

EDIC MEETING
Tuesday, March 24, 2026 – 1:00 p.m. City
Commission Chambers, Fargo City Hall

AGENDA

- 1. Approve EDIC Meeting Minutes of 11/25/2025**
 - a. November 25, 2025 [Page 1-4]
- 2. Sign Badgers Property Tax Incentive Application [Page 5-11]**
- 3. Lennon Lofts [Page 12-37]**
- 4. Duplex Pilot [Page 38-55]**

ECONOMIC AND DEVELOPMENT INCENTIVE COMMITTEE
Fargo, North Dakota

Regular Meeting

Tuesday, November 25, 2025

The August meeting of the Economic and Development Incentive Committee of the City of Fargo, North Dakota was held in the City Commission Room at City Hall at 1:00 p.m., Tuesday November 25, 2025.

The committee members present or absent are:

Members Present: Dave Piepkorn, Mayor Mahoney, Lucas Paper, Matt Schlenvogt, John Cosgriff, Jon Eisert, Erik Barner, Robert Wilson

Others Present: Jim Gilmour, Jackie Gapp, Michael Splonskowski

Others Absent: Levi Bachmeier

Commissioner Piepkorn called the meeting to order at 1:00 p.m.

Minutes Approved

A motion was made by John Cosgriff to approve the minutes from July 22, 2025. Lucas Paper seconded. Motion carries.

Central at the Horizon

- Jim Gilmour began the discussion by providing updates on the project.
- Project Funding Updates:
 - The North Dakota Housing Finance Agency (NDHFA) had funded seven projects statewide, including the Central on Horizon, using low-income housing tax credits and other housing funds.
 - Two other Fargo projects were included in the state funding awards: a Housing Authority project on 25th Avenue South (funded with 9% low-income housing tax credits), and a project by Beyond Shelter at 64th Avenue South (which had a pilot incentive approved a year ago and is currently reapplying). The Housing Authority will need a pilot incentive for feasibility on their project
 - It appears that all funding for Central on Horizon is in place, except for the Payment in Lieu of Taxes (PILOT).
 - The project is characterized as moderate-income workforce housing, addressing a community need. The income limits for this project are higher than those seen in Beyond Shelter or Housing Authority projects. A financial advisor determined that the project would not be feasible without the requested incentives.
- Developer Presentation (David Wessner, VP of Development for NX Group):

- The NX Group, based in Indianapolis, Indiana, specializes in 4% low-income housing tax credit (LIHTC) projects and is active in about 20 states, focusing heavily on Midwestern and Great Plains states.
 - The site is located in a qualified census tract and has been zoned for high-density development by the city.
 - The developer has been approved for the Renaissance zone incentive for the first 5 years and is requesting a 15-year PILOT to ensure the project moves forward.
 - The NX Group confirmed that they officially received the 4% federal tax credits this morning (which provide 30-40% of the total capital stack/equity). They also secured \$3 million from the North Dakota Housing Incentive Fund.
 - The developer noted that 4% LIHTCs are non-competitive, but they typically only cover about 35% of the project cost, making other resources necessary for feasibility.
- **Affordability:** 100% of the units will be capped at 60% area median income (AMI). Rents will be limited to 30% of the 60% AMI, which is defined as housing burdened. The project is required to accept vouchers from the Fargo Housing Authority.
 - **Project Design:** The plan includes full parking and amenity space on the first floor, with four residential stories above the garage. The developer focuses on creating accessible housing for families, offering a heavy number of two and three-bedroom units, and no studios.
 - **Cost and Financing Structure:** The cost per unit is roughly \$360,000. The developer explained that this higher cost is typical for such projects due to significant bond and legal costs. Additionally, the NX Group takes a deferred developer fee, reinvesting a large chunk back into the deal to generate more tax credit equity.
 - **Rents and Fees:** The projected rent for a one-bedroom unit will be closer to \$1,100 (based on anticipated 2026 income). The listed monthly pet fee of \$420 represents the totality of fees for the whole project. The individual fee is generally around \$10 to \$15 per month per pet.
 - **Environmental Remediation:** The land was formerly a coal gasification plant. Excell Energy completed extensive remediation (including hauling out contaminated soil and placing a cap) in 2018, leading to current environmental covenants. The NX Group plans to comply with all covenants by maintaining a five-foot clean cap on the site, building a podium, and installing an active radon system.
 - **Project Longevity:** The NX Group typically holds the property until the full federal tax credit period is over. Due to the Housing Incentive Fund (HIF) award, the affordability period for the Central on Horizon project will be somewhere between 15 and 30 years.

