

# 929 WALNUT STREET

EDC Redevelopment Project Application



Exact 929, LLC



**ECONOMIC DEVELOPMENT CORPORATION**

For any project seeking assistance through the following agencies, a completed application form must be provided. Those agencies include: Tax Increment Financing Commission, Land Clearance for Redevelopment Authority, Port Authority, and Planned Industrial Expansion Authority, Chapter 353.

**REDEVELOPMENT PROJECT APPLICATION**

➤ Application may be submitted electronically.

Email completed application to Dona Mathieu at [dmathieu@edkc.com](mailto:dmathieu@edkc.com). (816) 221-0636

*If more space is required for response to any question, please attach additional sheet(s).*

**1. APPLICANT INFORMATION**

Applicant/Organization Name: Exact 929, LLC

Business Address: 3829 Main St., Ste. 103, Kansas City, MO 64111

Contact Person: Bob Mayer

E-Mail Address: mrcapital@planetkc.com

Phone: (816) 309-8250 Fax: \_\_\_\_\_

Address (if different than business address) \_\_\_\_\_

Attorney for Applicant: NA

Attorney's Address: NA

Attorney's Phone: NA

**2. LOCATION OF THE PROJECT**

General Boundaries: The proposed redevelopment area consists of one tax parcel located at 929

Walnut St (Jackson County Parcel No. 29-220-33-17-00-0-00-000).

Legal Description: \_\_\_\_\_

TRACT 1: \_\_\_\_\_

LOT 3, 909 WALNUT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI,

EXCEPT THAT PART PLATTED BETWEEN ELEVATION 241.35 FEET AND 251.86 FEET IN

DOCUMENT NO. 2006E0130445.

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TRACT 2:

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LOT 3, 909 WALNUT, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI,  
BETWEEN ELEVATION 241.35 FEET AND 251.86 FEET AS SHOWN ON THE PLAT  
RECORDED AS DOCUMENT NO. 2006E0130445.

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County: Jackson Council District: 4<sup>th</sup>

Total Acreage: 0.12 acres

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Is the project located in any incentive areas? CBD URA

What is the current zoning of the project area? UR

What is the proposed zoning for the project area? UR

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If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

No rezoning required (929 Walnut St is listed individually in the National Register of Historic Places as The Kansas City Title and Trust Building).

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Land Use Plan Greater Downtown Area Plan Need for Modification No (Downtown Core)

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### 3. THE PROJECT

Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project.

➤  New Construction       Rehab/Expansion       Residential       Commercial       Industrial

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➤  Single Family/Duplex       Multifamily       Retail       Mixed Use       Office

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The redevelopment of the Kansas City Title and Trust Building at 929 Walnut Street will adapt the eight-story, former office building of 45,869 square feet to a mixed-use multifamily and commercial property. Constructed in 1922 and renovated in 2005, the residential conversion will provide a total of 57 apartments, of which 3 apartments are located on a new ninth floor, and approximately 1,500 square feet of commercial (food and beverage) space on the ground floor. Parking will be leased from nearby properties.

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Of the 57 apartments, thirteen (13) are studio/1BA units with an average size of 459 square feet and an

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average rent of \$1,274/month, or \$2.78 per square foot. Forty-two (42) of the units are 1BR/1BA units with an average size of 563 square feet. Four of the 1BR units have an average rent of \$1,225/month, or \$2.06 per square foot. The remaining thirty-eight 1BR units have an average rent of \$1,474/month, or \$2.64 per square foot. Two of the units are 2BR/2BA units with an average size of 1,002 square feet and an average rent of \$1,750/month, or \$1.75 per square foot.

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The studio units are affordable to households with income of 74% AMI. The 1BR units are affordable to households with income of 67% AMI (\$1,225/mo) and 80% AMI (\$1,474/mo). The 2BR units are affordable to households with income of 80% AMI (\$1,750/mo). Assistance requested is 80% tax abatement.

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Square footage: 45,869 gsf

No. of dwelling units 57 No. of hotel rooms NA No. of parking spaces 0  
Note: Parking spaces are available to lease at nearby properties.

List any nationally or locally historical properties and/or districts within the Project Area.  
*(Contact the City Landmarks Commission at (816) 513-2902 for information regarding local and national historical properties and/or districts)*

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The property has been listed individually in the National Register since 2005 and as a part of the East Ninth St – Grand Boulevard Historic District since 2020.

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Please describe any environmental sustainability features of your project including level of LEED certification (if applicable) and/or energy efficiency/alternative energy features. (Please note if you are interested in receiving free information from EDC staff on how available energy efficiency programs can reduce your overall project costs.) See also: <https://www.evergy.com/ways-to-save/incentives>

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Heat pumps, low-E glass thermal windows, adaptive reuse and recycled structure, high SRI roofing, low-VOC finishes, Energy Star appliances, smart thermostats, and LED lighting.

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**NUMBER OF JOBS**

- Created 24 FTE Average Salary: \$ 54,520
- Retained \_\_\_\_\_ Average Salary: \$
- Relocated \_\_\_\_\_ Average Salary: \$
- Construction jobs 86 FTE Average Salary: \$ 33,202

Projected real property investment. \$8,579,213

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Projected personal property investment. \_\_\_\_\_

Will there be the use of federal or state incentives for this project? Which incentives and how much is being sought?

Yes. The project will utilize federal and state historic preservation tax credits. Federal tax credits are estimated at \$1,364,546, and the state tax credits are estimated at \$1,705,682. Sale of the tax credits is estimated to generate equity in the amount of \$2,683,379.

State the need for an incentive (i.e., competitive pressures of the location, need for remediation of blight in proximity to the Project, addition of jobs to a high unemployment area, etc.)

Tax abatement will allow for affordable rents to households with incomes at 67%-80% AMI.

**4. PROJECT COSTS**

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Fair Market Value of Land: \$ 495,000

Fair Market Value of Improvement \$ 1,980,000

Projected Assessed Value of the Land & Improvements Upon Completion: \$2,305,065

**5. CONTROL OF PROPERTY**

If the Applicant owns the project site, indicate:

Date of Purchase January 3, 2024

Sales Price \$2,475,000

If the Applicant has a contract or option to purchase the project site, indicate:

Sales Price \_\_\_\_\_

Date purchase/option contract signed \_\_\_\_\_

Closing/expiration date \_\_\_\_\_

If the Applicant will lease the project site, indicate:

Legal Name of Owner \_\_\_\_\_

Owner's Address \_\_\_\_\_

Owner of land upon completion of the Project \_\_\_\_\_

**6. LAND ACQUISITION – NOT APPLICABLE**

For each Project Area, please provide the following:

- A map showing all parcels to be acquired
- Addresses and parcel numbers of all parcels to be acquired
- Current owners of all parcels to be acquired

Is the use of Eminent Domain anticipated? \_\_\_\_\_

**7. SOURCES OF FUNDS:**

State amount and sources of financing for each Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

<u>SOURCE</u>	<u>AMOUNT</u>
Equity	\$ 2,313,851
Historic Tax Credit Equity (federal and state)	\$ 2,683,379
Debt	\$ 6,138,658
Total	\$ 11,135,888

**8. DEVELOPMENT TEAM**

Identify members of the development team and provide evidence of experience with other development projects.

Exact 929, LLC is led by Exact Architects. Also on the development team is MR Capital Advisors.

More information about the principals and staff of the development team are attached.

**9. FINANCIAL INFORMATION – see attached**

- A. Budget – include a detailed breakdown of all hard and soft costs
- B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing)
- C. 10 year operating pro forma
  - One that shows the project without any incentive assistance
  - One that shows the project with requested incentive

The Pro forma should also include assumptions such as estimated lease rates, revenue assumptions, and expense assumptions.

- D. If seeking TIF assistance, provide projections for PILOTS and EATS.
- E. If seeking TIF or Chapter 100 assistance, provide a personal property depreciation and replacement schedule.
- F. Financing Term Sheet.

**10. BOND FINANCING**

Bond Financing is handled on a case-by-case basis.

**11. REQUIRED ATTACHMENTS**

- **Attachment A** A map showing the boundaries of the project.
- **Attachment B** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.
- **Attachment C** Design plans for the project (including site plans & elevations), if available.
- **Attachment D** Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).

**12. BANKRUPTCY DISCLOSURE**

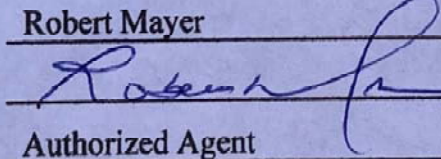
Has the applicant or any parent, subsidiary or business entity otherwise affiliated with the applicant, ever filed a petition for bankruptcy or appointed a receiver? If Yes, the applicant must obtain and file a "Statement of Bankruptcy/Receivership."

No     Yes

**13. CERTIFICATION OF APPLICANT:**

The undersigned hereby represents and certifies that to the best knowledge and belief of the undersigned, this project application contains no information or data, contained herein or in the attachments, that is false, incorrect or misleading.

NAME: Robert Mayer

SIGNATURE: 

TITLE: Authorized Agent

**FEEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE.**

APPLICATION MAY BE EMAILED TO: \_\_\_\_\_ or \_\_\_\_\_

MAIL COMPLETED APPLICATION TO: **Economic Development Corporation  
Attn: Dona Mathieu  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105**



ECONOMIC DEVELOPMENT CORPORATION

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**FOR INTERNAL USE ONLY**

Assistance Project will be evaluated for with financial analysis:

- |                               |   |
|-------------------------------|---|
| <input type="checkbox"/> TIF  | <input type="checkbox"/> PIEA/Chapter 353 |
| <input type="checkbox"/> LCRA | <input type="checkbox"/> Chapter 100      |

Comments:

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Advance KC Project Inquiry Meeting Date: \_\_\_\_\_

