	(\$15,092.22)	\$2,587,245	Sep-26	(\$4,731.65)	(\$15,705.17)	\$2,831,387.16	
56	Oct-26	(\$1,039.57)	(\$610.36)	\$243,102.92	22	Oct-26	(\$3,716.19)	(\$15,070.70)	\$2,583,528	Oct-26	(\$4,755.76)	(\$15,681.06)	\$2,826,631.39	
57	Nov-26	(\$1,042.17)	(\$607.76)	\$242,060.75	23	Nov-26	(\$3,737.84)	(\$15,049.05)	\$2,579,791	Nov-26	(\$4,780.01)	(\$15,656.81)	\$2,821,851.38	
58	Dec-26	(\$1,044.78)	(\$605.15)	\$241,015.98	24	Dec-26	(\$3,759.61)	(\$15,027.28)	\$2,576,031	Dec-26	(\$4,804.39)	(\$15,632.43)	\$2,817,047.00	
59	Jan-27	(\$1,047.39)	(\$602.54)	\$239,968.59	25	Jan-27	(\$3,781.51)	(\$15,005.38)	\$2,572,250	Jan-27	(\$4,828.90)	(\$15,607.92)	\$2,812,218.10	
60	Feb-27	(\$1,050.01)	(\$599.92)	\$238,918.58	26	Feb-27	(\$3,803.54)	(\$14,983.35)	\$2,568,446	Feb-27	(\$4,853.54)	(\$15,583.27)	\$2,807,364.55	
61	Mar-27	(\$1,052.63)	(\$597.30)	\$237,865.95	27	Mar-27	(\$3,825.69)	(\$14,961.20)	\$2,564,620	Mar-27	(\$4,878.33)	(\$15,558.49)	\$2,802,486.23	
62	Apr-27	(\$1,055.26)	(\$594.66)	\$236,810.69	28	Apr-27	(\$3,847.98)	(\$14,938.91)	\$2,560,772	Apr-27	(\$4,903.24)	(\$15,533.58)	\$2,797,582.98	
63	May-27	(\$1,057.90)	(\$592.03)	\$235,752.79	29	May-27	(\$3,870.39)	(\$14,916.50)	\$2,556,902	May-27	(\$4,928.29)	(\$15,508.53)	\$2,792,654.69	
64	Jun-27	(\$1,060.55)	(\$589.38)	\$234,692.24	30	Jun-27	(\$3,892.94)	(\$14,893.95)	\$2,553,009	Jun-27	(\$4,953.48)	(\$15,483.34)	\$2,787,701.21	
65	Jul-27	(\$1,063.20)	(\$586.73)	\$233,629.04	31	Jul-27	(\$3,915.61)	(\$14,871.28)	\$2,549,093	Jul-27	(\$4,978.81)	(\$15,458.01)	\$2,782,722.39	
66	Aug-27	(\$1,065.86)	(\$584.07)	\$232,563.19	32	Aug-27	(\$3,938.42)	(\$14,848.47)	\$2,545,155	Aug-27	(\$5,004.28)	(\$15,432.54)	\$2,777,718.12	
67	Sep-27	(\$1,068.52)	(\$581.41)	\$231,494.67	33	Sep-27	(\$3,961.36)	(\$14,825.53)	\$2,541,194	Sep-27	(\$5,029.88)	(\$15,406.94)	\$2,772,688.23	
68	Oct-27	(\$1,071.19)	(\$578.74)	\$230,423.48	34	Oct-27	(\$3,984.44)	(\$14,802.45)	\$2,537,209	Oct-27	(\$5,055.63)	(\$15,381.19)	\$2,767,632.60	
69	Nov-27	(\$1,073.87)	(\$576.06)	\$229,349.										