A motion was made to approve the Central at the Horizon project. John Cosgriff approved. Mayor Mahoney seconded.

Cass County Tax Incentive Policy

- Jim Gilmour introduced the Cass County Tax Incentive Policy update.
- **Policy Highlights:**
 - The policy encourages cities to limit incentives to five years but indicates support for ten years.

- It focuses on the primary sector and expresses support for low-income housing projects. This support for low-income housing is considered a positive change.
- For incentives outside of the low-income housing or primary sector, the County will participate at only 50% of the City's participation.
- Robert (representing the County) explained that the County Commission implemented the policy to tighten approvals, especially following the enactment of property tax caps, as the County is heavily reliant on property taxes for revenue. The City of Fargo is less impacted by the cap because it utilizes other fees (e.g., water, mosquito) for revenue .
- A key procedural change is that the County now intends to look at incentive applications prior to the initiating agency (City) to get the whole picture.
- There's a concern that being overly restrictive on tax incentives could lead to the loss of projects and eventually result in higher property taxes for residents, noting that incentives have historically reduced property taxes by approximately five mils.

No action was taken on this item, as it was for discussion and informational purposes regarding Cass County's policy.

Incentives Reporting

- This item was referred to the EDIC to review and potentially improve monitoring procedures for job creation and primary sector projects.
- Current Status and Proposed Action:
 - Staff (Jim Gilmore and Eric Johnson) will draft a new incentive policy/agreement to replace the current state form. This new document will clarify reporting frequency, requirements, and consequences for non-compliance.
 - A recent internal report noted that some companies appeared non-compliant, but this was sometimes due to reporting requirements only covering the first two years of a five-year commitment. In several cases, companies that did not report had exceeded their job creation commitments significantly (e.g., committing 40 jobs and creating 100).
 - The first attempt at reporting resulted in only two companies not participating.
 - Staff is working with the Economic Development Corporation (EDC) to integrate reporting with the EDC's existing business retention expansion (BRX) visits to avoid duplication.
- The EDIC noted that Fargo's strategic approach to incentives is a "solid process".
- Policy Recommendation:
 - It was recommended that if a company does not meet job creation requirements, staff should bring the issue back to the EDIC for review and explanation (e.g., due to automation, economic shifts) rather than implementing automatic termination.

Jim Gilmore will provide a summary of the proposed reporting changes at the next EDIC meeting.

Commercial Redevelopment Policy Amendment

- The amendment is designed to encourage infill redevelopment by incentivizing the conversion of older, less dense commercial spaces (like office parks) into mixed-use, higher-density projects (e.g., housing above commercial, similar to "The Block project" in South University).
- This approach aligns with the Go 2030 plan which promotes higher density redevelopment within the city rather than focusing solely on expansion at the edges of town.
- The maximum incentive term would be 10 years.
- Evaluation criteria would include assessing the value per square foot and the floor area ratio, seeking greater density than surrounding commercial areas. Other criteria include opportunities for economic development (e.g., incubators) and the incorporation of shared parking, which is vital for achieving higher density.

Motion was made to recommend approval of the Commercial Redevelopment Policy Amendment to the City Commission, pending a final review with the Planning Department approved by John Cosgriff. Seconded by Erick Barner.

The meeting was adjourned at 2:03 pm.

Application For Property Tax Incentives For New or Expanding Businesses

N.D.C.C. Chapter 40-57.1

Project Operator's Application To _____
City or County

File with the City Auditor for a project located within a city; County Auditor for locations outside of city limits.

A representative of each affected school district and township is included as a non-voting member in the negotiations and deliberation of this application.

This application is a public record

Identification Of Project Operator

1.	Name of project operator of new or expanding business _____
2.	Address of project _____ City _____ County _____
3.	Mailing address of project operator _____ City _____ State _____ Zip _____
4.	Type of ownership of project <input type="checkbox"/> Partnership <input type="checkbox"/> Subchapter S corporation <input type="checkbox"/> Individual proprietorship <input type="checkbox"/> Corporation <input type="checkbox"/> Cooperative <input type="checkbox"/> Limited liability company
5.	Federal Identification No. or Social Security No. [REDACTED] _____
6.	North Dakota Sales and Use Tax Permit No. [REDACTED] _____
7.	If a corporation, specify the state and date of incorporation _____
8.	Name and title of individual to contact _____ Mailing address _____ City, State, Zip _____ Phone No. _____