Score Card Value \_\_\_\_\_

Financial Analysis Review Committee: \_\_\_\_\_



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## ATTACHMENTS

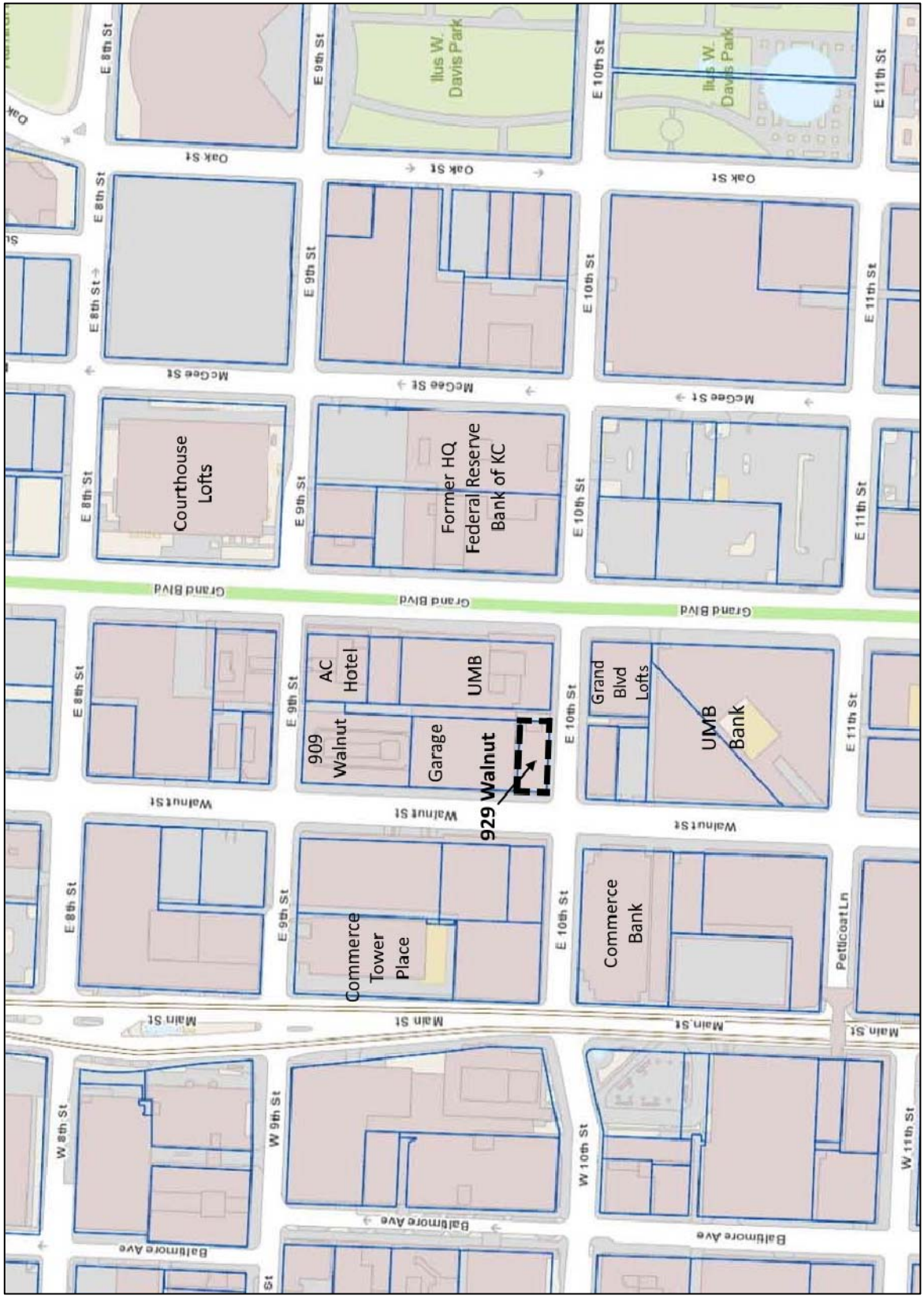
- A. MAP
- B. DEVELOPMENT SCHEDULE
- C. DESIGN PLANS
- D. DEVELOPER INFORMATION  
& PRINCIPAL BIOS
- E. FINANCIAL INFORMATION
- F. LETTERS OF SUPPORT

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## DEVELOPMENT SCHEDULE

Construction Commences	3 <sup>rd</sup> Quarter 2024
Construction Completion / Building Opening	4 <sup>th</sup> Quarter 2025
Stabilization	3 <sup>rd</sup> Quarter 2026
Commercial Lease Month	3 <sup>rd</sup> Quarter 2026

# 929 WALNUT

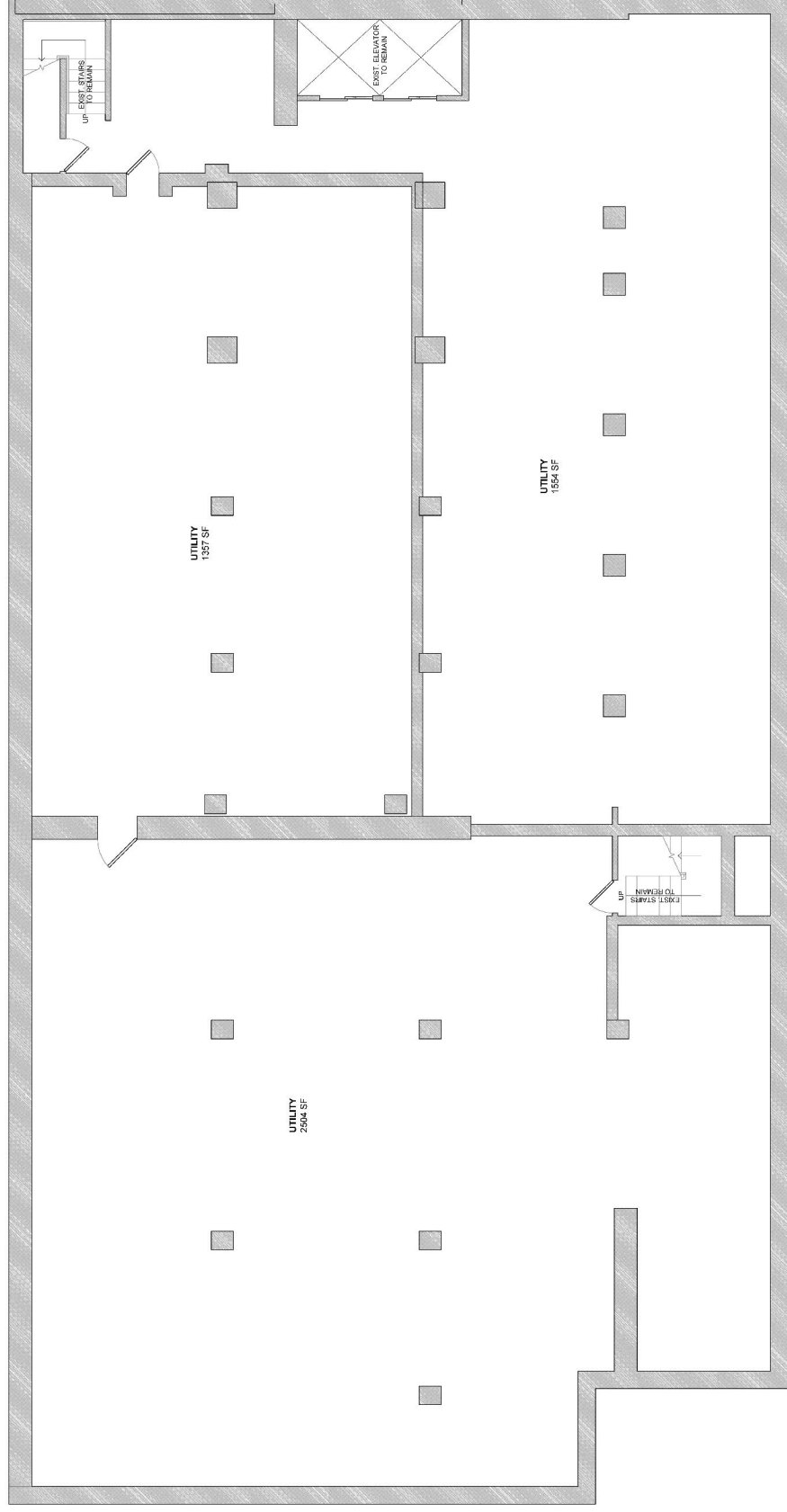
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NO.	DATE	ISSUE
1	01.22.24	ISSUE FOR PERMITS
2	02.15.24	REVISIONS
3	03.15.24	REVISIONS
4	04.15.24	REVISIONS
5	05.15.24	REVISIONS
6	06.15.24	REVISIONS
7	07.15.24	REVISIONS
8	08.15.24	REVISIONS
9	09.15.24	REVISIONS
10	10.15.24	REVISIONS
11	11.15.24	REVISIONS
12	12.15.24	REVISIONS



1 SUB-BASEMENT LEVEL - PROPOSED FLOOR PLAN  
 1/4" = 1'-0"

**NEW PLAN LEGEND**

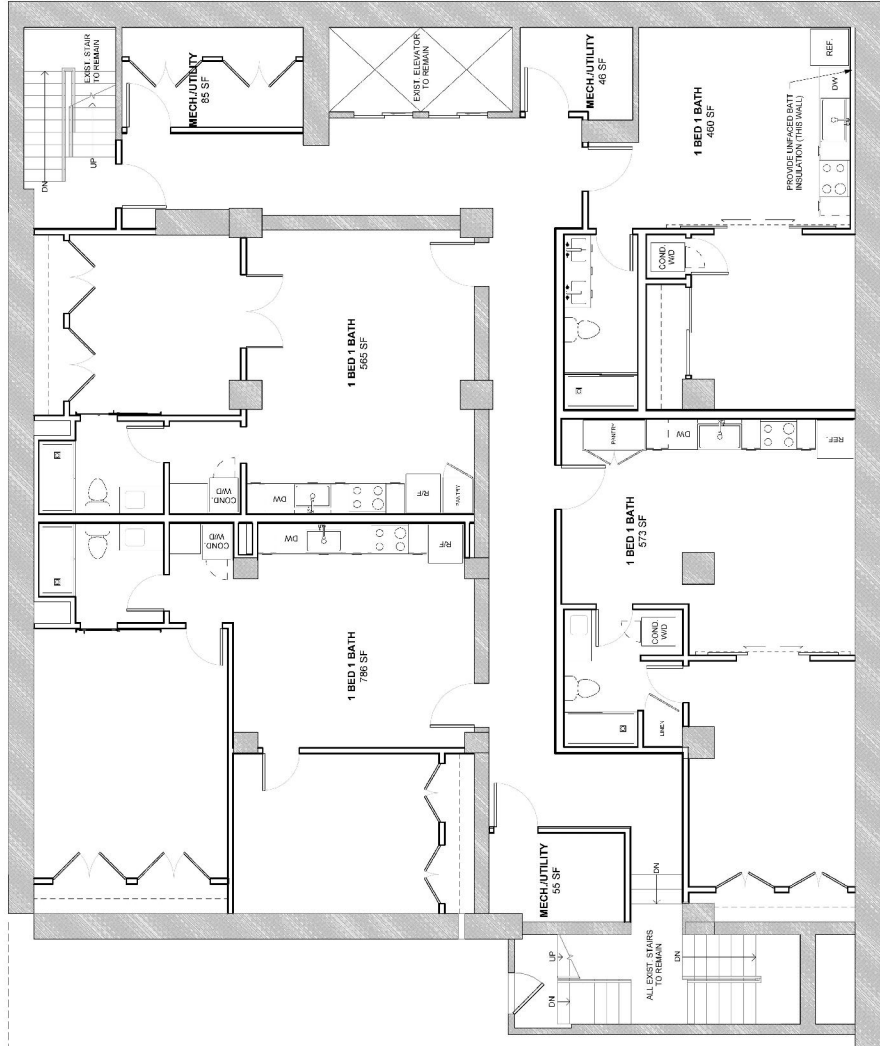
- NOTE: GRAPHICS ARE STANDARD, UNLESS OTHERWISE NOTED.
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- DOOR SWING
- WINDOW SWING
- DOOR SWING CONFLICTS
- NEW DOOR TO BE INSTALLED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

**GENERAL NEW PLAN NOTES:**

- A. ALL FLOORING, FLOORING, AND FINISHES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND REMOVED IF NECESSARY.
- B. AFTER REMEDIATION, REPAIR DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXISTING FINISHES.
- C. EXISTING WALLS SHALL BE REPAIRED TO ORIGINAL CONDITION. REPAIRS SHALL BE DONE TO MATCH EXISTING WALLS. REPAIRS SHALL BE DONE TO MATCH EXISTING WALLS. REPAIRS SHALL BE DONE TO MATCH EXISTING WALLS.
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NO.	ISSUE	DATE	NO.
1	ISSUE	11/20/24	1
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3	ISSUE	11/20/24	3
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5	ISSUE	11/20/24	5
6	ISSUE	11/20/24	6
7	ISSUE	11/20/24	7
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96	ISSUE	11/20/24	96
97	ISSUE	11/20/24	97
98	ISSUE	11/20/24	98
99	ISSUE	11/20/24	99
100	ISSUE	11/20/24	100



