

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 1530 Hillside Ave. N.
 Purchaser: Build Wealth MN, Inc. (Build Wealth MN)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
1530 Hillside Ave. N.	\$17,000	\$20,479	\$37,479	\$2,600	\$2,600	(\$34,879)	\$0
Total	\$17,000	\$20,479	\$37,479	\$2,600	\$2,600	(\$34,879)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

Build Wealth MN has experience working with primarily African American North Minneapolis families to build wealth and capacity for homeownership. In partnership with MNHomeCo, Build Wealth MN will expand its services to developing affordable housing for homeownership. Their proposal includes a design that has been successfully constructed in St. Paul and is currently under construction in Minneapolis under Green Homes North Round 5.

Build Wealth MN / MN-HomeCo propose to build a 2,400 square foot, four bedroom, two bath, single family home with a two-car, detached garage.

Developer Information:

Nonprofit Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 3543 Oliver Ave. N.
 3656 Colfax Ave. N.
 3955 Emerson Ave. N.
 Purchaser: Greater Metropolitan Housing Corporation (GMHC)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
3543 Oliver Ave. N.	\$3,800	\$1,667	\$5,467	\$3,800	\$3,800	(\$1,667)	\$0
3656 Colfax Ave. N.	\$10,826	\$22,134	\$32,960	\$3,800	\$3,800	(\$29,160)	\$0
3955 Emerson Ave. N.	\$5,000	\$29,593	\$34,593	\$5,000	\$5,000	(\$29,593)	\$0
Total	\$19,626	\$53,394	\$73,020	\$12,600	\$12,600	(\$60,420)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

The City has successfully worked in partnership with GMHC related to development of affordable ownership housing for many years. GMHC successfully rehabilitated many homes in Minneapolis neighborhoods heavily impacted by the foreclosure crisis and made these homes available to homeowners under the Neighborhood Stabilization Program and the Strategic Acquisition Fund. GMHC has completed many homes in Rounds 1-5 of Green Homes North.

Developer Information:

Nonprofit Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 2313 James Ave. N.
 2352 James Ave. N.
 Purchaser: Twin Cities Habitat for Humanity, Inc. (Habitat)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0)	Re-Use Value Write Down (if < 0)
			(A+B)			(E-C)	(E-D)
2313 James Ave. N.	\$12,000	\$23,936	\$35,936	\$2,600	\$2,600	(\$33,336)	\$0
2352 James Ave. N.	\$2,600	\$601	\$3,201	\$2,600	\$2,600	(\$601)	\$0
Total	\$14,600	\$24,537	\$39,137	\$5,200	\$5,200	(\$33,937)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

The City has successfully worked in partnership with Habitat related to development of affordable ownership housing for many years. Habitat successfully rehabilitated and built new homes in Minneapolis neighborhoods heavily impacted by the foreclosure crisis and made these homes available to home owners under the Neighborhood Stabilization Program. Habitat completed two homes, including a net-zero home in the Hawthorne Eco Village as part of Green Homes North Round 1. Both of these homes have sold in addition to the seven homes Habitat has constructed in subsequent Rounds.

Habitat proposes to build two 1,480 square foot, 4 bedroom, 2 bath, single family homes with a two-car, detached garage.

Developer Information:

Nonprofit Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 3016 Knox Ave N
 4754 Camden Ave N
 Purchaser: Homes Minnesota LLC

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
3016 Knox Ave. N.	\$2,500	\$601	\$3,101	\$5,000	\$5,000	\$1,899	\$0
4754 Camden Ave. N.	\$5,000	\$601	\$5,601	\$5,000	\$5,000	(\$601)	\$0
Total	\$7,500	\$1,202	\$8,702	\$10,000	\$10,000	\$1,298	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

Homes Minnesota LLC has constructed nine homes in Minneapolis in the past two years, primarily in North and South Central Minneapolis. They are new to the Green Homes North program this year.

Developer Information:

Limited Liability Company of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 3454 Knox Ave N
 Purchaser: Noor Development Group L.L.C. (Noor)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0)	Re-Use Value Write Down (if < 0)
			(A+B)			(E-C)	(E-D)
3454 Knox Ave. N.	\$3,800	\$1,677	\$5,477	\$3,800	\$3,800	(\$1,677)	\$0
Total	\$3,800	\$1,677	\$5,477	\$3,800	\$3,800	(\$1,677)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

Noor has four years of experience rehabilitating and constructing residential and commercial property; including one property in South Minneapolis. Noor has served as a consultant to the Local Initiatives Support Corporation, Minnesota Housing Finance Agency and City of Minneapolis efforts to promote Sharia compliant homeownership financing.

Developer Information:

Limited Liability Company of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 1919 Queen Ave N
 Purchaser: Prestige Contractors Inc. (Prestige)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
1919 Queen Ave. N.	\$13,200	\$18,575	\$31,775	\$5,000	\$5,000	(\$26,775)	\$0
Total	\$13,200	\$18,575	\$31,775	\$5,000	\$5,000	(\$26,775)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

Prestige has participated in prior rounds of Green Homes North. Prestige built four Artspace homes on Plymouth Ave N near Homewood Studios in Willard Hay as their general contractor and one traditional home on Plymouth Ave N and has two under construction as part of Green Homes North Round 5. All constructed homes are occupied and sold for \$210,000 - \$215,000. The proposed home will be the same traditional design and therefore will reduce development costs.

Prestige proposes to build one traditional 1,902 square foot, three bedroom, three bath single family homes with a two-car detached garage.