Project Operator's Application For Tax Incentives

9.	Indicate the tax incentives applied for and terms. Be specific. <input type="checkbox"/> Property Tax Exemption _____ Number of years _____ Percent of exemption	<input type="checkbox"/> Payments In Lieu of Taxes _____ Beginning year _____ Ending year _____ Amount of annual payments (attach schedule if payments will vary)
10.	Which of the following would better describe the project for which this application is being made: <input type="checkbox"/> New business project	<input type="checkbox"/> Expansion of a existing business project

Description of Project Property

11. Legal description of project real property

12. Will the project property be owned or leased by the project operator? Owned Leased

If the answer to 12 is leased, will the benefit of any incentive granted accrue to the project operator?
 Yes No

If the property will be leased, attach a copy of the lease or other agreement establishing the project operator's benefits.

13. Will the project be located in a new structure or an existing facility? New construction Existing facility

If existing facility, when was it constructed? _____

If new construction, complete the following:

a. Estimated date of commencement of construction of the project covered by this application _____

b. Description of project to be constructed including size, type and quality of construction

c. Projected number of construction employees during the project construction _____

14. Approximate date of commencement of this project's operations _____

15. Estimated market value of the property used for this project:

a. Land..... \$ _____


b. Existing buildings and structures for which an exemption is claimed..... \$ _____

c. Newly constructed buildings and structures when completed \$ _____

d. Total..... \$ _____

e. Machinery and equipment \$ _____

16. Estimate taxable valuation of the property eligible for exemption by multiplying the market values by 5 percent:

a. Land (not eligible) 

b. Eligible existing buildings and structures..... \$ _____

c. Newly constructed buildings and structures when completed..... \$ _____

d. Total taxable valuation of property eligible for exemption (Add lines b and c)..... \$ _____

e. Enter the consolidated mill rate for the appropriate taxing district _____

f. Annual amount of the tax exemption (Line d multiplied by line e) \$ _____

Description of Project Business

Note: "project" means a newly established business or the expansion portion of an existing business. Do not include any established part of an existing business.

17. Type of business to be engaged in: Ag processing Manufacturing Retailing
 Wholesaling Warehousing Services

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

19. Indicate the type of machinery and equipment that will be installed

20. For the project only, indicate the projected annual revenue, expense, and net income (before tax) from either the new business or the expansion itself for each year of the requested exemption.

Year (12 mo. periods)	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only	New/Expansion Project only
	Year 1	Year 2	Year 3	Year 4	Year 5
Annual revenue	_____	_____	_____	_____	_____
Annual expense	_____	_____	_____	_____	_____
Net income	_____	_____	_____	_____	_____

21. Projected number and salary of persons to be employed by the project for the first five years:

Current positions & positions added the initial year of project

# Current Positions		New Positions Under \$13.00	New Positions \$13.01-\$15.00	New Positions \$15.01-\$20.00	New Positions \$20.01-\$28.00	New Positions \$28.01-\$35.00	New Positions Over \$35.00

Year	(Before project)	Year 1	Year 2	Year 3	Year 4	Year 5
No. of Employees	(1) _____	_____	_____	_____	_____	_____
	(2) _____	_____	_____	_____	_____	_____
Estimated payroll	(1) _____	_____	_____	_____	_____	_____
	(2) _____	_____	_____	_____	_____	_____

(1) - full time
 (2) - part time

Previous Business Activity

- 22. Is the project operator succeeding someone else in this or a similar business? Yes No
 - 23. Has the project operator conducted this business at this or any other location either in or outside of the state?
 Yes No
 - 24. Has the project operator or any officers of the project received any prior property tax incentives? Yes No
- If the answer to 22, 23, or 24 is yes, give details including locations, dates, and name of former business (attach additional sheets if necessary).
-
-

Business Competition

- 25. Is any similar business being conducted by other operators in the municipality? Yes No
- If YES, give name and location of competing business or businesses
-
-
- Percentage of Gross Revenue Received Where Underlying Business Has ANY Local Competition **60 %**

Property Tax Liability Disclosure Statement

- 26. Does the project operator own real property in North Dakota which has delinquent property tax levied against it? Yes No
 - 27. Does the project operator own a greater than 50% interest in a business that has delinquent property tax levied against any of its North Dakota real property? Yes No
- If the answer to 26 or 27 is Yes, list and explain
-
-