**1** | BASEMENT LEVEL - PROPOSED FLOOR PLAN  
 1/4" = 1'-0"

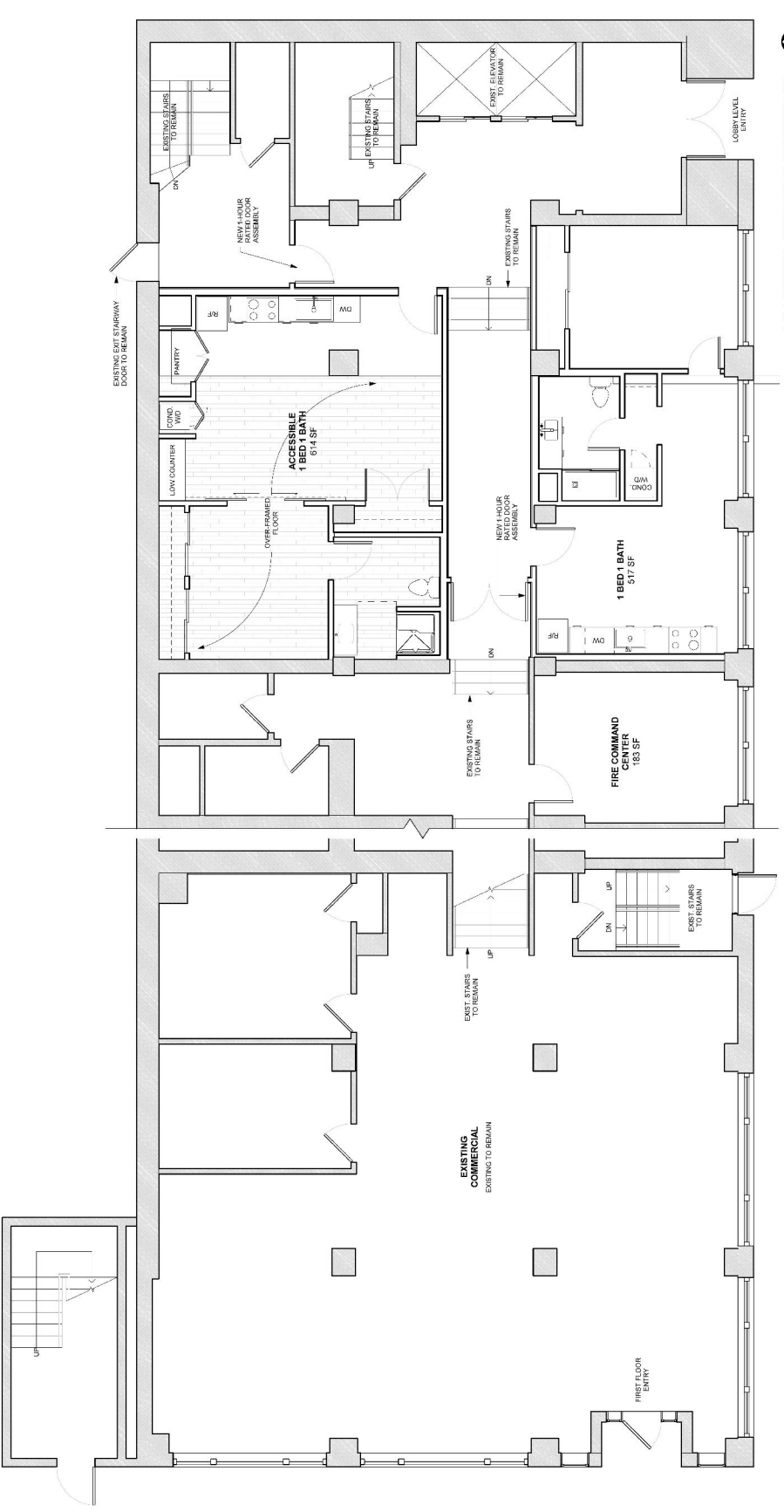
**NEW PLAN LEGEND**

- NOTE: GRAPHICS ARE STANDARD, U.N.G.
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW DOOR TO BE INSTALLED
- NEW DOOR TO BE REMOVED
- NEW DOOR TO BE INSTALLED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

**GENERAL NEW PLAN NOTES:**

- A. SEE REVOLUTION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXAMINER REQUIREMENTS.
- C. EXISTING STRUCTURAL 4" X 4" TAG WOOD FINISH FLOOR ON 2 1/4" TAG WOOD DECK. REPAIR DAMAGED TAG DECK. REPAIR DAMAGED TAG DECK. REPAIR DAMAGED TAG DECK. REPAIR DAMAGED TAG DECK.
- D. TO ALL EXISTING WALLS, INTERIOR FINISHES, INTERIOR PARTITIONS, COLUMNS, BEAMS & JOISTS SHALL BE 1/2" OR LARGER UNLESS OTHERWISE NOTED. HOLLOW BRICK OR BLOCK SHALL BE REFINISHED TO MATCH EXISTING FINISHES.
- E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & Lintel WORKS REQUIRED. Lintels are located at all 4" x 4" tag wood openings. REPAIR ALL DAMAGED OR MISSING Lintels WITH 2x12 BRICK OR BLOCK. REPAIR ALL DAMAGED OR MISSING Lintels WITH 2x12 BRICK OR BLOCK.
- F. REFER TO EXISTING ELEVATIONS FOR WINDOW, INTERIOR WINDOW, TRIM & SILL, DOOR, SHOWERFRONT, INFIL & EXTERIOR FACED WORK.
- G. REFER TO EXISTING ELEVATIONS FOR WINDOW, INTERIOR WINDOW, TRIM & SILL, DOOR, SHOWERFRONT, INFIL & EXTERIOR FACED WORK.
- H. REFER TO EXISTING ELEVATIONS FOR WINDOW, INTERIOR WINDOW, TRIM & SILL, DOOR, SHOWERFRONT, INFIL & EXTERIOR FACED WORK.
- I. ALL NEW FINISH WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. USE ONLY MOISTURE & MOLD RESISTANT GYPSUM BOARD ON ALL WALLS IN BATHS, KITCHENS, MECHANICAL CLOSETS, LAUNDRY, BUILDING SERVICES & OTHER SIMILAR WET AREAS. AT KITCHEN BACKSPLASH & OTHER SIMILAR WET AREAS UTILIZE 3/8" PB RATED USG FEBROK AQUATOUGH TILE BACKER PANELS. WALLS TO BE MOUNTED TO STRUCTURAL FRAMING.
- J. ALL EXPOSED MEP, FIRE SPRINKLER ETC ITEMS TO BE INSTALLED IN A VISIBLY PLEASING MANNER. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
- K. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" UNLESS OTHERWISE NOTED.
- L. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" UNLESS OTHERWISE NOTED.
- M. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- N. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- O. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
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- S. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- T. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- U. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- V. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- W. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- X. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- Y. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.
- Z. THERE SHALL BE NO PENETRATIONS THROUGH EXTERIOR WALLS, ROOFING OR CEILING.





### 1 1st FLOOR - PROPOSED FLOOR PLAN

1/4" = 1'-0"

#### NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, UNLESS INDICATED OTHERWISE.

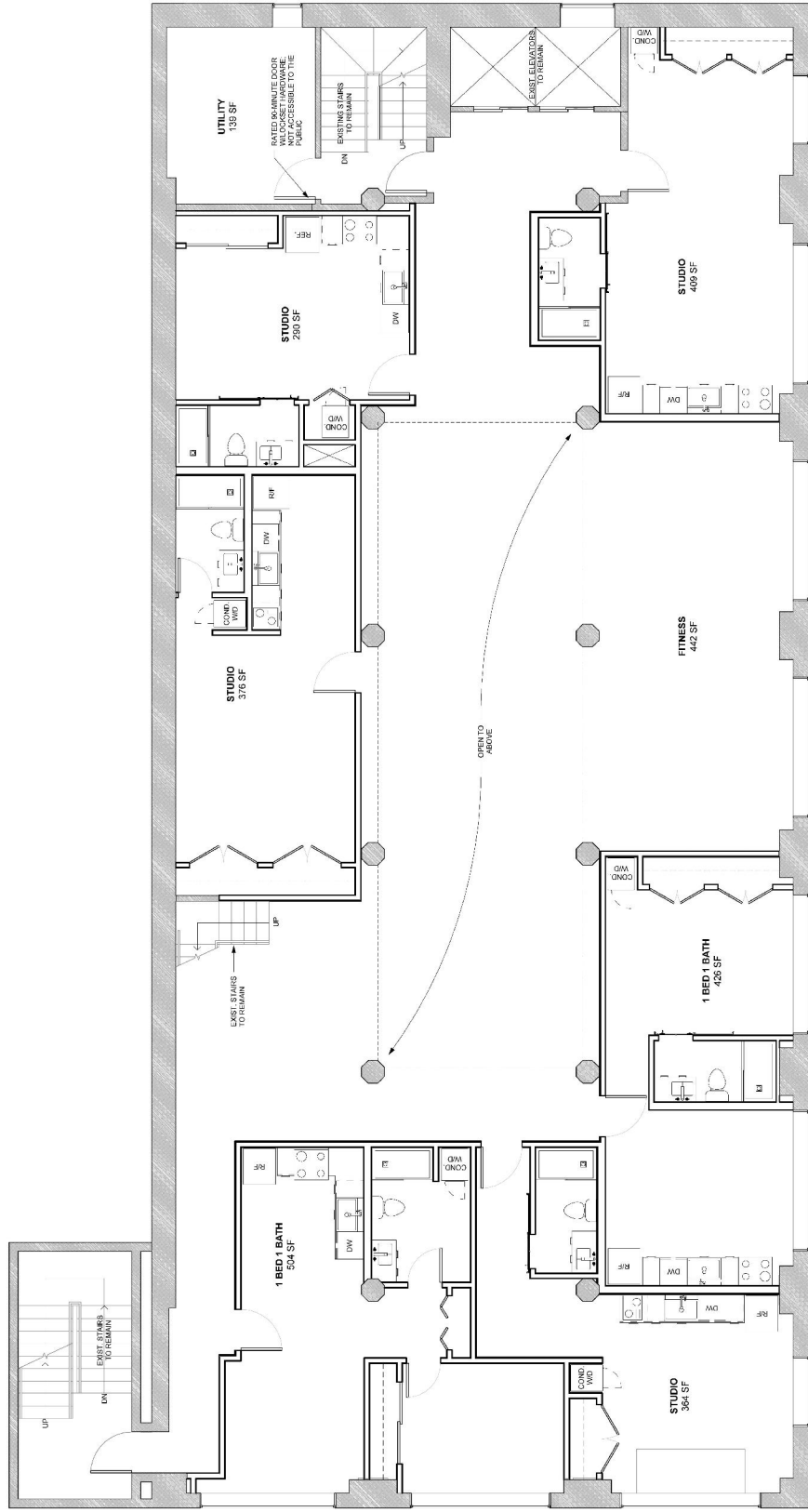
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW DOOR TO BE INSTALLED
- NEW DOOR TO BE REPLACED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

#### GENERAL NEW PLAN NOTES:

- A. SEE REVOLUTION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER REMEDIATION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXAMINER REQUIREMENTS.
- C. EXISTING SCAFFOLDING SHALL BE REMOVED FROM ALL AREAS TO BE RECONSTRUCTED. ALL SCAFFOLDING SHALL BE REMOVED FROM ALL AREAS TO BE RECONSTRUCTED. ALL SCAFFOLDING SHALL BE REMOVED FROM ALL AREAS TO BE RECONSTRUCTED.
- D. ALL FLOORING TO BE REMOVED TO A MINIMUM OF 1/2" BELOW FINISH FLOOR LEVEL. ALL FLOORING TO BE REMOVED TO A MINIMUM OF 1/2" BELOW FINISH FLOOR LEVEL.
- E. ALL EXPOSED JOINTS SHALL BE REPAIRED TO MATCH EXISTING JOINTS. ALL EXPOSED JOINTS SHALL BE REPAIRED TO MATCH EXISTING JOINTS.
- F. REFER TO EXISTING DRAWINGS FOR WINDOW, INTERIOR FINISHES, SILL, DOOR, SHOWERFRONT, IN-FILL, & EXTERIOR FINISHES.
- G. REFER TO EXISTING DRAWINGS FOR WINDOW, INTERIOR FINISHES, SILL, DOOR, SHOWERFRONT, IN-FILL, & EXTERIOR FINISHES.
- H. REFER TO EXISTING DRAWINGS FOR WINDOW, INTERIOR FINISHES, SILL, DOOR, SHOWERFRONT, IN-FILL, & EXTERIOR FINISHES.
- I. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS.
- J. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS.
- K. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS.
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- Q. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS.
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- U. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS.
- V. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS. ALL NEW INTERIOR WALLS ARE TO BE CONSTRUCTED TO MATCH EXISTING WALLS.