Developer Information:

Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 4133 Colfax Ave N
 4241 Dupont Ave N
 Purchaser: PRG, Inc. (PRG)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0)	Re-Use Value Write Down (if < 0)
			(A+B)			(E-C)	(E-D)
4133 Colfax Ave. N.	\$19,000	\$17,041	\$36,041	\$5,100	\$5,100	(\$30,941)	\$0
4241 Dupont Ave. N.	\$5,140	\$601	\$5,741	\$5,100	\$5,100	(\$641)	\$0
Total	\$24,140	\$17,642	\$41,782	\$10,200	\$10,200	(\$31,582)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

PRG successfully rehabilitated many homes in Minneapolis neighborhoods heavily impacted by the foreclosure crisis and made these homes available to home owners under the Neighborhood Stabilization Program. PRG is in the process of completing nine homes, four each in the Jordan and Harrison neighborhoods and one in the Near-North neighborhood as part of Green Homes North Rounds 1, 2, 3 and 4.

Developer Information:

Nonprofit Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 3627 Emerson Ave N
 4522 Aldrich Ave N
 Purchaser: Singular Development Resources, Inc. (Singular)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
3627 Emerson Ave. N.	\$10,000	\$16,119	\$26,119	\$3,800	\$3,800	(\$22,319)	\$0
4522 Aldrich Ave. N.	\$16,000	\$15,472	\$31,472	\$5,000	\$5,000	(\$26,472)	\$0
Total	\$26,000	\$31,591	\$57,591	\$8,800	\$8,800	(\$48,791)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

Singular has rehabilitated over 150 homes in the Twin Cities metropolitan area since 2008. They are the in-house contractor for Robert Engstrom Capital Management LLC. They have rehabilitated one home in North Minneapolis and have constructed one home in Northeast Minneapolis. They participated in the Neighborhood Stabilization Program in partnership with the City of Brooklyn Park and the Twin Cities Community Land Bank.

Developer Information:

Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 2034 James Ave. N.
 2038 James Ave. N.
 2610 Newton Ave. N.
 Purchaser: Sm+RT Homes, LLP (Sm+RT Homes)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
2034 James Ave. N.	\$2,500	\$601	\$3,101	\$2,500	\$2,500	(\$601)	\$0
2038 James Ave. N.	\$2,500	\$601	\$3,101	\$2,500	\$2,500	(\$601)	\$0
2610 Newton Ave. N.	\$1,000	\$22,332	\$23,332	\$2,500	\$2,500	(\$20,832)	\$0
Total	\$6,000	\$23,534	\$29,534	\$7,500	\$7,500	(\$22,034)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

Sm+RT Homes built their first modular home in North Minneapolis in an eight week period in June and July 2016. They have ten additional homes planned for construction. While they have been able to develop this home without a development gap subsidy, the subsidy is required to develop this home under the Green Homes North Program energy efficiency standards on these lots in the Jordan neighborhood.

Developer Information:

Limited Liability Partnership of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 1320 Knox Ave. N.
 2718 Thomas Ave. N.
 2938 Sheridan Ave. N.
 Purchaser: Urban Homeworks, Inc. (UHW)

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
1320 Knox Ave. N.	\$14,000	\$20,750	\$34,750	\$2,400	\$2,400	(\$32,350)	\$0
2718 Thomas Ave. N.	\$10,590	\$16,601	\$27,191	\$2,500	\$2,500	(\$24,691)	\$0
2938 Sheridan Ave. N.	\$19,000	\$17,122	\$36,122	\$2,500	\$2,500	(\$33,622)	\$0
Total	\$43,590	\$54,473	\$98,063	\$7,400	\$7,400	(\$90,663)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

The City has successfully worked in partnership with UHW related to development of affordable ownership housing for many years. UHW successfully rehabilitated many homes in Minneapolis neighborhoods heavily impacted by the foreclosure crisis and made these homes available to home owners under the Neighborhood Stabilization Program and developer a home under Green Homes North Round 4.

Developer Information:

Nonprofit Corporation of the State of Minnesota

TOTAL ACQUISITION COSTS INCURRED BY CPED ATTRIBUTABLE TO THE FOLLOWING PROPERTY:

Date: September 27, 2016
 Subject: Land Sale – Public Hearing
 Green Homes North
 Address: 3750 Queen Ave N
 4323 Newton Ave N
 Purchaser: eStoreMasters LLC

	A	B	C	D	E	F	G
Address	Purchase Price	Acquisition/ Demolition/ Other Costs	Total CPED Cost to Assemble (A+B)	Re-Use Value Opinion	Sale Price	CPED Cost Write-Off or Sale Proceeds (if > 0) (E-C)	Re-Use Value Write Down (if < 0) (E-D)
3750 Queen Ave. N.	\$5,000	\$34,725	\$39,725	\$5,000	\$5,000	(\$34,725)	\$0
4323 Newton Ave. N.	\$5,000	\$601	\$5,601	\$5,000	\$5,000	(\$601)	\$0
Total	\$10,000	\$35,326	\$45,326	\$10,000	\$10,000	(\$35,326)	\$0

Write-Down

Not applicable as the sales price is equal to the re-use value.

Developer History with CPED:

eStoreMasters LLC has rehabilitated and constructed 78 homes primarily in Minneapolis and Brooklyn Park since 2008. They completed thirty homes under the Neighborhood Stabilization Program in partnership with the City of Brooklyn Park and the Twin Cities Community Land Bank.

Developer Information:

Limited Liability Company of the State of Minnesota