70	Dec-27	(\$1,076.55)	(\$573.37)	\$228,273.05	36	Dec-27	(\$4,030.99)	(\$14,755.90)	\$2,529,170	Dec-27	(\$5,107.55)	(\$15,329.27)	\$2,757,443.54
71	Jan-28	(\$1,079.25)	(\$570.68)	\$227,193.81	37	Jan-28	(\$4,054.47)	(\$14,732.42)	\$2,525,116	Jan-28	(\$5,133.72)	(\$15,303.10)	\$2,752,309.82
72	Feb-28	(\$1,081.94)	(\$567.98)	\$226,111.86	38	Feb-28	(\$4,078.09)	(\$14,708.80)	\$2,521,038	Feb-28	(\$5,160.03)	(\$15,276.79)	\$2,747,149.78
73	Mar-28	(\$1,084.65)	(\$565.28)	\$225,027.22	39	Mar-28	(\$4,101.85)	(\$14,685.05)	\$2,516,936	Mar-28	(\$5,186.49)	(\$15,250.33)	\$2,741,963.29
74	Apr-28	(\$1,087.36)	(\$562.57)	\$223,939.86	40	Apr-28	(\$4,125.74)	(\$14,661.15)	\$2,512,810	Apr-28	(\$5,213.10)	(\$15,223.72)	\$2,736,750.19
75	May-28	(\$1,090.08)	(\$559.85)	\$222,849.78	41	May-28	(\$4,149.77)	(\$14,637.12)	\$2,508,661	May-28	(\$5,239.85)	(\$15,196.97)	\$2,731,510.34
76	Jun-28	(\$1,092.80)	(\$557.12)	\$221,756.97	42	Jun-28	(\$4,173.94)	(\$14,612.95)	\$2,504,487	Jun-28	(\$5,266.75)	(\$15,170.07)	\$2,726,243.59
77	Jul-28	(\$1,095.54)	(\$554.39)	\$220,661.44	43	Jul-28	(\$4,198.26)	(\$14,588.63)	\$2,500,288	Jul-28	(\$5,293.79)	(\$15,143.03)	\$2,720,949.80
78	Aug-28	(\$1,098.27)	(\$551.65)	\$219,563.16	44	Aug-28	(\$4,222.71)	(\$14,564.18)	\$2,496,066	Aug-28	(\$5,320.99)	(\$15,115.83)	\$2,715,628.81
79	Sep-28	(\$1,101.02)	(\$548.91)	\$218,462.14	45	Sep-28	(\$4,247.31)	(\$14,539.58)	\$2,491,818	Sep-28	(\$5,348.33)	(\$15,088.49)	\$2,710,280.48
80	Oct-28	(\$1,103.77)	(\$546.16)	\$217,358.37	46	Oct-28	(\$4,272.05)	(\$14,514.84)	\$2,487,546	Oct-28	(\$5,375.82)	(\$15,061.00)	\$2,704,904.66
81	Nov-28	(\$1,106.53)	(\$543.40)	\$216,251.84	47	Nov-28	(\$4,296.93)	(\$14,489.96)	\$2,483,249	Nov-28	(\$5,403.47)	(\$15,033.35)	\$2,699,501.19
82	Dec-28	(\$1,109.30)	(\$540.63)	\$215,142.54	48	Dec-28	(\$4,321.96)	(\$14,464.93)	\$2,478,927	Dec-28	(\$5,431.26)	(\$15,005.56)	\$2,694,069.93
83	Jan-29	(\$1,112.07)	(\$537.86)	\$214,030.47	49	Jan-29	(\$4,347.14)	(\$14,439.75)	\$2,474,580	Jan-29	(\$5,459.21)	(\$14,977.61)	\$2,688,610.72
84	Feb-29	(\$1,114.85)	(\$535.08)	\$212,915.62	50	Feb-29	(\$4,372.46)	(\$14,414.43)	\$2,470,208	Feb-29	(\$5,487.31)	(\$14,949.51)	\$2,683,123.41
85	Mar-29	(\$1,117.64)	(\$532.29)	\$211,797.98	51	Mar-29	(\$4,397.93)	(\$14,388.96)	\$2,465,810	Mar-29	(\$5,515.57)	(\$14,921.25)	\$2,677,607.84
86	Apr-29	(\$1,120.43)	(\$529.49)	\$210,677.55	52	Apr-29	(\$4,423.55)	(\$14,363.34)	\$2,461,386	Apr-29	(\$5,543.98)	(\$14,892.84)	\$2,672,063.85
87	May-29	(\$1,123.23)	(\$526.69)	\$209,554.31	53	May-29	(\$4,449.32)	(\$14,337.58)	\$2,456,937	May-29	(\$5,572.55)	(\$14,864.27)	\$2,666,491.30
88	Jun-29	(\$1,126.04)	(\$523.89)	\$208,428.27	54	Jun-29	(\$4,475.23)	(\$14,311.66)	\$2,452,462	Jun-29	(\$5,601.28)	(\$14,835.54)	\$2,660,890.03
89	Jul-29	(\$1,128.86)	(\$521.07)	\$207,299.41	55	Jul-29	(\$4,501.30)	(\$14,285.59)	\$2,447,960	Jul-29	(\$5,630.16)	(\$14,806.66)	\$2,655,259.87
90	Aug-29	(\$1,131.68)	(\$518.25)	\$206,167.73	56	Aug-29	(\$4,527.52)	(\$14,259.37)	\$2,443,433	Aug-29	(\$5,659.20)	(\$14,777.62)	\$2,649,600.67
91	Sep-29	(\$1,134.51)	(\$515.42)	\$205,033.23	57	Sep-29	(\$4,553.90)	(\$14,233.00)	\$2,438,879	Sep-29	(\$5,688.40)	(\$14,748.42)	\$2,643,912.26
92	Oct-29	(\$1,137.34)	(\$512.58)	\$203,895.88	58	Oct-29	(\$4,580.42)	(\$14,206.47)	\$2,434,299	Oct-29	(\$5,717.77)	(\$14,719.05)	\$2,638,194.50
93	Nov-29	(\$1,140.19)	(\$509.74)	\$202,755.69	59	Nov-29	(\$4,607.10)	(\$14,179.79)	\$2,429,692	Nov-29	(\$5,747.29)	(\$14,689.53)	\$2,632,447.21
94	Dec-29	(\$1,143.04)	(\$506.89)	\$201,612.65	60	Dec-29	(\$4,633.94)	(\$14,152.95)	\$2,425,058	Dec-29	(\$5,776.98)	(\$14,659.84)	\$2,626,670.23
95	Jan-30	(\$1,145.90)	(\$504.03)	\$200,466.76	61	Jan-30	(\$4,660.93)	(\$14,125.96)	\$2,420,397	Jan-30	(\$5,806.83)	(\$14,629.99)	\$2,620,863.40
96	Feb-30	(\$1,148.76)	(\$501.17)	\$199,318.00	62	Feb-30	(\$4,688.08)	(\$14,098.81)	\$2,415,709	Feb-30	(\$5,836.84)	(\$14,599.98)	\$2,615,026.56
97	Mar-30	(\$1,151.63)	(\$498.29)	\$198,166.36	63	Mar-30	(\$4,715.39)	(\$14,071.50)	\$2,410,993	Mar-30	(\$5,867.02)	(\$14,569.80)	\$2,609,159.54
98	Apr-30	(\$1,154.51)	(\$495.42)	\$197,011.85	64	Apr-30	(\$4,742.86)	(\$14,044.04)	\$2,406,250	Apr-30	(\$5,897.37)	(\$14,539.45)	\$2,603,262.17
99	May-30	(\$1,157.40)	(\$492.53)	\$195,854.45	65	May-30	(\$4,770.48)	(\$14,016.41)	\$2,401,480	May-30	(\$5,927.88)	(\$14,508.94)	\$2,597,334.29
100	Jun-30	(\$1,160.29)	(\$489.64)	\$194,694.16	66	Jun-30	(\$4,798.27)	(\$13,988.62)	\$2,396,682	Jun-30	(\$5,958.56)	(\$14,478.26)	\$2,591,375.72
101	Jul-30	(\$1,163.19)	(\$486.74)	\$193,530.97	67	Jul-30	(\$4,826.22)	(\$13,960.67)	\$2,391,855	Jul-30	(\$5,989.41)	(\$14,447.41)	\$2,585,386.31
102	Aug-30	(\$1,166.10)	(\$483.83)	\$192,364.87	68	Aug-30	(\$4,854.33)	(\$13,932.56)	\$2,387,001	Aug-30	(\$6,020.43)	(\$14,416.38)	\$2,579,365.87
103	Sep-30	(\$1,169.02)	(\$480.91)	\$191,195.85	69	Sep-30	(\$4,882.61)	(\$13,904.28)	\$2,382,118	Sep-30	(\$6,051.63)	(\$14,385.19)	\$2,573,314.25
104	Oct-30	(\$1,171.94)	(\$477.99)	\$190,023.92	70	Oct-30	(\$4,911.05)	(\$13,875.84)	\$2,377,207	Oct-30	(\$6,082.99)	(\$14,353.83)	\$2,567,231.26