#### REVISIONS

NO.	DATE	DESCRIPTION
1	11/2024	ISSUE FOR PERMITS
2	11/2024	ISSUE FOR PERMITS
3	11/2024	ISSUE FOR PERMITS
4	11/2024	ISSUE FOR PERMITS
5	11/2024	ISSUE FOR PERMITS
6	11/2024	ISSUE FOR PERMITS
7	11/2024	ISSUE FOR PERMITS
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12	11/2024	ISSUE FOR PERMITS
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14	11/2024	ISSUE FOR PERMITS
15	11/2024	ISSUE FOR PERMITS
16	11/2024	ISSUE FOR PERMITS
17	11/2024	ISSUE FOR PERMITS
18	11/2024	ISSUE FOR PERMITS
19	11/2024	ISSUE FOR PERMITS
20	11/2024	ISSUE FOR PERMITS



1 | 2nd FLOOR - PROPOSED FLOOR PLAN  
 1/4" = 1'-0"

**NEW PLAN LEGEND**

- NOTE: GRAPHICS ARE STANDARD, U.N.O.
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- NEW DOOR TO BE INSTALLED (NOTE: SOME NEW DOORS SHOWN AT DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

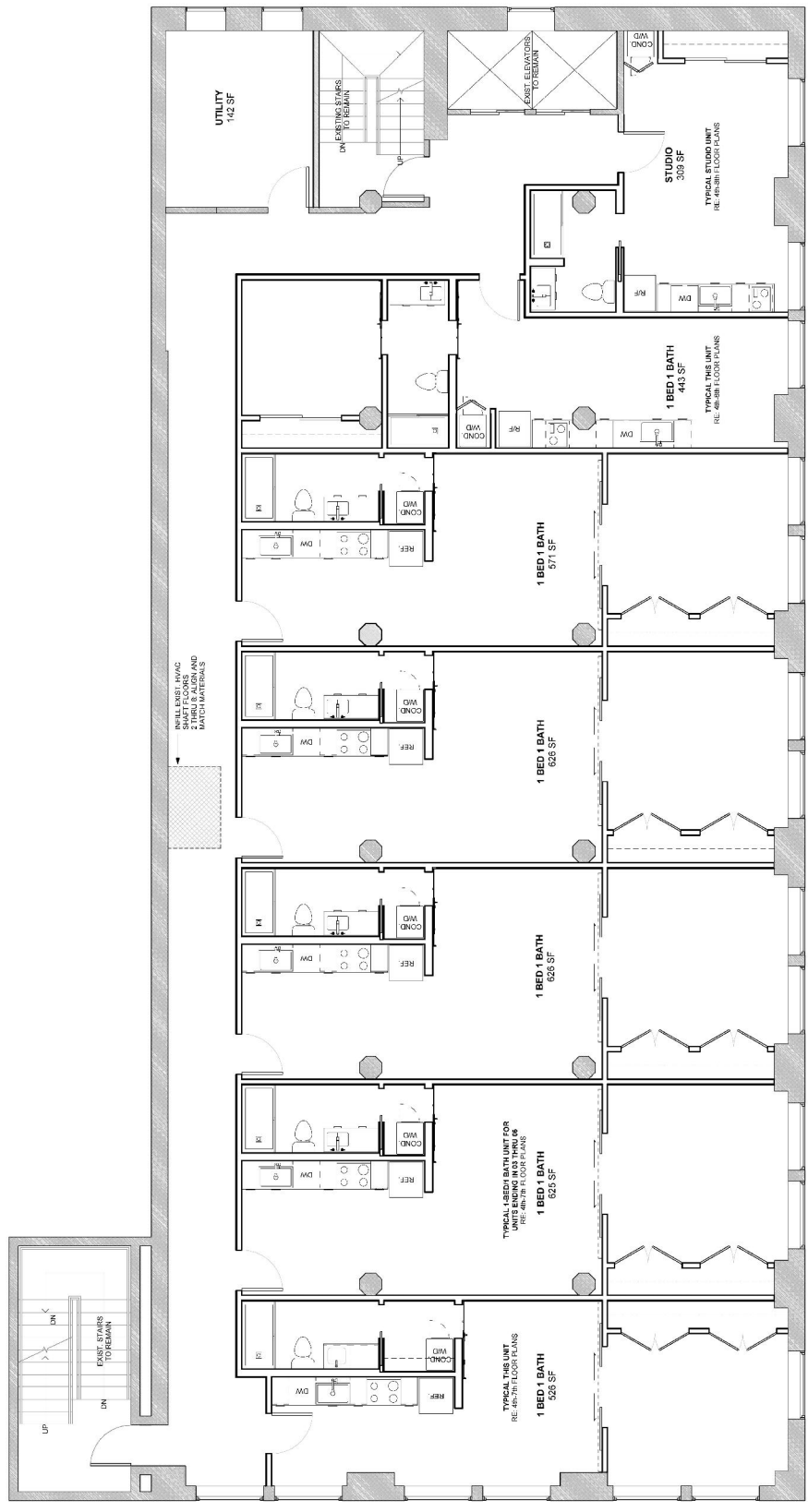
**GENERAL NEW PLAN NOTES**

- A. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- B. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- C. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
- D. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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- F. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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- H. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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- J. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
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- V. ALL NEW WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.





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1	11/20/24	ISSUE
2	12/10/24	REVISION
3	01/15/25	REVISION
4	02/10/25	REVISION
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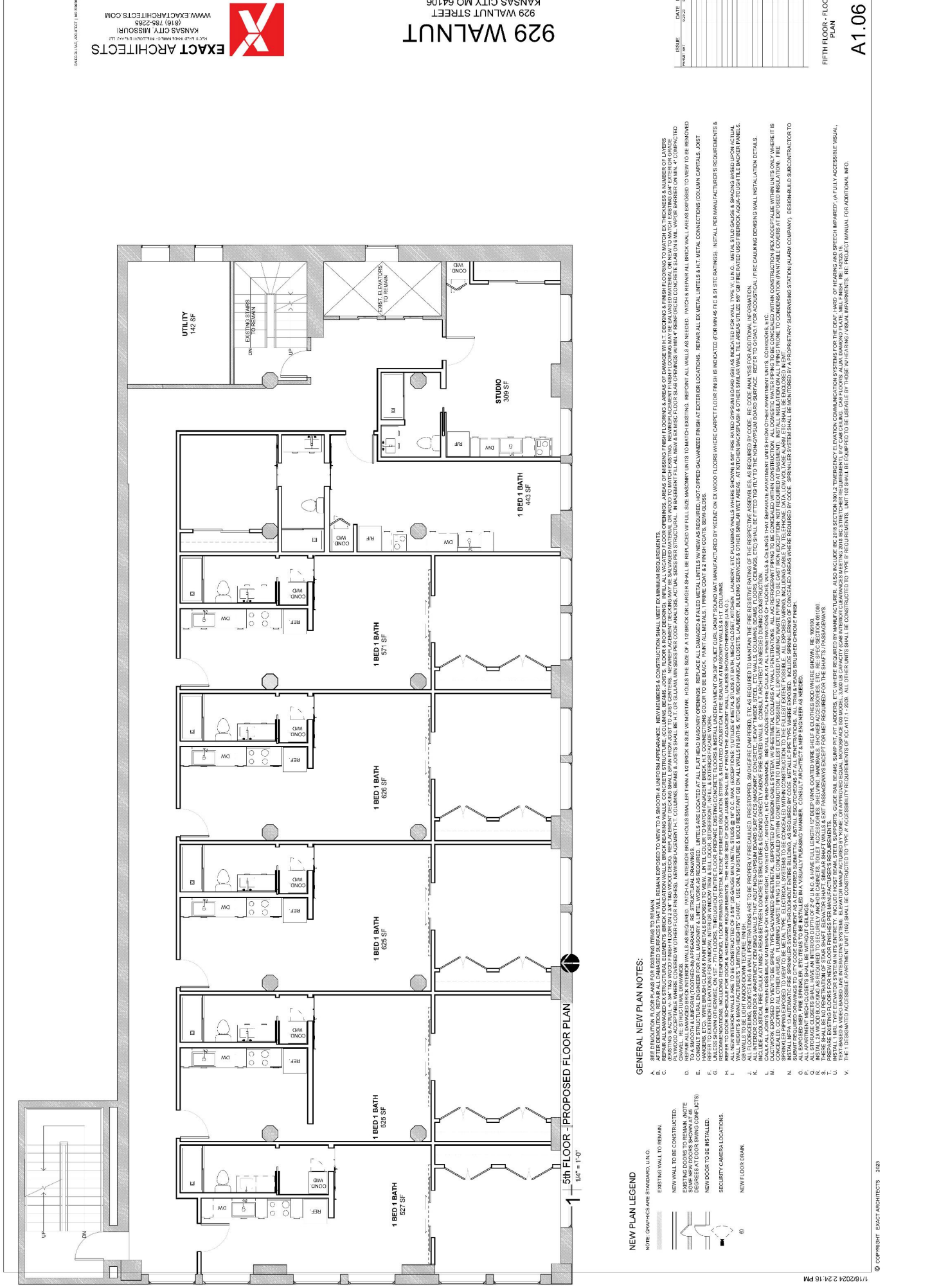
1 4th thru 7th Floor - Proposed Floor Plan  
 1/4" = 1'-0"

NEW PLAN LEGEND

- NOTE: GRAPHICS ARE STANDARD, UNLESS NOTED OTHERWISE.
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- DOOR SWING SHOWN AT 90 DEGREES AT DOOR SWING CONTACTS
- NEW DOOR TO BE INSTALLED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

GENERAL NEW PLAN NOTES:

