

**James Madison Park Properties
- Proposal Review -**

	640 E Gorham St			646 E Gorham St		704 E Gorham St		
	O'Kroley	Lusson / Tierney	Walden Living	Walden Living (all bldgs)	Walden Living (only 646 & 704)	Walden Living (all bldgs)	Walden Living (only 646 & 704)	Midwest Restoration & Preservation ("MRP")
Purchase Price (1)	\$ 70,000	\$ 101,000	\$ 225,000	\$ 350,000	\$ 303,000	\$ 450,000	\$ 403,000	\$ 10,000
Annual Lease Payment (2)	\$ 3,600	\$ 3,600	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 5,100
Estimated Improvement Costs	\$ 185,000	\$ 315,587	\$ 58,125	\$ 297,065	\$ 297,065	\$ 201,085	\$ 201,085	\$ 300,000
Estimated Home Value - Post Rehab (per Respondent)	\$ 280,000	\$ 190,000	\$ 225,000	\$ 350,000	\$ 303,000	\$ 450,000	\$ 403,000	\$ 450,000
Estimated Taxes (3)	\$ 6,160	\$ 4,227	\$ 4,950	\$ 7,700	\$ 6,666	\$ 9,900	\$ 8,866	\$ 9,900
Appraised Value (City Appraisal)								
Total Appraised Value	\$ 265,000			\$ 425,000		\$ 450,000		
Appraised Improvement Value	\$ 75,000			\$ 200,000		\$ 185,000		
Appraised Land Value	\$ 190,000			\$ 225,000		\$ 265,000		
Appraised Annual Land Lease Payment (4)	\$ 13,300			\$ 15,750		\$ 18,550		

NOTE: MRP offered to pre-pay the 5 or 10 years of combined lease / PILOT payments (\$15,000) to increase purchase price. Five years of lease & PILOT PMTS is \$75,000. Ten years of combined lease / PILOT PMTS is \$150,000.

NOTE: MRP is proposing a use that is non-profit (and therefore tax-exempt) in nature. MRP is proposing a Payment In Lieu of Taxes (PILOT), due to being tax exempt. The Lease PMT and Est. Taxes are the combined \$15,000 PILOT fee indicated in the MRP proposal. This PILOT has been broken down into an estimated Tax payment and Estimated Initial Annual Lease Payment.

* Estimated taxes based upon estimated value of structure and mill rate of: \$ 0.022

NOTES

- 1) The appraisal supports the Purchase Prices of the Lusson / Tierney and Walden Living proposals. The O'Kroley proposal is within 10% of the appraised value. The MRP Purchase Price is considerably below the value established by appraisal.
- 2) The Annual Lease Payments do not include any rent escalators.
- 3) Taxes are estimates from the proposers. Actual tax payments will be based upon property values determined by the City Assessor.
- 4) The Appraised Annual Land Lease Payment was established by applying a 7% rate of return to the appraised land value.