105	Nov-30	(\$1,174.87)	(\$475.06)	\$188,849.05	71	Nov-30	(\$4,939.66)	(\$13,847.23)	\$2,372,268	Nov-30	(\$6,114.53)	(\$14,322.29)	\$2,561,116.73
106	Dec-30	(\$1,177.81)	(\$472.12)	\$187,671.24	72	Dec-30	(\$4,968.43)	(\$13,818.46)	\$2,367,299	Dec-30	(\$6,146.24)	(\$14,290.58)	\$2,554,970.49
107	Jan-31	(\$1,180.75)	(\$469.18)	\$186,490.49	73	Jan-31	(\$4,997.37)	(\$13,789.52)	\$2,362,302	Jan-31	(\$6,178.12)	(\$14,258.70)	\$2,548,792.37
108	Feb-31	(\$1,183.70)	(\$466.23)	\$185,306.79	74	Feb-31	(\$5,026.48)	(\$13,760.41)	\$2,357,275	Feb-31	(\$6,210.19)	(\$14,226.63)	\$2,542,582.18
109	Mar-31	(\$1,186.66)	(\$463.27)	\$184,120.13	75	Mar-31	(\$5,055.76)	(\$13,731.13)	\$2,352,220	Mar-31	(\$6,242.42)	(\$14,194.40)	\$2,536,339.76
110	Apr-31	(\$1,189.63)	(\$460.30)	\$182,930.50	76	Apr-31	(\$5,085.21)	(\$13,701.68)	\$2,347,134	Apr-31	(\$6,274.84)	(\$14,161.98)	\$2,530,064.92
111	May-31	(\$1,192.60)	(\$457.33)	\$181,737.90	77	May-31	(\$5,114.83)	(\$13,672.06)	\$2,342,020	May-31	(\$6,307.44)	(\$14,129.38)	\$2,523,757.48
112	Jun-31	(\$1,195.58)	(\$454.34)	\$180,542.32	78	Jun-31	(\$5,144.63)	(\$13,642.26)	\$2,336,875	Jun-31	(\$6,340.21)	(\$14,096.61)	\$2,517,417.27
113	Jul-31	(\$1,198.57)	(\$451.36)	\$179,343.75	79	Jul-31	(\$5,174.60)	(\$13,612.30)	\$2,331,700	Jul-31	(\$6,373.17)	(\$14,063.65)	\$2,511,044.11
114	Aug-31	(\$1,201.57)	(\$448.36)	\$178,142.18	80	Aug-31	(\$5,204.74)	(\$13,582.15)	\$2,326,496	Aug-31	(\$6,406.31)	(\$14,030.51)	\$2,504,637.80
115	Sep-31	(\$1,204.57)	(\$445.36)	\$176,937.61	81	Sep-31	(\$5,235.05)	(\$13,551.84)	\$2,321,261	Sep-31	(\$6,439.63)	(\$13,997.19)	\$2,498,198.17
116	Oct-31	(\$1,207.58)	(\$442.34)	\$175,730.02	82	Oct-31	(\$5,265.55)	(\$13,521.34)	\$2,315,995	Oct-31	(\$6,473.13)	(\$13,963.69)	\$2,491,725.04
117	Nov-31	(\$1,210.60)	(\$439.33)	\$174,519.42	83	Nov-31	(\$5,296.22)	(\$13,490.67)	\$2,310,699	Nov-31	(\$6,506.82)	(\$13,930.00)	\$2,485,218.22
118	Dec-31	(\$1,213.63)	(\$436.30)	\$173,305.79	84	Dec-31	(\$5,327.07)	(\$13,459.82)	\$2,305,372	Dec-31	(\$6,540.70)	(\$13,896.12)	\$2,478,677.51
119	Jan-32	(\$1,216.66)	(\$433.26)	\$172,089.13	85	Jan-32	(\$5,358.10)	(\$13,428.79)	\$2,300,014	Jan-32	(\$6,574.76)	(\$13,862.05)	\$2,472,102.75
120	Feb-32	(\$1,219.71)	(\$430.22)	\$170,869.42	86	Feb-32	(\$5,389.31)	(\$13,397.58)	\$2,294,624	Feb-32	(\$6,609.02)	(\$13,827.80)	\$2,465,493.73
121	Mar-32	(\$1,222.75)	(\$427.17)	\$169,646.67	87	Mar-32	(\$5,420.71)	(\$13,366.19)	\$2,289,204	Mar-32	(\$6,643.46)	(\$13,793.36)	\$2,458,850.27
122	Apr-32	(\$1,225.81)	(\$424.12)	\$168,420.86	88	Apr-32	(\$5,452.28)	(\$13,334.61)	\$2,283,751	Apr-32	(\$6,678.09)	(\$13,758.73)	\$2,452,172.18
123	May-32	(\$1,228.88)	(\$421.05)	\$167,191.98	89	May-32	(\$5,484.04)	(\$13,302.85)	\$2,278,267	May-32	(\$6,712.92)	(\$13,723.90)	\$2,445,459.26
124	Jun-32	(\$1,231.95)	(\$417.98)	\$165,960.03	90	Jun-32	(\$5,515.98)	(\$13,270.91)	\$2,272,751	Jun-32	(\$6,747.93)	(\$13,688.89)	\$2,438,711.33
125	Jul-32	(\$1,235.03)	(\$414.90)	\$164,725.00	91	Jul-32	(\$5,548.12)	(\$13,238.78)	\$2,267,203	Jul-32	(\$6,783.14)	(\$13,653.68)	\$2,431,928.19
126	Aug-32	(\$1,238.12)	(\$411.81)	\$163,486.89	92	Aug-32	(\$5,580.43)	(\$13,206.46)	\$2,261,623	Aug-32	(\$6,818.55)	(\$13,618.27)	\$2,425,109.64
127	Sep-32	(\$1,241.21)	(\$408.72)	\$162,245.68	93	Sep-32	(\$5,612.94)	(\$13,173.95)	\$2,256,010	Sep-32	(\$6,854.15)	(\$13,582.67)	\$2,418,255.49
128	Oct-32	(\$1,244.31)	(\$405.61)	\$161,001.36	94	Oct-32	(\$5,645.63)	(\$13,141.26)	\$2,250,364	Oct-32	(\$6,889.95)	(\$13,546.87)	\$2,411,365.54
129	Nov-32	(\$1,247.42)	(\$402.50)	\$159,753.94	95	Nov-32	(\$5,678.52)	(\$13,108.37)	\$2,244,686	Nov-32	(\$6,925.94)	(\$13,510.87)	\$2,404,439.60
130	Dec-32	(\$1,250.54)	(\$399.38)	\$158,503.40	96	Dec-32	(\$5,711.60)	(\$13,075.29)	\$2,238,974	Dec-32	(\$6,962.14)	(\$13,474.68)	\$2,397,477.46
131	Jan-33	(\$1,253.67)	(\$396.26)	\$157,249.73	97	Jan-33	(\$5,744.87)	(\$13,042.02)	\$2,233,229	Jan-33	(\$6,998.54)	(\$13,438.28)	\$2,390,478.92
132	Feb-33	(\$1,256.80)	(\$393.12)	\$155,992.92	98	Feb-33	(\$5,778.33)	(\$13,008.56)	\$2,227,451	Feb-33	(\$7,035.14)	(\$13,401.68)	\$2,383,443.78
133	Mar-33	(\$1,259.95)	(\$389.98)	\$154,732.98	99	Mar-33	(\$5,811.99)	(\$12,974.90)	\$2,221,639	Mar-33	(\$7,071.94)	(\$13,364.88)	\$2,376,371.85
134	Apr-33	(\$1,263.10)	(\$386.83)	\$153,469.88	100	Apr-33	(\$5,845.85)	(\$12,941.05)	\$2,215,793	Apr-33	(\$7,108.94)	(\$13,327.88)	\$2,369,262.91
135	May-33	(\$1,266.25)	(\$383.67)	\$152,203.63	101	May-33	(\$5,879.90)	(\$12,906.99)	\$2,209,913	May-33	(\$7,146.15)	(\$13,290.67)	\$2,362,116.76
136	Jun-33	(\$1,269.42)	(\$380.51)	\$150,934.21	102	Jun-33	(\$5,914.15)	(\$12,872.74)	\$2,203,999	Jun-33	(\$7,183.57)	(\$13,253.25)	\$2,354,933.19
137	Jul-33	(\$1,272.59)	(\$377.34)	\$149,661.62	103	Jul-33	(\$5,948.60)	(\$12,838.29)	\$2,198,050	Jul-33	(\$7,221.19)	(\$13,215.63)	\$2,347,712.00
138	Aug-33	(\$1,275.77)	(\$374.15)	\$148,385.85	104	Aug-33	(\$5,983.25)	(\$12,803.64)	\$2,192,067	Aug-33	(\$7,259.02)	(\$13,177.80)	\$2,340,452.98
139	Sep-33	(\$1,278.96)	(\$370.96)	\$147,106.88	105	Sep-33	(\$6,018.10)	(\$12,768.79)	\$2,186,049	Sep-33	(\$7,297.06)	(\$13,139.76)	\$2,333,1