- A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXISTING MINIMUM REQUIREMENTS.
- C. EXISTING SCHEDULE "L" 1x4" T&G WOOD FINISH FLOOR ON 2x4" T&G WOOD DECK. RE-FACED FLOORING SHALL SPAN FROM JOIST TO JOIST CENTERS. NEW REPAIRMENT MATERIALS SHALL BE SAVED MATERIAL OR WOOD TO MATCH EXISTING OR NEW TO MATCH EXISTING OR EXTERIOR GRADE. REPAIRMENT MATERIALS SHALL BE SAVED MATERIAL OR WOOD TO MATCH EXISTING OR NEW TO MATCH EXISTING OR EXTERIOR GRADE.
- D. TO SMOOTH MASONRY SURFACES, USE STRENGTHENING BRICK HOLES SHALL BE 1/2" BRICK OR LARGER SHALL BE REINFORCED WITH FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPORT ALL WALLS AS NEEDED. PATCH & REPAIR ALL BRICK WALL AREAS EXPOSED TO VIEW TO BE REMOVED TO A SMOOTH & UNIFORM APPEARANCE.
- E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORKS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPAIR ALL DAMAGED OR FLEETING METAL LINTELS WITH NEW AS REQUIRED. HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EXTERIOR METAL LINTELS WITH METAL CONNECTIONS (COLUMN CAPITALS, JOIST CONNECTIONS, ETC.) TO MATCH EXISTING FINISH OR FINISH ON NEW.
- F. REFER TO EXTERIOR ELEVATIONS FOR WINDOW, INTERIOR WINDOW TRIM & SILL, DOOR, STAIRCASE, INTERIOR, EXTERIOR, AND EXTERIOR FINISHES.
- G. RECOMMENDATIONS, INCLUDING REPAIRING SYSTEM, "KNEE" FEMURER INSULATION SYSTEMS, A RELATED ACCORDANT, THE SEALANT AT MASONRY WALLS & SHT. COLUMNS.
- H. ALL NEW EXTERIOR WALLS ARE TO BE CONSTRUCTED OF 8" CMU, EXCEPT FOR 1" THICK WALLS AT EACH CLOSET, KITCHEN, LAUNDRY, ETC. PLUMBING WALLS WHERE SHOWN & 2" FIRE RATED GYPSUM BOARD (GB) AS INDICATED ON WALL TYPE "A" UNLESS OTHERWISE NOTED. ALL OTHER WALLS SHALL BE CONSTRUCTED WITH 8" CMU. ALL NEW EXTERIOR WALLS ARE TO BE CONSTRUCTED OF 8" CMU, EXCEPT FOR 1" THICK WALLS AT EACH CLOSET, KITCHEN, LAUNDRY, ETC. PLUMBING WALLS WHERE SHOWN & 2" FIRE RATED GYPSUM BOARD (GB) AS INDICATED ON WALL TYPE "A" UNLESS OTHERWISE NOTED. ALL OTHER WALLS SHALL BE CONSTRUCTED WITH 8" CMU.
- I. ALL NEW EXTERIOR WALLS ARE TO BE CONSTRUCTED OF 8" CMU, EXCEPT FOR 1" THICK WALLS AT EACH CLOSET, KITCHEN, LAUNDRY, ETC. PLUMBING WALLS WHERE SHOWN & 2" FIRE RATED GYPSUM BOARD (GB) AS INDICATED ON WALL TYPE "A" UNLESS OTHERWISE NOTED. ALL OTHER WALLS SHALL BE CONSTRUCTED WITH 8" CMU.
- J. ALL FLOORING, DOOR/CLOSET WALL PENETRATIONS ARE TO BE PROPERLY FLASHED, FINISHED, DAMPERS, ETC. AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES AS REQUIRED BY CODE. THE CODE ANALYSIS FOR ADDITIONAL INFORMATION.
- K. ALL STORAGE CABINETS SHALL HAVE AN INTERIOR DEPTH OF 24" UNLESS OTHERWISE NOTED. ALL STORAGE CABINETS SHALL HAVE AN INTERIOR DEPTH OF 24" UNLESS OTHERWISE NOTED. ALL STORAGE CABINETS SHALL HAVE AN INTERIOR DEPTH OF 24" UNLESS OTHERWISE NOTED.
- L. ALL STORAGE CABINETS SHALL HAVE AN INTERIOR DEPTH OF 24" UNLESS OTHERWISE NOTED. ALL STORAGE CABINETS SHALL HAVE AN INTERIOR DEPTH OF 24" UNLESS OTHERWISE NOTED.
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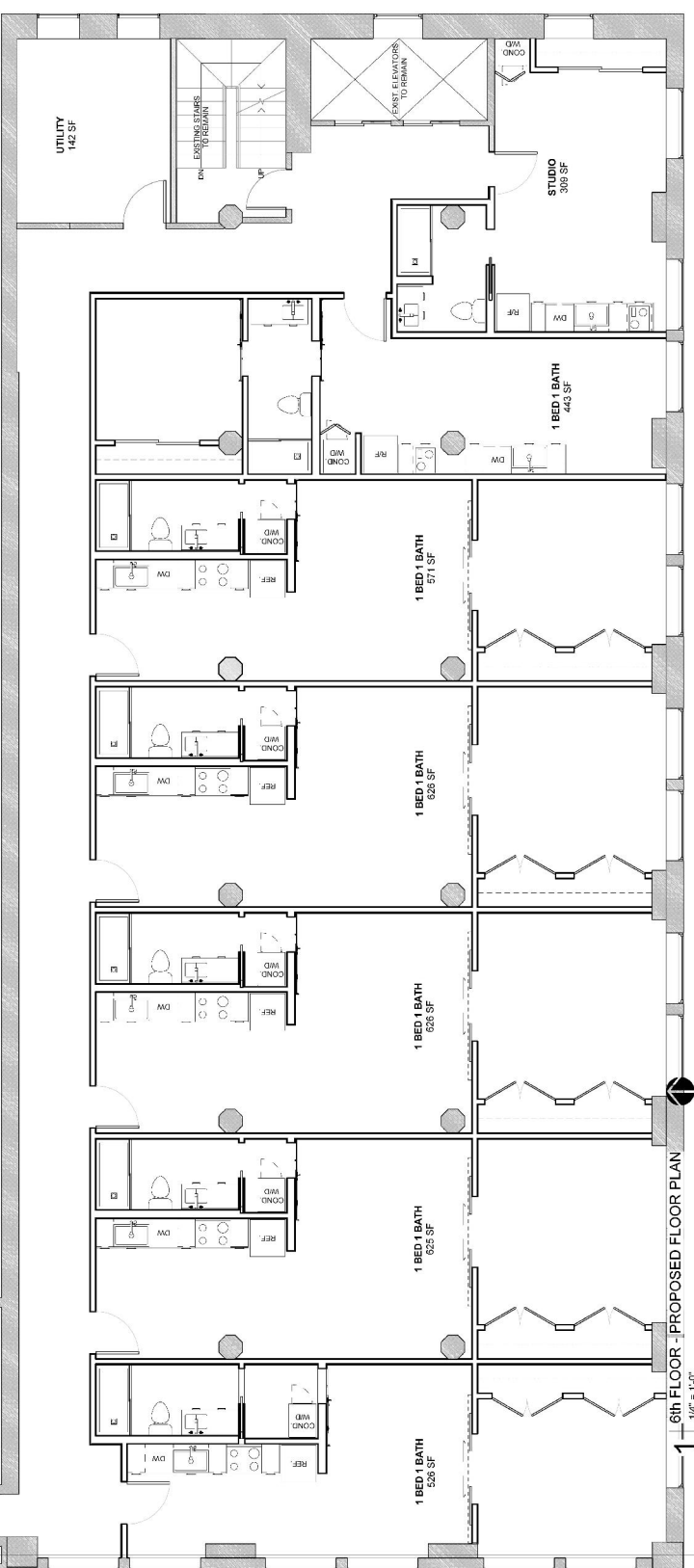
DATE	NO.

**NEW PLAN LEGEND**

- NOTE: GRAPHICS ARE STANDARD, UNLESS INDICATED OTHERWISE.
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- DOOR
- NEW DOOR TO BE INSTALLED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

**GENERAL NEW PLAN NOTES:**

- A. SEE EXISTING FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER RESTAURATION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXISTING REQUIREMENTS.
- C. EXISTING STRUCTURAL ELEMENTS, SUCH AS MASONRY WALLS, CONCRETE FLOORING, EXISTING FINISH FLOORING, EXISTING LIGHT FIXTURES, FLOORING, PARTITIONS, WALLS, CEILING, WALLS, CHIMNEYS, & CHIMNEY DAMPERS, SHALL REMAIN AS SHOWN UNLESS OTHERWISE NOTED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- D. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- E. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- F. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- G. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- H. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- I. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- J. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- K. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- L. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- M. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- N. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- O. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- P. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- Q. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- R. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- S. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- T. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- U. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.
- V. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBCs) AND THE LATEST EDITIONS OF THE IBCS COMMENTARIES, UNLESS OTHERWISE SPECIFIED.

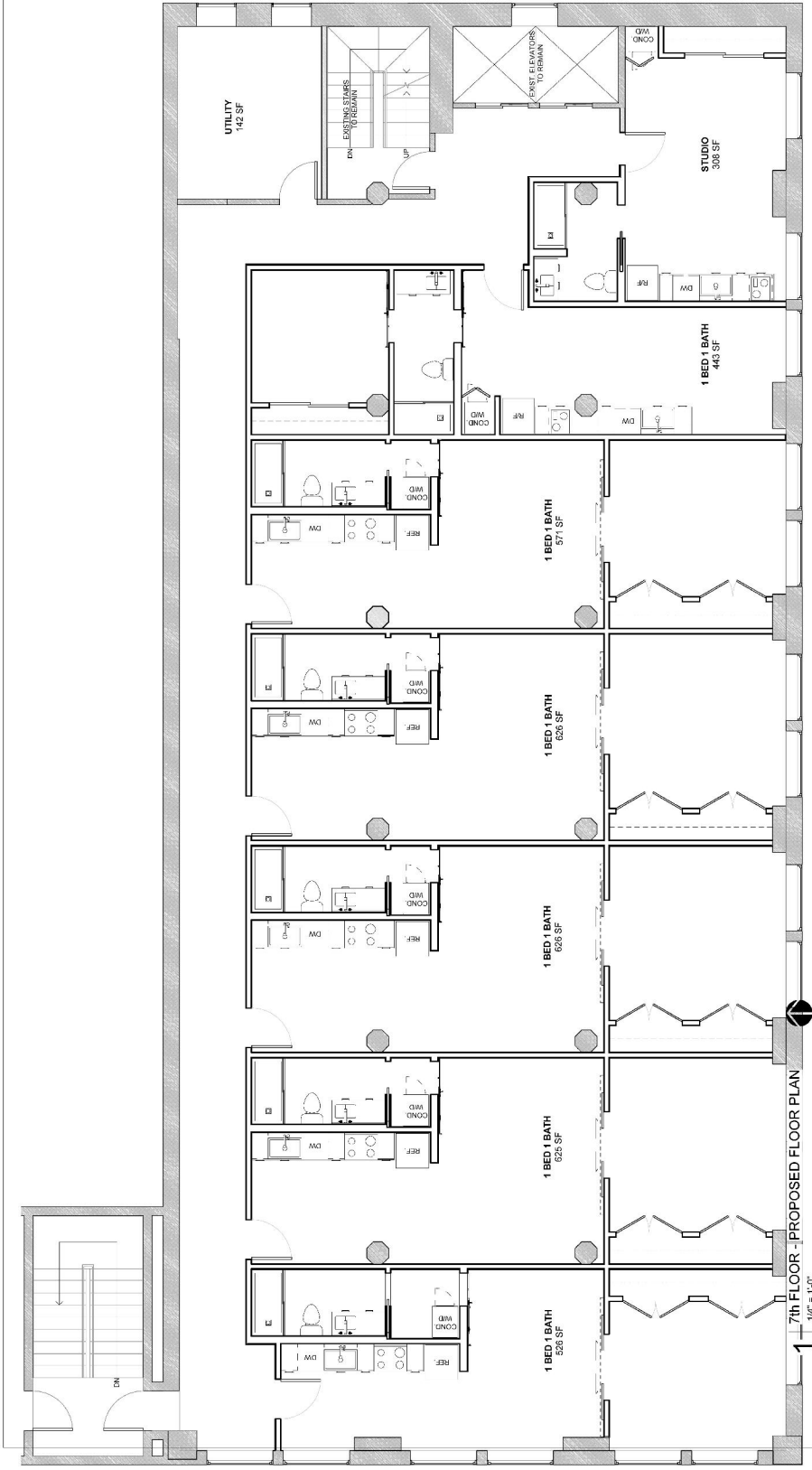


**NEW PLAN LEGEND**  
 NOTE: GRAPHICS ARE STANDARD, UNLESS NOTED OTHERWISE.  
 EXISTING WALL TO REMAIN  
 NEW WALL TO BE CONSTRUCTED  
 DOOR SWING INDICATED BY ARC AND OPENING DIRECTION  
 WINDOW SWING INDICATED BY ARC AND OPENING DIRECTION  
 SECURITY CAMERA LOCATIONS  
 NEW FLOOR DRAIN

