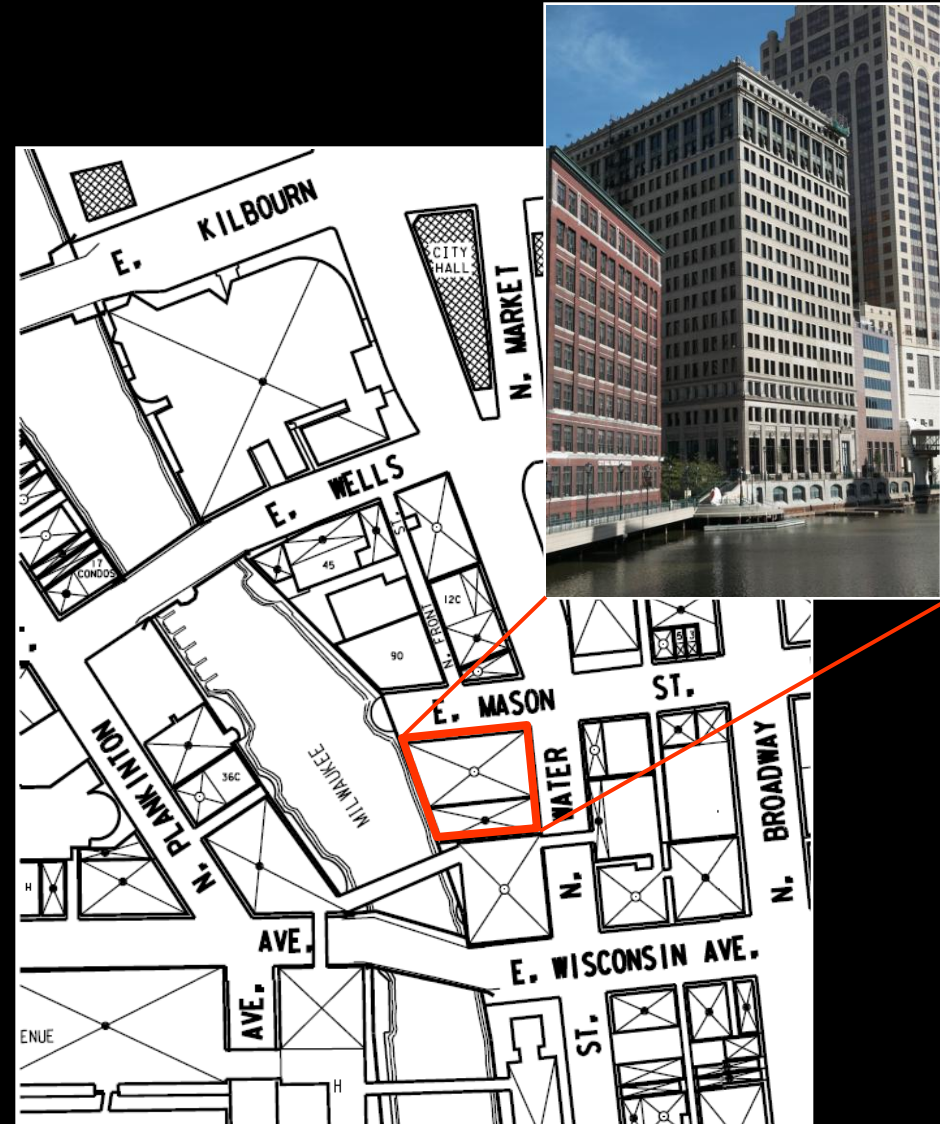


Overview of 731 -735 N. Water St. Project

- 735 N. Water St.:
 - 300,000 s.f office building
 - 41% vacant
- 731 N. Water St.:
 - 81,000 s.f. office
 - 100% vacant for last 15 years
- Both structures located on Milwaukee River
- Existing riverwalk does not meet ADA and does not provide public access



Overview of 731 -735 N. Water St. Project

- Proposed Renovations:
 - Connection to skywalk system thru 100 E. Wisconsin Bldg.
 - Tenant improvements, lobby upgrades, creation of restaurant space
 - Façade renovations
 - Asbestos abatement, fire suppression systems
 - Riverwalk repairs and ADA access improvements
 - Conversion of 731 to elevator driven parking structure; &
 - Development of 7 condo units
- Renovation and Development Cost: \$22,780,000



Overview of 731 -735 N. Water St. Project

- Proposed TID Funding:
 - \$1,500,000 for gap financing. Advanced by Developer and repaid from 46% of incremental revenue at City's cost of funds.
 - \$1,554,000 for riverwalk improvements and repairs. Advanced by City and repaid from 54% of incremental revenue.
- Competitive Bidding & Prevailing Wages: TID funded components required to be competitively bid; Prevailing wages required on Riverwalk improvements
- Human Resources: 18% EBE, 21% RPP
- Cash Flow Participation:
 - City receives 12% of Cash Flow from Project, or sale of Project after Developer receives 18% Internal Rate of Return.
- TID Payback: 15 years (vs. average of 19 years)