159	May-35	(\$1,344.45)	(\$305.47)	\$120,845.41	125	May-35	(\$6,759.40)	(\$12,027.49)	\$2,058,047	May-35	(\$8,103.85)	(\$12,332.97)	\$2,178,891.94
160	Jun-35	(\$1,347.81)	(\$302.11)	\$119,497.60	126	Jun-35	(\$6,798.77)	(\$11,988.12)	\$2,051,248	Jun-35	(\$8,146.59)	(\$12,290.23)	\$2,170,745.35
161	Jul-35	(\$1,351.18)	(\$298.74)	\$118,146.41	127	Jul-35	(\$6,838.37)	(\$11,948.52)	\$2,044,409	Jul-35	(\$8,189.56)	(\$12,247.26)	\$2,162,555.79
162	Aug-35	(\$1,354.56)	(\$295.37)	\$116,791.85	128	Aug-35	(\$6,878.21)	(\$11,908.68)	\$2,037,531	Aug-35	(\$8,232.77)	(\$12,204.05)	\$2,154,323.03
163	Sep-35	(\$1,357.95)	(\$291.98)	\$115,433.90	129	Sep-35	(\$6,918.27)	(\$11,868.62)	\$2,030,613	Sep-35	(\$8,276.22)	(\$12,160.60)	\$2,146,046.80
164	Oct-35	(\$1,361.34)	(\$288.58)	\$114,072.56	130	Oct-35	(\$6,958.57)	(\$11,828.32)	\$2,023,654	Oct-35	(\$8,319.91)	(\$12,116.90)	\$2,137,726.89
165	Nov-35	(\$1,364.75)	(\$285.18)	\$112,707.81	131	Nov-35	(\$6,999.11)	(\$11,787.79)	\$2,016,655	Nov-35	(\$8,363.85)	(\$12,072.97)	\$2,129,363.04
166	Dec-35	(\$1,368.16)	(\$281.77)	\$111,339.65	132	Dec-35	(\$7,039.88)	(\$11,747.02)	\$2,009,615	Dec-35	(\$8,408.03)	(\$12,028.79)	\$2,120,955.00
167	Jan-36	(\$1,371.58)	(\$278.35)	\$109,968.07	133	Jan-36	(\$7,080.88)	(\$11,706.01)	\$2,002,534	Jan-36	(\$8,452.46)	(\$11,984.36)	\$2,112,502.54
168	Feb-36	(\$1,375.01)	(\$274.92)	\$108,593.07	134	Feb-36	(\$7,122.13)	(\$11,664.76)	\$1,995,412	Feb-36	(\$8,497.14)	(\$11,939.68)	\$2,104,005.41
169	Mar-36	(\$1,378.45)	(\$271.48)	\$107,214.62	135	Mar-36	(\$7,163.61)	(\$11,623.28)	\$1,988,249	Mar-36	(\$8,542.06)	(\$11,894.76)	\$2,095,463.35
170	Apr-36	(\$1,381.89)	(\$268.04)	\$105,832.73	136	Apr-36	(\$7,205.34)	(\$11,581.55)	\$1,981,043	Apr-36	(\$8,587.23)	(\$11,849.59)	\$2,086,876.11
171	May-36	(\$1,385.35)	(\$264.58)	\$104,447.38	137	May-36	(\$7,247.31)	(\$11,539.58)	\$1,973,796	May-36	(\$8,632.66)	(\$11,804.16)	\$2,078,243.45
172	Jun-36	(\$1,388.81)	(\$261.12)	\$103,058.57	138	Jun-36	(\$7,289.53)	(\$11,497.36)	\$1,966,507	Jun-36	(\$8,678.34)	(\$11,758.48)	\$2,069,565.11
173	Jul-36	(\$1,392.28)	(\$257.65)	\$101,666.29	139	Jul-36	(\$7,331.99)	(\$11,454.90)	\$1,959,175	Jul-36	(\$8,724.27)	(\$11,712.55)	\$2,060,840.84
174	Aug-36	(\$1,395.76)	(\$254.17)	\$100,270.53	140	Aug-36	(\$7,374.70)	(\$11,412.19)	\$1,951,800	Aug-36	(\$8,770.46)	(\$11,666.36)	\$2,052,070.38
175	Sep-36	(\$1,399.25)	(\$250.68)	\$98,871.28	141	Sep-36	(\$7,417.66)	(\$11,369.23)	\$1,944,382	Sep-36	(\$8,816.91)	(\$11,619.91)	\$2,043,253.47
176	Oct-36	(\$1,402.75)	(\$247.18)	\$97,468.53	142	Oct-36	(\$7,460.87)	(\$11,326.03)	\$1,936,921	Oct-36	(\$8,863.62)	(\$11,573.20)	\$2,034,389.85
177	Nov-36	(\$1,406.26)	(\$243.67)	\$96,062.27	143	Nov-36	(\$7,504.33)	(\$11,282.57)	\$1,929,417	Nov-36	(\$8,910.58)	(\$11,526.24)	\$2,025,479.27
178	Dec-36	(\$1,409.77)	(\$240.16)	\$94,652.50	144	Dec-36	(\$7,548.04)	(\$11,238.85)	\$1,921,869	Dec-36	(\$8,957.81)	(\$11,479.01)	\$2,016,521.46
179	Jan-37	(\$1,413.30)	(\$236.63)	\$93,239.20	145	Jan-37	(\$7,592.01)	(\$11,194.89)	\$1,914,277	Jan-37	(\$9,005.30)	(\$11,431.52)	\$2,007,516.16
180	Feb-37	(\$1,416.83)	(\$233.10)	\$91,822.38	146	Feb-37	(\$7,636.23)	(\$11,150.66)	\$1,906,641	Feb-37	(\$9,053.06)	(\$11,383.76)	\$1,998,463.10
181	Mar-37	(\$1,420.37)	(\$229.56)	\$90,402.00	147	Mar-37	(\$7,680.71)	(\$11,106.18)	\$1,898,960	Mar-37	(\$9,101.08)	(\$11,335.74)	\$1,989,362.02
182	Apr-37	(\$1,423.92)	(\$226.01)	\$88,978.08	148	Apr-37	(\$7,725.45)	(\$11,061.44)	\$1,891,235	Apr-37	(\$9,149.37)	(\$11,287.45)	\$1,980,212.65
183	May-37	(\$1,427.48)	(\$222.45)	\$87,550.60	149	May-37	(\$7,770.45)	(\$11,016.44)	\$1,883,464	May-37	(\$9,197.93)	(\$11,238.89)	\$1,971,014.71
184	Jun-37	(\$1,431.05)	(\$218.88)	\$86,119.55	150	Jun-37	(\$7,815.71)	(\$10,971.18)	\$1,875,648	Jun-37	(\$9,246.76)	(\$11,190.05)	\$1,961,767.95
185	Jul-37	(\$1,434.63)	(\$215.30)	\$84,684.92	151	Jul-37	(\$7,861.24)	(\$10,925.65)	\$1,867,787	Jul-37	(\$9,295.87)	(\$11,140.95)	\$1,952,472.08
186	Aug-37	(\$1,438.22)	(\$211.71)	\$83,246.70	152	Aug-37	(\$7,907.03)	(\$10,879.86)	\$1,859,880	Aug-37	(\$9,345.25)	(\$11,091.57)	\$1,943,126.83
187	Sep-37	(\$1,441.81)	(\$208.12)	\$81,804.89	153	Sep-37	(\$7,953.09)	(\$10,833.80)	\$1,851,927	Sep-37	(\$9,394.90)	(\$11,041.92)	\$1,933,731.93
188	Oct-37	(\$1,445.42)	(\$204.51)	\$80,359.48	154	Oct-37	(\$7,999.42)	(\$10,787.48)	\$1,843,928	Oct-37	(\$9,444.83)	(\$10,991.99)	\$1,924,287.10
189	Nov-37	(\$1,449.03)	(\$200.90)	\$78,910.45	155	Nov-37	(\$8,046.01)	(\$10,740.88)	\$1,835,882	Nov-37	(\$9,495.04)	(\$10,941.78)	\$1,914,792.06
190	Dec-37	(\$1,452.65)	(\$197.28)	\$77,457.79	156	Dec-37	(\$8,092.88)	(\$10,694.01)	\$1,827,789	Dec-37	(\$9,545.53)	(\$10,891.29)	\$1,905,246.52
191	Jan-38	(\$1,456.28)	(\$193.64)	\$76,001.51	157	Jan-38	(\$8,140.02)	(\$10,646.87)	\$1,819,649	Jan-38	(\$9,596.31)	(\$10,840.51)	\$1,895,650.22
192	Feb-38	(\$1,459.92)	(\$190.00)	\$74,541.59	158	Feb-38	(\$8,187.44)	(\$10,599.45)	\$1,811,461	Feb-38	(\$9,647.36)	(\$10,789.46)	\$1,886,002.86
193	Mar-38	(\$1,463.57)	(\$186.35)	\$73,078.01	159	Mar-38	(\$8,235.13)	(\$10,551.76)	\$1,803,226	Mar-38	(\$9,698.70)	(\$10,738.12)	\$1,876,304.15