**GENERAL NEW PLAN NOTES:**  
 A. SEE REVISIONS FOR EXISTING ITEMS TO REMAIN.  
 B. AFTER RESTORATION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXISTING REQUIREMENTS.  
 C. EXISTING STRUCTURAL WALLS SHALL BE REINFORCED WITH 2#4 @ 16" O.C. VERTICALLY & 2#4 @ 16" O.C. HORIZONTALLY. ALL REINFORCEMENT SHALL BE PLACED IN THE MIDDLE THIRD OF THE WALL. ALL REINFORCEMENT SHALL BE TIED TO EXISTING REINFORCEMENT.  
 D. TO MAINTAIN UNIFORM APPEARANCE, THE STRUCTURAL WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 E. REFER TO EXISTING DRAWINGS FOR WINDOW, INTERIOR WINDOW, TRIM, SILL, DOOR, SHOWERFRONT, INFILL, & EXTERIOR JOIST WORK.  
 F. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 G. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 H. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
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 O. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 P. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 Q. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 R. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 S. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 T. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 U. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 V. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 W. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 X. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 Y. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.  
 Z. ALL NEW INTERIOR WALLS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING FINISH.



NO.	DATE	ISSUE
1	02/24/24	ISSUE
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**NEW PLAN LEGEND**

- NOTE: GRAPHICS ARE STANDARD, UNLESS NOTED OTHERWISE.
- EXISTING WALL TO REMAIN
- NEW WALL TO BE CONSTRUCTED
- DOOR SWING
- DOOR SWING CONFLICTS
- NEW DOOR TO BE INSTALLED
- SECURITY CAMERA LOCATIONS
- NEW FLOOR DRAIN

**GENERAL NEW PLAN NOTES:**

- A. SEE REVOLUTION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
- B. AFTER DEMOLITION, REPAIR ALL DAMAGED SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW MEMBERS & CONSTRUCTION SHALL MEET EXAMINATION REQUIREMENTS.
- C. EXISTING STRUCTURAL CONCRETE SHALL BE REINFORCED TO MATCH EXISTING. REPAIRS TO CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE CONCRETE REPAIR MANUAL. REPAIRS TO CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE CONCRETE REPAIR MANUAL. REPAIRS TO CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE CONCRETE REPAIR MANUAL.
- D. ALL EXISTING MASONRY SHALL BE REINFORCED TO MATCH EXISTING. REPAIRS TO MASONRY SHALL BE DONE IN ACCORDANCE WITH THE MASONRY REPAIR MANUAL. REPAIRS TO MASONRY SHALL BE DONE IN ACCORDANCE WITH THE MASONRY REPAIR MANUAL.
- E. REFER TO EXISTING DRAWINGS FOR WINDOW, INTERIOR WINDOW, TRIM, SILL, DOOR, SHOWER, INTERIOR, EXTERIOR, AND EXTERIOR FINISHES.
- F. REFER TO EXISTING DRAWINGS FOR INTERIOR FINISHES, EXTERIOR FINISHES, AND EXTERIOR FINISHES.
- G. REFER TO EXISTING DRAWINGS FOR INTERIOR FINISHES, EXTERIOR FINISHES, AND EXTERIOR FINISHES.
- H. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
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- K. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- L. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- M. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- N. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- O. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
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- Q. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
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- S. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- T. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- U. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.
- V. ALL NEW FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL. REPAIRS TO FINISHES SHALL BE DONE IN ACCORDANCE WITH THE FINISHES MANUAL.



NO.	DATE	ISSUE
1	08.23.24	REVISED PER COMMENTS
2	09.05.24	REVISED PER COMMENTS
3	09.20.24	REVISED PER COMMENTS
4	10.02.24	REVISED PER COMMENTS
5	10.10.24	REVISED PER COMMENTS
6	10.24.24	REVISED PER COMMENTS
7	11.07.24	REVISED PER COMMENTS
8	11.14.24	REVISED PER COMMENTS
9	11.21.24	REVISED PER COMMENTS
10	11.28.24	REVISED PER COMMENTS
11	12.05.24	REVISED PER COMMENTS
12	12.12.24	REVISED PER COMMENTS
13	01.09.25	REVISED PER COMMENTS
14	01.16.25	REVISED PER COMMENTS
15	01.23.25	REVISED PER COMMENTS
16	01.30.25	REVISED PER COMMENTS
17	02.06.25	REVISED PER COMMENTS
18	02.13.25	REVISED PER COMMENTS
19	02.20.25	REVISED PER COMMENTS
20	02.27.25	REVISED PER COMMENTS
21	03.06.25	REVISED PER COMMENTS
22	03.13.25	REVISED PER COMMENTS
23	03.20.25	REVISED PER COMMENTS
24	03.27.25	REVISED PER COMMENTS
25	04.03.25	REVISED PER COMMENTS
26	04.10.25	REVISED PER COMMENTS
27	04.17.25	REVISED PER COMMENTS
28	04.24.25	REVISED PER COMMENTS
29	05.01.25	REVISED PER COMMENTS
30	05.08.25	REVISED PER COMMENTS
31	05.15.25	REVISED PER COMMENTS
32	05.22.25	REVISED PER COMMENTS
33	05.29.25	REVISED PER COMMENTS
34	06.05.25	REVISED PER COMMENTS
35	06.12.25	REVISED PER COMMENTS
36	06.19.25	REVISED PER COMMENTS
37	06.26.25	REVISED PER COMMENTS
38	07.03.25	REVISED PER COMMENTS
39	07.10.25	REVISED PER COMMENTS
40	07.17.25	REVISED PER COMMENTS
41	07.24.25	REVISED PER COMMENTS
42	07.31.25	REVISED PER COMMENTS
43	08.07.25	REVISED PER COMMENTS
44	08.14.25	REVISED PER COMMENTS
45	08.21.25	REVISED PER COMMENTS
46	08.28.25	REVISED PER COMMENTS
47	09.04.25	REVISED PER COMMENTS
48	09.11.25	REVISED PER COMMENTS
49	09.18.25	REVISED PER COMMENTS
50	09.25.25	REVISED PER COMMENTS