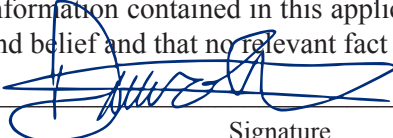
Use Only When Reapplying

- 28. The project operator is reapplying for property tax incentives for the following reason(s):
 - To present additional facts or circumstances which were not presented at the time of the original application
 - To request continuation of the present property tax incentives because the project has:
 - moved to a new location
 - had a change in project operation or additional capital investment of more than twenty percent
 - had a change in project operators
 - To request an additional annual exemption for the year of _____ on structures owned by a governmental entity and leased to the project operator. (See N.D.C.C. § 40-57.1-04.1)

Notice to Competitors of Hearing

Prior to the hearing, the applicant must present to the governing body of the county or city a copy of the affidavit of publication giving notice to competitors unless the municipality has otherwise determined there are no competitors.

I, _____, do hereby certify that the answers to the above questions and all of the information contained in this application, including attachments hereto, are true and correct to the best of my knowledge and belief and that no relevant fact pertaining to the ownership or operation of the project has been omitted.

 _____

Signature Title Date

Notice To Competitors Of Hearing On Application For Property Tax Incentives

Notice is hereby given that the _____
(City or county governing body)

of _____, North Dakota, will meet at _____
(City or county) (Time)

on _____ at _____ to consider the application of
(Date) (Location)

(Project operator name and address)

for property tax relief on the project which the applicant will use in the operation of

(Type of business)

at _____
(Address)

(Legal description)

Any competitor of that applicant may appear and be heard by the _____
(City or county governing body)

at the time and place designated herein. A competitor may provide written comments to the governing body before the scheduled hearing.

This notice is given by the above-named applicant pursuant to the provisions of North Dakota Century Code § 40-57.1-03

18. Describe in detail the activities to be engaged in by the project operator, including a description of any products to be manufactured, produced, assembled or stored (attach additional sheets if necessary).

Sign Badgers will operate a commercial sign design and fabrication shop. Activities include client consultation, estimating, graphic design and prepress, production planning, and fabrication of custom signs and related visual branding products.

Production activities include: wide-format digital printing; cutting and weeding of vinyl graphics; laminating and mounting printed graphics to rigid substrates; CNC routing and trimming of plastic, aluminum composite panels, and similar sign substrates; drilling, fastening, and assembly of sign cabinets/panels; application of vinyl/printed graphics to panels and vehicles; and final quality inspection, packaging, and preparation for pickup/delivery/installation.

Products produced and/or assembled may include: indoor and outdoor business signs; wall and window graphics; dimensional letters/logos; banner and temporary signage; wayfinding and informational signs; post-and-panel signs; vehicle decals/wrap components; and illuminated sign components (e.g., LED modules and power supplies) assembled into sign cabinets or channel letter sets as applicable.

Storage activities include indoor storage of raw materials (vinyl rolls, printed media, laminates, aluminum composite panels, acrylic/polycarbonate sheets, extrusion, fasteners, packaging supplies), work-in-process items, and finished signs awaiting customer pickup or scheduled installation. Inventory is stored on racks/shelving and in designated staging areas.

19. Type of machinery and equipment to be installed

Machinery and equipment to be installed/used may include:


- Computer workstations and design/production software
- Wide-format inkjet printer(s) for sign graphics (latex/eco-solvent/UV as applicable)
- Wide-format laminator (cold/pressure laminator)
- Vinyl cutter/plotter(s) and/or flatbed cutting equipment
- CNC router/engraver for cutting and shaping rigid sign substrates
- Panel saw and/or table saw for sheet goods; chop/cold saw for extrusion
- Drill press/hand drills, rivet tools, fastening tools, and general hand/power tools

- Work benches/assembly tables, clamps, measuring/leveling equipment
- Heat press and/or heat gun tools for graphic application (as applicable)
- LED power supplies, wiring tools, and testing equipment for illuminated sign assembly (as applicable)
- Material handling and storage equipment (racks, shelving, carts, dollies)
- Packaging equipment (tape dispensers, stretch wrap, label printer)
- Ventilation/filtration and standard shop safety equipment (as applicable)