194	Apr-38	(\$1,467.23)	(\$182.70)	\$71,610.78	160	Apr-38	(\$8,283.10)	(\$10,503.79)	\$1,794,943	Apr-38	(\$9,750.33)	(\$10,686.49)	\$1,866,553.82
195	May-38	(\$1,470.90)	(\$179.03)	\$70,139.88	161	May-38	(\$8,331.35)	(\$10,455.54)	\$1,786,612	May-38	(\$9,802.25)	(\$10,634.57)	\$1,856,751.57
196	Jun-38	(\$1,474.58)	(\$175.35)	\$68,665.30	162	Jun-38	(\$8,379.88)	(\$10,407.01)	\$1,778,232	Jun-38	(\$9,854.46)	(\$10,582.36)	\$1,846,897.11
197	Jul-38	(\$1,478.26)	(\$171.66)	\$67,187.04	163	Jul-38	(\$8,428.69)	(\$10,358.20)	\$1,769,803	Jul-38	(\$9,906.96)	(\$10,529.86)	\$1,836,990.16
198	Aug-38	(\$1,481.96)	(\$167.97)	\$65,705.08	164	Aug-38	(\$8,477.79)	(\$10,309.10)	\$1,761,325	Aug-38	(\$9,959.75)	(\$10,477.07)	\$1,827,030.41
199	Sep-38	(\$1,485.67)	(\$164.26)	\$64,219.41	165	Sep-38	(\$8,527.17)	(\$10,259.72)	\$1,752,798	Sep-38	(\$10,012.84)	(\$10,423.98)	\$1,817,021.57
200	Oct-38	(\$1,489.38)	(\$160.55)	\$62,730.03	166	Oct-38	(\$8,576.84)	(\$10,210.05)	\$1,744,221	Oct-38	(\$10,066.22)	(\$10,370.60)	\$1,806,951.35
201	Nov-38	(\$1,493.10)	(\$156.83)	\$61,236.93	167	Nov-38	(\$8,626.80)	(\$10,160.09)	\$1,735,595	Nov-38	(\$10,119.91)	(\$10,316.91)	\$1,796,831.44
202	Dec-38	(\$1,496.84)	(\$153.09)	\$59,740.09	168	Dec-38	(\$8,677.05)	(\$10,109.84)	\$1,726,917	Dec-38	(\$10,173.89)	(\$10,262.93)	\$1,786,657.55
203	Jan-39	(\$1,500.58)	(\$149.35)	\$58,239.52	169	Jan-39	(\$8,727.60)	(\$10,059.29)	\$1,718,190	Jan-39	(\$10,228.18)	(\$10,208.64)	\$1,776,429.38
204	Feb-39	(\$1,504.33)	(\$145.60)	\$56,735.19	170	Feb-39	(\$8,778.44)	(\$10,008.46)	\$1,709,411	Feb-39	(\$10,282.76)	(\$10,154.05)	\$1,766,146.61
205	Mar-39	(\$1,508.09)	(\$141.84)	\$55,227.10	171	Mar-39	(\$8,829.57)	(\$9,957.32)	\$1,700,582	Mar-39	(\$10,337.66)	(\$10,099.16)	\$1,755,808.95
206	Apr-39	(\$1,511.86)	(\$138.07)	\$53,715.24	172	Apr-39	(\$8,881.00)	(\$9,905.89)	\$1,691,701	Apr-39	(\$10,392.86)	(\$10,043.96)	\$1,745,416.09
207	May-39	(\$1,515.64)	(\$134.29)	\$52,199.60	173	May-39	(\$8,932.73)	(\$9,854.16)	\$1,682,768	May-39	(\$10,448.37)	(\$9,988.45)	\$1,734,967.72
208	Jun-39	(\$1,519.43)	(\$130.50)	\$50,680.17	174	Jun-39	(\$8,984.77)	(\$9,802.12)	\$1,673,783	Jun-39	(\$10,504.20)	(\$9,932.62)	\$1,724,463.52
209	Jul-39	(\$1,523.23)	(\$126.70)	\$49,156.94	175	Jul-39	(\$9,037.10)	(\$9,749.79)	\$1,664,746	Jul-39	(\$10,560.33)	(\$9,876.49)	\$1,713,903.19
210	Aug-39	(\$1,527.04)	(\$122.89)	\$47,629.90	176	Aug-39	(\$9,089.74)	(\$9,697.15)	\$1,655,657	Aug-39	(\$10,616.78)	(\$9,820.04)	\$1,703,286.41
211	Sep-39	(\$1,530.85)	(\$119.07)	\$46,099.05	177	Sep-39	(\$9,142.69)	(\$9,644.20)	\$1,646,514	Sep-39	(\$10,673.55)	(\$9,763.27)	\$1,692,612.86
212	Oct-39	(\$1,534.68)	(\$115.25)	\$44,564.37	178	Oct-39	(\$9,195.95)	(\$9,590.94)	\$1,637,318	Oct-39	(\$10,730.63)	(\$9,706.19)	\$1,681,882.23
213	Nov-39	(\$1,538.52)	(\$111.41)	\$43,025.85	179	Nov-39	(\$9,249.52)	(\$9,537.38)	\$1,628,068	Nov-39	(\$10,788.03)	(\$9,648.79)	\$1,671,094.20
214	Dec-39	(\$1,542.36)	(\$107.56)	\$41,483.49	180	Dec-39	(\$9,303.39)	(\$9,483.50)	\$1,618,765	Dec-39	(\$10,845.76)	(\$9,591.06)	\$1,660,248.45
215	Jan-40	(\$1,546.22)	(\$103.71)	\$39,937.27	181	Jan-40	(\$9,357.59)	(\$9,429.31)	\$1,609,407	Jan-40	(\$10,903.81)	(\$9,533.01)	\$1,649,344.64
216	Feb-40	(\$1,550.08)	(\$99.84)	\$38,387.19	182	Feb-40	(\$9,412.09)	(\$9,374.80)	\$1,599,995	Feb-40	(\$10,962.18)	(\$9,474.64)	\$1,638,382.46
217	Mar-40	(\$1,553.96)	(\$95.97)	\$36,833.23	183	Mar-40	(\$9,466.92)	(\$9,319.97)	\$1,590,528	Mar-40	(\$11,020.88)	(\$9,415.94)	\$1,627,361.58
218	Apr-40	(\$1,557.84)	(\$92.08)	\$35,275.38	184	Apr-40	(\$9,522.06)	(\$9,264.83)	\$1,581,006	Apr-40	(\$11,079.91)	(\$9,356.91)	\$1,616,281.67
219	May-40	(\$1,561.74)	(\$88.19)	\$33,713.64	185	May-40	(\$9,577.53)	(\$9,209.36)	\$1,571,429	May-40	(\$11,139.27)	(\$9,297.55)	\$1,605,142.40
220	Jun-40	(\$1,565.64)	(\$84.28)	\$32,148.00	186	Jun-40	(\$9,633.32)	(\$9,153.57)	\$1,561,795	Jun-40	(\$11,198.96)	(\$9,237.86)	\$1,593,943.44
221	Jul-40	(\$1,569.56)	(\$80.37)	\$30,578.44	187	Jul-40	(\$9,689.43)	(\$9,097.46)	\$1,552,106	Jul-40	(\$11,258.99)	(\$9,177.83)	\$1,582,684.45
222	Aug-40	(\$1,573.48)	(\$76.45)	\$29,004.96	188	Aug-40	(\$9,745.87)	(\$9,041.02)	\$1,542,360	Aug-40	(\$11,319.36)	(\$9,117.46)	\$1,571,365.09
223	Sep-40	(\$1,577.42)	(\$72.51)	\$27,427.54	189	Sep-40	(\$9,802.64)	(\$8,984.25)	\$1,532,557	Sep-40	(\$11,380.06)	(\$9,056.76)	\$1,559,985.03
224	Oct-40	(\$1,581.36)	(\$68.57)	\$25,846.19	190	Oct-40	(\$9,859.74)	(\$8,927.15)	\$1,522,698	Oct-40	(\$11,441.10)	(\$8,995.72)	\$1,548,543.93
225	Nov-40	(\$1,585.31)	(\$64.62)	\$24,260.87	191	Nov-40	(\$9,917.18)	(\$8,869.71)	\$1,512,781	Nov-40	(\$11,502.49)	(\$8,934.33)	\$1,537,041.44
226	Dec-40	(\$1,589.28)	(\$60.65)	\$22,671.60	192	Dec-40	(\$9,974.95)	(\$8,811.95)	\$1,502,806	Dec-40	(\$11,564.22)	(\$8,872.60)	\$1,525,477.22
227	Jan-41	(\$1,593.25)	(\$56.68)	\$21,078.35	193	Jan-41	(\$10,033.05)	(\$8,753.84)	\$1,492,773	Jan-41	(\$11,626.30)	(\$8,810.52)	\$1,513,850.92
228	Feb-41	(\$1,597.23)	(\$52.70)	\$19,481.12	194	Feb-41	(\$10,091.49)	(\$8,695.40)	\$1,482,681	Feb-41	(\$11,688.72)	(\$8,748.	