**1 8th FLOOR - PROPOSED FLOOR PLAN**  
 1/4" = 1'-0"

- NEW PLAN LEGEND**
- NOTE: GRAPHICS ARE STANDARD, U.N.G.
  - EXISTING WALL TO REMAIN
  - NEW WALL TO BE CONSTRUCTED
  - EXISTING DOORS TO REMAIN, (NOTE: DEGRESS A DOOR SWING DIRECTION)
  - NEW DOOR TO BE INSTALLED
  - SECURITY CAMERA LOCATIONS
  - NEW FLOOR DOWN
- GENERAL NEW PLAN NOTES:**
- A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN. ALL ITEMS TO REMAIN EXPOSED TO NEW TO A MATCH EXISTING APPEARANCE. REPAIR AND CONSTRUCTION SHALL MEET EXISTING REQUIREMENTS.
  - B. ALL EXTERIOR WALLS TO REMAIN SHALL BE REPAIRED TO MATCH EXISTING APPEARANCE. BRICK FOUNDATION WALLS, BRICK BEARING WALLS, CONCRETE STRUCTURE (COLUMN, BEAMS, JOISTS), FLOOR ROOF DECK, SHALL ALL VERTICAL FLOOR FINISHES, AREAS OF MISSING FINISH FLOORING & AREAS OF DAMAGE WITH FINISHES & FINISH FLOORING TO MATCH EXISTING. IN BASEMENT ALL NEW & EXISTING FLOOR FINISHES SHALL BE REINFORCED CONCRETE SLAB ON GIRDERS OR MIN. 4" COMPACTED FLYASH ACCEPTABLE WHERE COVERED BY OTHER FLOOR FINISHES. NEW REPAIRMENT FILL, COLUMN, BEAMS & JOISTS SHALL BE 1:3 OR COLUMN MIN SIZES PER CODE ANALYSIS. ACTUAL SIZES PER STRUCTURAL.
  - C. ALL EXTERIOR BRICK INTERIOR WALLS TO REMAIN SHALL BE REPAIRED TO MATCH EXISTING APPEARANCE. REPAIR AND CONSTRUCTION SHALL MEET EXISTING REQUIREMENTS.
  - D. TO A MATCH EXISTING APPEARANCE, REPAIR AND CONSTRUCTION SHALL MEET EXISTING REQUIREMENTS. PATCH AND REPAIR ALL DAMAGED BRICK & MASONRY OPENINGS. REPAIR ALL 1/2" DIA. METAL PANELS TO MATCH EXISTING. REPAIR ALL EXTERIOR METAL PANELS TO MATCH EXISTING. PATCH AND REPAIR ALL DAMAGED BRICK & MASONRY OPENINGS. REPAIR ALL EXTERIOR METAL PANELS TO MATCH EXISTING. REPAIR ALL EXTERIOR METAL PANELS TO MATCH EXISTING.
  - E. PATCH AND REPAIR ALL DAMAGED BRICK & MASONRY OPENINGS. REPAIR ALL 1/2" DIA. METAL PANELS TO MATCH EXISTING. REPAIR ALL EXTERIOR METAL PANELS TO MATCH EXISTING. PATCH AND REPAIR ALL DAMAGED BRICK & MASONRY OPENINGS. REPAIR ALL EXTERIOR METAL PANELS TO MATCH EXISTING.
  - F. UNLESS SHOWN OTHERWISE, ON 1/2" FLOOR, THROUGHOUT ENTIRE FLOOR, PREPARE EXISTING CONCRETE FLOORS & INSTALL UNDERLAMENT ON 3/8" QUARTZ CURB LIGHT SOUND MAT MANUFACTURED BY WOOD BRUNN & CO. (W.B. & CO.) OVER EXISTING CONCRETE FLOORS. UNLESS SHOWN OTHERWISE, ON 1/2" FLOOR, THROUGHOUT ENTIRE FLOOR, PREPARE EXISTING CONCRETE FLOORS & INSTALL UNDERLAMENT ON 3/8" QUARTZ CURB LIGHT SOUND MAT MANUFACTURED BY WOOD BRUNN & CO. (W.B. & CO.) OVER EXISTING CONCRETE FLOORS. UNLESS SHOWN OTHERWISE, ON 1/2" FLOOR, THROUGHOUT ENTIRE FLOOR, PREPARE EXISTING CONCRETE FLOORS & INSTALL UNDERLAMENT ON 3/8" QUARTZ CURB LIGHT SOUND MAT MANUFACTURED BY WOOD BRUNN & CO. (W.B. & CO.) OVER EXISTING CONCRETE FLOORS.
  - G. UNLESS SHOWN OTHERWISE, ON 1/2" FLOOR, THROUGHOUT ENTIRE FLOOR, PREPARE EXISTING CONCRETE FLOORS & INSTALL UNDERLAMENT ON 3/8" QUARTZ CURB LIGHT SOUND MAT MANUFACTURED BY WOOD BRUNN & CO. (W.B. & CO.) OVER EXISTING CONCRETE FLOORS.
  - H. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE INSET SIZE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL UNLESS SHOWN OTHERWISE (U.N.G.).
  - I. ALL INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - J. ALL WALLS TO BE LIGHT AND SOUND TRANSMITTING. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - K. ALL INTERIOR CORNERS & AVANT GARDE (BEARING WALLS) THAT ARE NOT TO BE REMOVED SHALL BE REPAIRED TO MATCH EXISTING APPEARANCE. BRICK FOUNDATION WALLS, BRICK BEARING WALLS, CONCRETE STRUCTURE (COLUMN, BEAMS, JOISTS), FLOOR ROOF DECK, SHALL ALL VERTICAL FLOOR FINISHES, AREAS OF MISSING FINISH FLOORING & AREAS OF DAMAGE WITH FINISHES & FINISH FLOORING TO MATCH EXISTING. IN BASEMENT ALL NEW & EXISTING FLOOR FINISHES SHALL BE REINFORCED CONCRETE SLAB ON GIRDERS OR MIN. 4" COMPACTED FLYASH ACCEPTABLE WHERE COVERED BY OTHER FLOOR FINISHES. NEW REPAIRMENT FILL, COLUMN, BEAMS & JOISTS SHALL BE 1:3 OR COLUMN MIN SIZES PER CODE ANALYSIS. ACTUAL SIZES PER STRUCTURAL.
  - L. CALL ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS. ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS. ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS.
  - M. ALL EXTERIOR BRICK INTERIOR WALLS TO REMAIN SHALL BE REPAIRED TO MATCH EXISTING APPEARANCE. REPAIR AND CONSTRUCTION SHALL MEET EXISTING REQUIREMENTS.
  - N. SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A REFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL PENETRATIONS SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - O. ALL INTERIOR CORNERS & AVANT GARDE (BEARING WALLS) THAT ARE NOT TO BE REMOVED SHALL BE REPAIRED TO MATCH EXISTING APPEARANCE. BRICK FOUNDATION WALLS, BRICK BEARING WALLS, CONCRETE STRUCTURE (COLUMN, BEAMS, JOISTS), FLOOR ROOF DECK, SHALL ALL VERTICAL FLOOR FINISHES, AREAS OF MISSING FINISH FLOORING & AREAS OF DAMAGE WITH FINISHES & FINISH FLOORING TO MATCH EXISTING. IN BASEMENT ALL NEW & EXISTING FLOOR FINISHES SHALL BE REINFORCED CONCRETE SLAB ON GIRDERS OR MIN. 4" COMPACTED FLYASH ACCEPTABLE WHERE COVERED BY OTHER FLOOR FINISHES. NEW REPAIRMENT FILL, COLUMN, BEAMS & JOISTS SHALL BE 1:3 OR COLUMN MIN SIZES PER CODE ANALYSIS. ACTUAL SIZES PER STRUCTURAL.
  - P. ALL APARTMENT MECH. CLOSETS SHALL BE WITHOUT CEILING. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - Q. ALL APARTMENT MECH. CLOSETS SHALL BE WITHOUT CEILING. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - R. ALL APARTMENT MECH. CLOSETS SHALL BE WITHOUT CEILING. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - S. ALL APARTMENT MECH. CLOSETS SHALL BE WITHOUT CEILING. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED. INTERIOR WALL SURFACES SHALL BE PROPERLY FINISHED.
  - T. PREPARE EXISTING FLOOR FINISHES TO CONFORM WITH THE ABOVE REQUIREMENTS. ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS. ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS.
  - U. PREPARE EXISTING FLOOR FINISHES TO CONFORM WITH THE ABOVE REQUIREMENTS. ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS. ALL OTHERS TO BE CONSTRUCTED TO CONFORM WITH THE ABOVE REQUIREMENTS.
  - V. THE DESIGNATED ACCESSIBLE APARTMENT UNIT (110) SHALL BE CONSTRUCTED TO TYPE A ACCESSIBILITY REQUIREMENTS OF ICC A117.1-2009. ALL OTHER UNITS SHALL BE CONSTRUCTED TO TYPE B REQUIREMENTS. UNIT 102 SHALL BE EQUIPPED TO BE USABLE BY THOSE WITH HEARING VISUAL IMPAIRMENTS. SEE PROJECT MANUAL FOR ADDITIONAL INFO.







# 929 WALNUT

EDC Redevelopment Project Application

## ATTACHMENTS

- A. MAP
- B. DEVELOPMENT SCHEDULE
- C. DESIGN PLANS
- D. DEVELOPER INFORMATION  
& PRINCIPAL BIOS**
- E. FINANCIAL INFORMATION
- F. LETTERS OF SUPPORT

# CALEB BULAND, AIA

## Summary

Strong experience as project executive in architecture, construction, and business. Manage projects from cradle to grave, ensure outcomes align with the market, and complete design, estimate, turnover of new projects. Physically manage the team, cost value analysis, and delivery process. Review strategies and company targets. Strong background with business and projects to effectively manage diverse institutional, multi-family, office, and site work. Review development strategy, proforma, master plan with stakeholders to ensure projects create a successful outcome for all involved.

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EXACT Architects

### Partner

January 2009 – Present

**Architect + design build.** Lead architecture and design build for HTC, commercial, and multifamily projects. Act as project executive to interface with government agencies, review team proformas, Part of management team. 50 million in annual development that includes neighborhoods, urban high rise and sustainable historic renovations with approval of NPS. Blend design and budgets to develop successful projects across the Midwest.

HOK

### Architect

2004 – 2009

**Architect at top firm.** Architect on large public projects, experience in landscape, retail, office, and civic design. Completed construction estimate reviews and site efforts for structural and design coordination. Worked on firms major projects, earned multiple awards. Projects included Yankee Stadium, Yankee Team Offices, Hard Rock Café, Steinbrenner Steak House, University of Wyoming Club and Suites, University of Washington training facility, and Aloha Stadium Football Renovations.

Holland Basham Architects

### Project Designer

2003-2004

**Developers Architect.** Completed multiple designs for institutional buildings, student communities, and a performing arts center. Worked with firm Principals to complete designs and presentations for clients and school boards.

BOSS construction

### Project Manager

1999 – 2004

**Construction Manager.** Design build firm specializing in subcontract design build construction. Managed multiple job sites and project superintendents on a daily basis. Act as business manager tracking high volume sales, creating deadlines, targets, and rewards.

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## Education

University of Nebraska, Lincoln

M.ARCH Master of Architecture  
B.S. Bachelor of Science

University Nebraska at Omaha

Honors Program with focus in Business

Sandler Institute

Sandler Presidents Club, Presidents and Hiring Managers Training Program

National Affordable Housing Management

Fair Housing Certification

US Green Building Council

LEED University, LEED AP sustainable Design



## Projects

### Partner

2700 Troost apartments 12MM  
3600 Main Apartments 30MM  
Monarch Lofts 8MM  
Six at Park Offices 15M  
JPPI UMKC Student Housing 10M  
National Training Facility 1M  
HyVee Arena Redevelopment  
Sport and Arena master plan. 50M  
Netherland Apartments 40M  
HL29 Historic Flats. 6M  
Wonder Lofts and Event Space 20M  
Carnegie Library Renovations 2M  
North 801 Flats: 5M  
Ben Day Lofts Historic redevelopment. 5M  
Switzer Lofts: 5 Building complex, mixed use. 25M.  
Equitable Apartments: 19 story tower. 60M.  
Des Moines Lofts: 14 story tower. 40M  
St. Margaret's Senior Apartments: 6 story skilled care building. 30M.  
Cardinal: YMCA style center and 3 story residential. 6M.  
Horace Mann: 3 story loft building in historic school. 6M.  
Stove Factory: Complex with restaurant, office, and multi-family. 50M.

Northland Athletic: Youth sport training facility. 3M.  
Harlan Family Neighborhood development. 4M  
KCK Zone Training Facility: Two indoor fields and office space. 2M  
Mitchell Park Plaza: 500,000 square foot mixed use redevelopment. 25M  
Chanute Senior. 4M.  
Market Street Senior. 3 building complex. 10M.  
Wisdom Assembly Church. 2M.  
Villagio Senior Village. 20M

### Staff Architect

Wyoming Cowboys 30M  
300 Wyandotte offices 30M  
U of Hawaii 40M  
Washington Huskies 120M  
Gordmans 3M  
Yankee Stadium 900M  
Marian Catholic Performing Arts 4M  
Home Instead Senior Care office and care 6M  
Alegent Heath Facility 10M  
Mid-city lofts 2M  
Delta Club and Lounge 2M  
Hard Rock Café 2M  
Liberty Lofts 5M  
Commercial Federal 40M





Bob Mayer has served as president of M R Capital Advisors L.L.C. since he founded it 19 years ago. M R Capital Advisors has expertise in economic development analysis, tax incentives, private loan placement and real estate development. This Company also assists development projects and Clients on working with governmental entities.

Additionally, it is an independent Brokerage that works in conjunction with the placement of commercial loans. These loans are placed with various life companies, commercial mortgage backed securities, and other sources of investment capital.

Before founding M R Capital Advisors, Bob served as Vice President and Commercial Loan Officer for the national GMAC Commercial Mortgage Corp. (Kansas City region) for 5 1/2 years. At GMAC, he successfully originated and funded \$200 million in loans for office, multifamily, retail and industrial projects.

In addition to Bob's expertise in commercial real estate, he also has consulted for community development and housing agencies. He has assisted both for-profits and non-profit entities in business development and public incentives.

Bob has consulted and advised on a variety of successful real estate projects, including:

- ACME Development Project, including the Wonder Shops + Flats, the ACME at 3200 Gilham, and the historic Netherlands Apartments
- The View Condominiums and the East 9 at Pickwick Plaza Apartments in downtown Kansas City.
- Various multifamily development projects throughout the greater Kansas City area in such communities as North Kansas City, Parkville, Independence, Mo. Also various projects in Kansas as Kansas City, Bonner Springs, and other Kansas communities.

Under Kansas City Mayor Emanuel Cleaver, Bob served from 1991 to 1994 as chairman of the Kansas City Tax Increment Finance Commission. This was a key development agency that spurred redevelopment and significant new investment in downtown Kansas City. During the same period, Mr. Mayer served on the Kansas City Economic Development Corp. Board of Directors.

Also in the early 1990s, the *Kansas City Business Journal* named Bob one of the top 25 economic development professionals in Kansas City.