		214	Oct-42	(\$11,334.54)	(\$7,452.35)	\$1,268,039	Oct-42	(\$11,334.54)	(\$7,452.35)	\$1,268,039.25
		215	Nov-42	(\$11,400.56)	(\$7,386.33)	\$1,256,639	Nov-42	(\$11,400.56)	(\$7,386.33)	\$1,256,638.68
		216	Dec-42	(\$11,466.97)	(\$7,319.92)	\$1,245,172	Dec-42	(\$11,466.97)	(\$7,319.92)	\$1,245,171.71
		217	Jan-43	(\$11,533.77)	(\$7,253.13)	\$1,233,638	Jan-43	(\$11,533.77)	(\$7,253.13)	\$1,233,637.95
		218	Feb-43	(\$11,600.95)	(\$7,185.94)	\$1,222,037	Feb-43	(\$11,600.95)	(\$7,185.94)	\$1,222,037.00
		219	Mar-43	(\$11,668.53)	(\$7,118.37)	\$1,210,368	Mar-43	(\$11,668.53)	(\$7,118.37)	\$1,210,368.47
		220	Apr-43	(\$11,736.50)	(\$7,050.40)	\$1,198,632	Apr-43	(\$11,736.50)	(\$7,050.40)	\$1,198,631.97
		221	May-43	(\$11,804.86)	(\$6,982.03)	\$1,186,827	May-43	(\$11,804.86)	(\$6,982.03)	\$1,186,827.11
		222	Jun-43	(\$11,873.62)	(\$6,913.27)	\$1,174,953	Jun-43	(\$11,873.62)	(\$6,913.27)	\$1,174,953.49
		223	Jul-43	(\$11,942.79)	(\$6,844.10)	\$1,163,011	Jul-43	(\$11,942.79)	(\$6,844.10)	\$1,163,010.70
		224	Aug-43	(\$12,012.35)	(\$6,774.54)	\$1,150,998	Aug-43	(\$12,012.35)	(\$6,774.54)	\$1,150,998.35
		225	Sep-43	(\$12,082.33)	(\$6,704.57)	\$1,138,916	Sep-43	(\$12,082.33)	(\$6,704.57)	\$1,138,916.02
		226	Oct-43	(\$12,152.71)	(\$6,634.19)	\$1,126,763	Oct-43	(\$12,152.71)	(\$6,634.19)	\$1,126,763.31
		227	Nov-43	(\$12,223.50)	(\$6,563.40)	\$1,114,540	Nov-43	(\$12,223.50)	(\$6,563.40)	\$1,114,539.82
		228	Dec-43	(\$12,294.70)	(\$6,492.19)	\$1,102,245	Dec-43	(\$12,294.70)	(\$6,492.19)	\$1,102,245.12
		229	Jan-44	(\$12,366.31)	(\$6,420.58)	\$1,089,879	Jan-44	(\$12,366.31)	(\$6,420.58)	\$1,089,878.81
		230	Feb-44	(\$12,438.35)	(\$6,348.54)	\$1,077,440	Feb-44	(\$12,438.35)	(\$6,348.54)	\$1,077,440.46
		231	Mar-44	(\$12,510.80)	(\$6,276.09)	\$1,064,930	Mar-44	(\$12,510.80)	(\$6,276.09)	\$1,064,929.66
		232	Apr-44	(\$12,583.68)	(\$6,203.22)	\$1,052,346	Apr-44	(\$12,583.68)	(\$6,203.22)	\$1,052,345.98
		233	May-44	(\$12,656.98)	(\$6,129.92)	\$1,039,689	May-44	(\$12,656.98)	(\$6,129.92)	\$1,039,689.01
		234	Jun-44	(\$12,730.70)	(\$6,056.19)	\$1,026,958	Jun-44	(\$12,730.70)	(\$6,056.19)	\$1,026,958.30
		235	Jul-44	(\$12,804.86)	(\$5,982.03)	\$1,014,153	Jul-44	(\$12,804.86)	(\$5,982.03)	\$1,014,153.44
		236	Aug-44	(\$12,879.45)	(\$5,907.44)	\$1,001,274	Aug-44	(\$12,879.45)	(\$5,907.44)	\$1,001,273.99
		237	Sep-44	(\$12,954.47)	(\$5,832.42)	\$988,320	Sep-44	(\$12,954.47)	(\$5,832.42)	\$988,319.52
		238	Oct-44	(\$13,029.93)	(\$5,756.96)	\$975,290	Oct-44	(\$13,029.93)	(\$5,756.96)	\$975,289.59
		239	Nov-44	(\$13,105.83)	(\$5,681.06)	\$962,184	Nov-44	(\$13,105.83)	(\$5,681.06)	\$962,183.76
		240	Dec-44	(\$13,182.17)	(\$5,604.72)	\$949,002	Dec-44	(\$13,182.17)	(\$5,604.72)	\$949,001.59
		241	Jan-45	(\$13,258.96)	(\$5,527.93)	\$935,743	Jan-45	(\$13,258.96)	(\$5,527.93)	\$935,742.63
		242	Feb-45	(\$13,336.19)	(\$5,450.70)	\$922,406	Feb-45	(\$13,336.19)	(\$5,450.70)	\$922,406.44
		243	Mar-45	(\$13,413.87)	(\$5,373.02)	\$908,993	Mar-45	(\$13,413.87)	(\$5,373.02)	\$908,992.57
		244	Apr-45	(\$13,492.01)	(\$5,294.88)	\$895,501	Apr-45	(\$13,492.01)	(\$5,294.88)	\$895,500.56
		245	May-45	(\$13,570.60)	(\$5,216.29)	\$881,930	May-45	(\$13,570.60)	(\$5,216.29)	\$881,929.96
		246	Jun-45	(\$13,649.65)	(\$5,137.24)	\$868,280	Jun-45	(\$13,649.65)	(\$5,137.24)	\$868,280.31
		247	Jul-45	(\$13,729.16)	(\$5,057.73)	\$854,551	Jul-45	(\$13,729.16)	(\$5,057.73)	\$854,551.15
		248	Aug-45	(\$13,809.13)	(\$4,977.76)	\$840,742	Aug-45	(\$13,809.13)	(\$4,977.76)	\$840,742.02
		249	Sep-45	(\$13,889.57)	(\$4,897.32)	\$826,852	Sep-45	(\$13,889.57)	(\$4,897.32)	\$826,852.45
		250	Oct-45	(\$13,970.48)	(\$4,816.42)	\$812,882	Oct-45	(\$13,970.48)	(\$4,816.42)	\$812,881.97
		251	Nov-45	(\$14,051.85)	(\$4,735.04)	\$798,830	Nov-45	(\$14,051.85)	(\$4,735.04)	\$798,830.12
		252	Dec-45	(\$14,133.71)	(\$4,653.19)	\$784,696	Dec-45	(\$14,133.71)	(\$4,653.19)	\$784,696.41
		253	Jan-46	(\$14,216.04)	(\$4,570.86)	\$770,480	Jan-46	(\$14,216.04)	(\$4,570.86)	\$770,480.38
		254	Feb-46	(\$14,298.84)	(\$4,488.05)	\$756,182	Feb-46	(\$14,298.84)	(\$4,488.05)	\$756,181.53
		255	Mar-46	(\$14,382.13)	(\$4,404.76)	\$741,799	Mar-46	(\$14,382.13)	(\$4,404.76)	\$741,799.40
		256	Apr-46	(\$14,465.91)	(\$4,320.98)	\$727,333	Apr-46	(\$14,465.91)	(\$4,320.98)	\$727,333.49