# 929 WALNUT

EDC Redevelopment Project Application

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& PRINCIPAL BIOS
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929 WALNUT  
BUDGET

<b>45,869 SF Apartments/Commercial Space/Corridors/Common Space</b> <b>929 WALNUT</b> <b>1/22/2024</b> <b>45,869 Total Building SF</b> <b>57 units</b> <b>1,500 sf Commercial Space</b>						
DESCRIPTION	COSTS	COST PER GSF	COST PER UNIT	% OF TDC	% QRE ELIGIBLE	QREs
<b>Hard Costs</b>						
Construction (incl Site, FFE)	\$ 5,848,500	\$ 127.50	\$ 102,605.26			
Contingency (10%)	\$ 584,850	\$ 12.75	\$ 10,260.53			
<b>Total Construction Costs</b>	<b>\$ 6,433,350</b>	<b>\$ 140.25</b>	<b>\$ 112,865.79</b>	<b>57.77%</b>	<b>80%</b>	<b>5,146,680</b>
<b>Soft Costs</b>						
	<b>Total</b>	<b>% of Hard Costs</b>	<b>Cost per Unit</b>	<b>% of TDC</b>		
Engineering/Design	\$ 418,960	6.51%	\$ 7,350.18	3.76%	100%	418,960
Survey	\$ 11,000	0.17%	\$ 192.98	0.10%	0%	0
Legal	\$ 15,000	0.23%	\$ 263.16	0.13%	0%	0
Appraisal/Market Study/Cost Certification	\$ 15,100	0.23%	\$ 264.91	0.14%	100%	15,100
Construction Taxes & Insurance	\$ 54,000	0.84%	\$ 947.37	0.48%	100%	54,000
Environmental	\$ 7,500	0.12%	\$ 131.58	0.07%	100%	7,500
Title	\$ 6,301	0.10%	\$ 110.54	0.06%	100%	6,301
Historic Preservation Application	\$ 90,000	1.40%	\$ 1,578.95	0.81%	100%	90,000
Tax Credit/Fee	\$ 35,000	0.54%	\$ 614.04	0.31%	0%	0
Tenant Improvements	\$ 50,000	0.78%	\$ 877.19	0.45%	85%	42,500
LC	\$ 20,000	0.31%	\$ 350.88	0.18%	0%	0
EDC/LCRA - Tax Abatement Fees	\$ 48,408	0.75%	\$ 849.26	0.43%	0%	0
Contingency (10%)	\$ 121,319	1.89%	\$ 2,128.40	1.09%	25%	30,330
<b>Total</b>	<b>\$ 892,587</b>	<b>13.87%</b>	<b>\$ 15,659.43</b>	<b>8.02%</b>	<b>74%</b>	<b>664,691</b>
<b>Land Costs</b>						
Acquisition	2,475,000	38.47%	\$ 43,421.05	22.23%	0%	0
Closing Costs	74,250	1.15%	\$ 1,302.63	0.67%	0%	0
Contingency (excl land - 10%)	7,425	0.12%	\$ 130.26	0.07%	0%	0
<b>Total</b>	<b>2,556,675</b>	<b>39.74%</b>	<b>\$ 44,853.95</b>	<b>22.96%</b>	<b>0%</b>	<b>0</b>
<b>Developer Fee</b>	<b>200,000</b>	<b>3.11%</b>	<b>3,508.77</b>	<b>1.80%</b>	<b>100%</b>	<b>200,000</b>
<b>Financing</b>						
Construction Interest	708,131	11.01%	12,423.36	6.36%	100%	708,131
Construction Loan Fee	35,000	0.54%	614.04	0.31%	100%	35,000
State HTC Issuance Fee	68,227	1.06%	1,196.97	0.61%	100%	68,227
Lease-Up & Operating Reserve	241,917	3.76%	4,244.16	2.17%	0%	0
<b>Total</b>	<b>1,053,276</b>	<b>16.37%</b>	<b>18,478.52</b>	<b>9.46%</b>	<b>77%</b>	<b>811,359</b>
<b>TOTAL DEVELOPMENT COST</b>	<b>11,135,888</b>	<b>242.78</b>	<b>195,366.45</b>	<b>100.00%</b>	<b>61%</b>	<b>6,822,729</b>



## **929 WALNUT**

### **Sources & Uses**

#### Sources

Construction Loan	\$ 6,138,658
Historic Tax Credit Equity	\$ 2,683,379
<u>Developer Equity</u>	<u>\$ 2,313,851</u>
Total	\$ 11,135,888

#### Uses

Acquisition	\$ 2,556,675
Construction	\$ 6,433,350
Soft Costs	\$ 892,587
Financing	\$ 811,359
Developer Fee	\$ 200,000
<u>Reserves/Other</u>	<u>\$ 241,917</u>
Total	\$ 11,135,888

929 WALNUT  
PROFORMA ANALYSIS, Without Tax Abatement

	1	2	3	4	5	6	7	8	9	10
<b>INCOME</b>										
Gross Possible Rent - Apartments	0	991,122	1,010,944	1,031,163	1,051,786	1,072,822	1,094,279	1,116,164	1,138,487	1,161,257
Vacancy/Other Losses - Percent	0.0%	44.7%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vacancy/Other Losses - Amount	0	(443,397)	(50,547)	(51,558)	(52,569)	(53,641)	(54,714)	(55,809)	(56,924)	(58,063)
Total Rental Income, Apartments	0	547,725	960,397	979,605	999,197	1,019,181	1,039,565	1,060,356	1,081,563	1,103,194
Other Income	0	0	0	0	0	0	0	0	0	0
<b>Total Revenue - Apartments</b>	0	547,725	960,397	979,605	999,197	1,019,181	1,039,565	1,060,356	1,081,563	1,103,194
Gross Possible Rent - Commercial	0	38,295	39,061	39,842	40,639	41,452	42,281	43,126	43,989	44,869
Vacancy/Other Losses - Percent	0.0%	100.0%	33.3%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Vacancy/Other Losses - Amount	0	(38,295)	(13,007)	(1,992)	(2,032)	(2,073)	(2,114)	(2,156)	(2,199)	(2,243)
Total Rental Income, Commercial	0	0	26,054	37,850	38,607	39,379	40,167	40,970	41,789	42,625
Other Income, Commercial	0	0	26,054	37,850	38,607	39,379	40,167	40,970	41,789	42,625
<b>Total Revenue - Commercial</b>	0	0	26,054	37,850	38,607	39,379	40,167	40,970	41,789	42,625
<b>Effective Gross Income</b>	0	547,725	986,451	1,017,455	1,037,804	1,058,560	1,079,731	1,101,326	1,123,352	1,145,820
<b>EXPENSES</b>										
Operating Expenses										
Administrative	0	5,810	5,984	6,164	6,349	6,539	6,735	6,937	7,146	7,360
Advertising	0	41,177	42,000	42,840	43,697	44,571	45,462	46,372	47,299	48,245
Management Fee - 4%	0	40,700	41,921	43,179	44,474	45,808	47,182	48,598	50,056	51,558
Office/Admin Expenses	0	0	0	0	0	0	0	0	0	0
Maintenance	0	46,510	47,905	49,342	50,823	52,347	53,918	55,535	57,201	58,917
Repairs and Contracts	0	2,340	2,410	2,483	2,557	2,634	2,713	2,794	2,878	2,964
Exterminating	0	34,880	35,926	37,004	38,114	39,258	40,435	41,649	42,898	44,185
Part-Time Staff	0	0	0	0	0	0	0	0	0	0
Operating	0	5,810	5,984	6,164	6,349	6,539	6,735	6,937	7,146	7,360
Cleaning and Maintenance	0	13,970	14,389	14,821	15,265	15,723	16,195	16,681	17,181	17,697
Monitoring Fee	0	1,370	1,411	1,453	1,497	1,542	1,588	1,636	1,685	1,735
Insurance	0	34,880	35,926	37,004	38,114	39,258	40,435	41,649	42,898	44,185
Trash and Utilities	0	29,070	29,942	30,840	31,766	32,719	33,700	34,711	35,752	36,825
Real Estate Taxes (Land)	0	175,899	178,537	181,215	183,933	186,692	189,493	192,335	195,220	198,148
PILOTS (No Abatement)	0	539	539	539	539	539	539	539	539	539
Real Estate Taxes (Building)	0	9,568	9,568	9,712	9,712	9,858	9,858	10,006	10,156	10,308
Downtown CID Assessment #1 (max assessment allowed)	0	15,848	15,646	15,881	15,881	16,119	16,119	16,361	16,607	16,857
Downtown CID Assessment #2 (max assessment allowed)	0	0	0	0	0	0	0	0	0	0
TDD - Main St Streetcar (max assessment allowed)	0	458,169	468,081	478,642	489,070	500,148	511,109	522,740	534,266	546,481
<b>Total Operating Expenses</b>	0	89,590	91,331	93,131	95,000	96,940	98,951	101,034	103,191	105,426
Percent of Effective Gross Income	0.0%	16.3%	9.3%	9.2%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%
<b>NET OPERATING INCOME (NOI)</b>	0	458,169	895,120	924,324	942,804	961,620	981,000	1,000,000	1,018,161	1,039,800
<b>REPLACEMENT RESERVES</b>	0	36,054	37,136	38,250	39,397	40,579	41,796	43,050	44,342	45,672
<b>DEBT SERVICE</b>	0	133,004	248,692	478,962	478,962	478,962	478,962	478,962	478,962	478,962
Construction/Mini-Prem Loan	0	0	0	0	0	0	0	0	0	0
Permanent Loan	0	0	0	0	0	0	0	0	0	0
<b>DSCR</b>	0	0.40	0.99	1.05	1.06	1.08	1.10	1.12	1.14	1.16
<b>CASH FLOW</b>										
Annual Priority Return	0	34,429	34,448	34,448	34,448	34,448	34,448	34,448	34,448	34,448
Tax Credit	0	0	0	0	0	0	0	0	0	0
Asset Depreciation	0	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
HTC Investor Put	0	0	0	0	0	0	0	0	0	0
Total Investor Requirements	0	50,429	50,748	51,057	51,375	51,694	52,012	52,330	52,648	52,966
Permanent Financing Cash Out	0	871,148	871,148	871,148	871,148	871,148	871,148	871,148	871,148	871,148
<b>REMAINING CASH FLOW</b>	(129,831)	813,451	(29,456)	(21,001)	(12,001)	(2,001)	36,271	65,783	105,301	145,819
<b>SALE OF ASSET</b>										
Value of Asset	0	0	0	0	0	0	0	0	0	0
Selling Cost	0	0	0	0	0	0	0	0	0	0
Remaining Debt Principal	0	0	0	0	0	0	0	0	0	0
<b>TOTAL FLOW OF FUNDS</b>	(2,113,851)	813,451	(29,456)	(21,001)	(12,001)	(2,001)	36,271	65,783	105,301	145,819
Cumulative Cash Flow	(2,113,851)	(1,299,399)	(1,106,121)	(912,121)	(717,121)	(522,121)	(327,121)	(132,121)	62,879	258,698
Cash on Cash Return	-6.15%	38.48%	-1.39%	-0.99%	-0.89%	-0.89%	0.23%	0.68%	1.12%	1.56%
<b>IRR - Leveraged</b>	<b>8.47%</b>									
<b>TOTAL FLOW OF FUNDS (Unleveraged)</b>	(11,136,888)	89,556	518,359	538,813	548,734	558,655	568,576	578,497	588,418	598,339
Cumulative Cash Flow	(11,136,888)	(10,527,972)	(9,889,159)	(9,250,346)	(8,611,533)	(7,972,720)	(7,333,907)	(6,700,094)	(6,066,281)	(5,432,468)
Cash on Cash Return	0.8%	4.7%	4.8%	4.9%	5.0%	5.1%	5.2%	5.3%	5.4%	5.5%
<b>IRR - Unleveraged</b>	<b>3.61%</b>									



# 929 WALNUT

EDC Redevelopment Project Application

## ATTACHMENTS

- A. MAP
- B. DEVELOPMENT SCHEDULE
- C. DESIGN PLANS
- D. DEVELOPER INFORMATION  
& PRINCIPAL BIOS
- E. FINANCIAL INFORMATION
- F. LETTERS OF SUPPORT