		257	May-46	(\$14,550.17)	(\$4,236.72)	\$712,783	May-46	(\$14,550.17)	(\$4,236.72)	\$712,783.31
		258	Jun-46	(\$14,634.93)	(\$4,151.96)	\$698,148	Jun-46	(\$14,634.93)	(\$4,151.96)	\$698,148.38
		259	Jul-46	(\$14,720.18)	(\$4,066.71)	\$683,428	Jul-46	(\$14,720.18)	(\$4,066.71)	\$683,428.21
		260	Aug-46	(\$14,805.92)	(\$3,980.97)	\$668,622	Aug-46	(\$14,805.92)	(\$3,980.97)	\$668,622.28
		261	Sep-46	(\$14,892.17)	(\$3,894.72)	\$653,730	Sep-46	(\$14,892.17)	(\$3,894.72)	\$653,730.12
		262	Oct-46	(\$14,978.91)	(\$3,807.98)	\$638,751	Oct-46	(\$14,978.91)	(\$3,807.98)	\$638,751.20
		263	Nov-46	(\$15,066.17)	(\$3,720.73)	\$623,685	Nov-46	(\$15,066.17)	(\$3,720.73)	\$623,685.04
		264	Dec-46	(\$15,153.93)	(\$3,632.97)	\$608,531	Dec-46	(\$15,153.93)	(\$3,632.97)	\$608,531.11
		265	Jan-47	(\$15,242.20)	(\$3,544.69)	\$593,289	Jan-47	(\$15,242.20)	(\$3,544.69)	\$593,288.91
		266	Feb-47	(\$15,330.98)	(\$3,455.91)	\$577,958	Feb-47	(\$15,330.98)	(\$3,455.91)	\$577,957.93
		267	Mar-47	(\$15,420.29)	(\$3,366.60)	\$562,538	Mar-47	(\$15,420.29)	(\$3,366.60)	\$562,537.64
		268	Apr-47	(\$15,510.11)	(\$3,276.78)	\$547,028	Apr-47	(\$15,510.11)	(\$3,276.78)	\$547,027.53
		269	May-47	(\$15,600.46)	(\$3,186.44)	\$531,427	May-47	(\$15,600.46)	(\$3,186.44)	\$531,427.07
		270	Jun-47	(\$15,691.33)	(\$3,095.56)	\$515,736	Jun-47	(\$15,691.33)	(\$3,095.56)	\$515,735.75
		271	Jul-47	(\$15,782.73)	(\$3,004.16)	\$499,953	Jul-47	(\$15,782.73)	(\$3,004.16)	\$499,953.01
		272	Aug-47	(\$15,874.67)	(\$2,912.23)	\$484,078	Aug-47	(\$15,874.67)	(\$2,912.23)	\$484,078.35
		273	Sep-47	(\$15,967.14)	(\$2,819.76)	\$468,111	Sep-47	(\$15,967.14)	(\$2,819.76)	\$468,111.21
		274	Oct-47	(\$16,060.14)	(\$2,726.75)	\$452,051	Oct-47	(\$16,060.14)	(\$2,726.75)	\$452,051.07
		275	Nov-47	(\$16,153.69)	(\$2,633.20)	\$435,897	Nov-47	(\$16,153.69)	(\$2,633.20)	\$435,897.37
		276	Dec-47	(\$16,247.79)	(\$2,539.10)	\$419,650	Dec-47	(\$16,247.79)	(\$2,539.10)	\$419,649.58
		277	Jan-48	(\$16,342.43)	(\$2,444.46)	\$403,307	Jan-48	(\$16,342.43)	(\$2,444.46)	\$403,307.15
		278	Feb-48	(\$16,437.63)	(\$2,349.26)	\$386,870	Feb-48	(\$16,437.63)	(\$2,349.26)	\$386,869.52
		279	Mar-48	(\$16,533.38)	(\$2,253.51)	\$370,336	Mar-48	(\$16,533.38)	(\$2,253.51)	\$370,336.15
		280	Apr-48	(\$16,629.68)	(\$2,157.21)	\$353,706	Apr-48	(\$16,629.68)	(\$2,157.21)	\$353,706.46
		281	May-48	(\$16,726.55)	(\$2,060.34)	\$336,980	May-48	(\$16,726.55)	(\$2,060.34)	\$336,979.91
		282	Jun-48	(\$16,823.98)	(\$1,962.91)	\$320,156	Jun-48	(\$16,823.98)	(\$1,962.91)	\$320,155.93
		283	Jul-48	(\$16,921.98)	(\$1,864.91)	\$303,234	Jul-48	(\$16,921.98)	(\$1,864.91)	\$303,233.94
		284	Aug-48	(\$17,020.55)	(\$1,766.34)	\$286,213	Aug-48	(\$17,020.55)	(\$1,766.34)	\$286,213.39
		285	Sep-48	(\$17,119.70)	(\$1,667.19)	\$269,094	Sep-48	(\$17,119.70)	(\$1,667.19)	\$269,093.69
		286	Oct-48	(\$17,219.42)	(\$1,567.47)	\$251,874	Oct-48	(\$17,219.42)	(\$1,567.47)	\$251,874.27
		287	Nov-48	(\$17,319.72)	(\$1,467.17)	\$234,555	Nov-48	(\$17,319.72)	(\$1,467.17)	\$234,554.55
		288	Dec-48	(\$17,420.61)	(\$1,366.28)	\$217,134	Dec-48	(\$17,420.61)	(\$1,366.28)	\$217,133.93
		289	Jan-49	(\$17,522.09)	(\$1,264.81)	\$199,612	Jan-49	(\$17,522.09)	(\$1,264.81)	\$199,611.85
		290	Feb-49	(\$17,624.15)	(\$1,162.74)	\$181,988	Feb-49	(\$17,624.15)	(\$1,162.74)	\$181,987.70
		291	Mar-49	(\$17,726.81)	(\$1,060.08)	\$164,261	Mar-49	(\$17,726.81)	(\$1,060.08)	\$164,260.88
		292	Apr-49	(\$17,830.07)	(\$956.82)	\$146,431	Apr-49	(\$17,830.07)	(\$956.82)	\$146,430.81
		293	May-49	(\$17,933.93)	(\$852.96)	\$128,497	May-49	(\$17,933.93)	(\$852.96)	\$128,496.88
		294	Jun-49	(\$18,038.40)	(\$748.49)	\$110,458	Jun-49	(\$18,038.40)	(\$748.49)	\$110,458.48
		295	Jul-49	(\$18,143.47)	(\$643.42)	\$92,315	Jul-49	(\$18,143.47)	(\$643.42)	\$92,315.01
		296	Aug-49	(\$18,249.16)	(\$537.73)	\$74,066	Aug-49	(\$18,249.16)	(\$537.73)	\$74,065.85
		297	Sep-49	(\$18,355.46)	(\$431.43)	\$55,710	Sep-49	(\$18,355.46)	(\$431.43)	\$55,710.39
		298	Oct-49	(\$18,462.38)	(\$324.51)	\$37,248	Oct-49	(\$18,462.38)	(\$324.51)	\$37,248.01
		299	Nov-49	(\$18,569.92)	(\$216.97)	\$18,678	Nov-49	(\$18,569.92)	(\$216.97)	\$18,678.09
		300	Dec-49	(\$18,678.09)	(\$108.80)	(\$0)	Dec-49	(\$18,678.09)	(\$108.80)	(\$0.00)

521 NORTH BOONVILLE

Prepared by: Dake Wells Architecture

Date: September 24, 2024

SOURCES AND USES OF FUNDS	
Use of Funds (based on Estimate of Probable Costs)	
Acquisition Cost	\$350,000
Construction Costs	\$3,162,633
Soft Costs	\$355,251
Combined Total Cost	\$3,867,884
Sources of Funds	
Down Payment for Acquisition Loan	\$52,500
Down Payment for Construction Loan	\$502,133
Developer Cash for Soft Costs	\$355,251
Acquisition Loan*	\$297,500
Construction Loan**	\$2,660,500
Total Loans + Equity	\$3,867,884

*Acquisition Loan based on 3.0% for 20 years

**Construction Loan assumes 6.99% for 25 years

PRELIMINARY TERM SHEET
August 2, 2024

BORROWER: 521 North Investments, LLC

LENDER: Cadence Bank

LOAN AMOUNT:

- \$2,660,500

CREDIT FACILITY:

- Term Loan

INTEREST RATE:

- 6.99%

TERMS:

- 5/1 ARM with an amortization of 25 years

INDIVIDUAL GUARANTOR(S):

- Brandon Dake and Andrew Wells

COLLATERAL: The term loan will be secured by a 1st D/T on the property located at 521 N. Booneville Avenue in Springfield, MO

ADVANCE RATES: Maximum LTV of 85%

This Preliminary Term Sheet is not a commitment to lend or to make any other financial accommodation. Instead, this Preliminary Term Sheet is for discussion purposes only and is intended to serve only as a general outline of the terms and conditions under which Lender would be willing to make the Loan; it is not intended to be all-inclusive. The documentation that would evidence the Loan will be prepared or approved by Lender and its counsel, will contain such further terms and conditions as Lender deems necessary or desirable (including terms and conditions that may not be set forth above) and will include all documents deemed appropriate by Lender and its counsel.

EXHIBIT G

Project Budget
(Estimated Construction Costs)

521 NORTH BOONVILLE

Prepared by: Ross Construction and Dake Wells Architecture

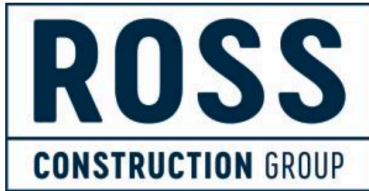
Date: September 24, 2024

CONSTRUCTION AREA: 13,289

FINAL SF: 11,342

ESTIMATE OF PROBABLE COSTS			
PROPERTY ACQUISITION		\$350,000	
CONSTRUCTION COSTS		Division Totals	COST/SF
General Conditions		\$273,743	\$20.60
Sitework		\$165,875	\$12.48
Concrete		\$144,348	\$10.86
Masonry		\$10,000	\$0.75
Metals		\$174,839	\$13.16
Woods Plastics and Composites		\$430,133	\$32.37
Thermal and Moisture Protection		\$308,255	\$23.20
Doors, Hardware & Glass		\$334,483	\$25.17
Finishes		\$297,688	\$22.40
Specialties		\$6,901	\$0.52
Equipment		\$23,313	\$1.75
Furnishings		\$0	\$0.00
Special Construction		\$4,652	\$0.35
Elevator		\$0	\$0.00
Mechanical		\$421,668	\$31.73
Electrical		\$224,996	\$16.93
Utilities		\$0	\$0.00
TOTAL MATERIALS AND LABOR		\$2,820,894	\$212.27
ProCore		\$4,711	
Contractors Fee	6.00%	\$169,536	
Contingency	5.00%	\$149,522	
Builders Risk Insurance	0.00%	\$0	
Architectural Fees	0.00%	\$0	
CONSTRUCTION SUBTOTAL		\$3,144,662	
General Liability Insurer	0.60%	\$17,971	
Performance & Payment Bond	0.00%	\$0	
TOTAL CONSTRUCTION COSTS*		\$3,162,633	\$237.99
SOFT COSTS			
Architecture & Engineering	7.75%	\$245,000	
Supplemental Services	3.22%	\$101,875	
Legal and Organizational	0.26%	\$8,376	
TOTAL SOFT COSTS		11.23%	\$355,251
TOTAL PROJECT COSTS		\$3,867,884	

*Cost Estimate by Ross Construction dated May 3, 2024



Project Name:	Dake Wells Office Addition & Renovation
Square Feet:	13,289
Duration:	8

Ross Construction Group
Estimating Take-off

Cost Code

Bid Date: 4.3.24

			Sub	Base Price	Div. Total	Div. Cost/SF
01	GENERAL CONDITIONS				\$ 273,742.59	\$20.60
02	SITEWORK				\$165,875.00	\$12.48
03	CONCRETE				\$144,347.75	\$10.86
04	MASONRY				\$10,000.00	\$0.75
05	METALS				\$174,839.00	\$13.16
06	WOODS & PLASTICS				\$430,133.00	\$32.37
07	THERMAL/MOISTURE PROTECTION				\$308,255.00	\$23.20
08	DOORS, HARDWARE & GLASS				\$334,483.00	\$25.17
09	FINISHES				\$297,688.00	\$22.40
010	SPECIALITIES				\$6,901.00	\$0.52
011	EQUIPMENT				\$23,313.35	\$1.75
012	FURNISHINGS				\$0.00	\$0.00
013	SPECIAL CONSTRUCTION				\$4,652.00	\$0.35
014	ELEVATOR				\$0.00	\$0.00
015	MECHANICAL				\$421,668.00	\$31.73
016	ELECTRICAL				\$224,996.00	\$16.93
017	UTILITIES				\$0.00	\$0.00
018	TOTAL MATERIAL & LABOR			\$2,820,893.69		
01.13	PROCORE	0.17%		\$ 4,710.89		
018.01	RCG CONTRACTORS FEE	6%		\$ 169,536.27		
018.02	CONTINGENCY	5%		\$ 149,521.50		
018.03	BUILDERS RISK INSURANCE	0%		\$0.00		
018.05	ARCHITECTURAL FEES	0%		\$0.00		
	SUBTOTAL			\$3,144,662.36		
018.06	GENERAL LIABILITY INSURANCE	0.60%		\$17,970.85		
018.04	PERFORMANCE & PAYMENT BOND	0%		\$0.00		
	TOTAL PROJECT COSTS			\$3,162,633.20		
						\$237.99

EXCLUSIONS:

SOLID ROCK REMOVAL
UNSUITABLE SOIL REMOVAL & REPLACEMENT
METERS & SERVICE FEES
PERMITS AND FEES