Exemption Evaluation Calculator				168.0			168.0
B2 LLC as Sign Badgers			Points				Points
Project Type Code (Ctrl-C to view)		1	38.0			1	38.0
Current Number Of Employees	Year 1	11		Year 3		11	
Hourly Salary Without Benefits	# Jobs			# Jobs			
Under \$13.00							
\$13.01-\$15.00							
\$15.01-\$20.00							
\$20.01-\$28.00			Pts. For # Jobs-> 10.0				Pts. For # Jobs-> 10.0
\$28.01-\$35.00			Pts. For \$ Jobs-> 75.0				Pts. For \$ Jobs-> 75.0
Over \$35.00	1			2			
TOTAL # OF JOBS CREATED	1			2			
% GI w/ Local Competition (not downtown)		60%	-25.0			60%	-25.0
Value of Proposed Buildings		\$ 2,278,900	20.0			\$ 2,278,900	20.0
Downtown Location (Y/N)		Y	25.0			Y	25.0
Startup Firm (Y/N)		N	0.0			N	0.0
Has Const Started or Has Bldg Been Occupied If Existing (Y/N)		N	0.0			N	0.0
Number of Years (Exemption)		5				5	
Company Safety Experience Rating		3	25.0			3	25.0
RECOMMENDATION IS TO APPROVE				APPROVE			
Description	Manufacturing			Description	Manufacturing		
Estimated New Annual Payroll		\$74,880				\$149,760	
Estimated Annual Real Estate Tax		\$34,005				\$34,005	
Estimated PV of Exemption		\$147,222				\$147,222	
Payroll / PV of Exemption		0.5				1.0	
Property Value / # of Jobs		\$ 2,278,900				\$ 1,139,450	
Total Value Of Benefit		\$ 170,023				\$ 170,023	

MEMORANDUM

TO: Economic Development Incentives Committee

FROM: Jim Gilmour, Director of Strategic Planning and Research 

DATE: February 12, 2026

SUBJECT: Lennon Lofts – Property Tax Incentive

Last March, the Fargo City Commission approved two property tax incentives for a redevelopment project on 6th Avenue North. The site is on the southeast corner of 6th Avenue North and 3rd Street North. The incentives were a 5-year Renaissance Zone property tax exemption followed by a 5-year Tax Increment Financing exemption. At that time, Andrew Hanson was the general partner for Lennon Lofts, LLC.

Construction costs were much higher than expected and Mr. Hanson did not sign the development agreement or proceed with the project.

The property continues to be blighted and needs redevelopment. I have attached the Renewal Plan that illustrates the condition of the property and the proposed new apartment building.

Kevin Bartram is proposing to take over the Lennon Lofts project as the new general partner. The name of the development would continue to be Lennon Lofts, LLC. The developer has requested a new set of deadlines. The new deadline for commencement of demolition will be July 1, 2026. The project completion date will be December 31, 2028. All other property tax exemption terms, the design and business terms would be the same. See the attached letter.

Recommended Motion

Recommend approval of the request for an amendment to the previously approved Developer Agreement for the Lennon Lofts apartment building.

Lennon Lofts LLC
1630 1st Ave N Suite B #7
Fargo, ND 58102

12.3.2025

Jim Gilmour
Strategic Planning Director
City of Fargo | Strategic Planning & Research

Re: Request for Amendments to Developer Agreement

Dear Mr. Gilmour,

I am writing to request amendments to the previously approved Developer Agreement with the City of Fargo. The same property tax exemption terms and building requirements will remain in place; however, additional time is needed for both the demolition and the completion of the project.

Specifically, we are requesting the following revisions / amendments to allow more time for the work to begin:

- A new deadline for the commencement of the demolition to July 1, 2026.
- A revised project completion date by year end 2028.
- Additionally, I will be taking over the project moving forward.

These adjustments will help ensure the project is completed responsibly and to the standards expected by both my team and the City of Fargo.

Thank you for your consideration of these changes. Please let me know if you need any additional information or if further discussion is required. We appreciate the City's continued partnership.

Sincerely,



Kevin Bartram

RENEWAL PLAN
TAX INCREMENT FINANCING DISTRICT NO. 2025-01
CITY OF FARGO, NORTH DAKOTA
FEBRUARY 2025

RENEWAL PLAN FOR TAX INCREMENT DISTRICT NO. 2025-01

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APPENDIX A: LEGAL DESCRIPTION OF PROPERTY
APPENDIX B: MAP OF THE RENEWAL AREA/TIF DISTRICT
APPENDIX C: PLAN FOR REDEVELOPMENT
APPENDIX D: PHOTOS OF EXISTING CONDITIONS

RENEWAL PLAN FOR TAX INCREMENT DISTRICT NO. 2025-01

Subsection 1.1. Definitions.

For the purposes of the Renewal Plan, the following terms shall have the meanings specified below, unless the context otherwise requires:

"City" means the City of Fargo, a municipal corporation under the laws of the State of North Dakota.

"City Commission" or "Commission" means the Fargo City Commission.

"Comprehensive Plan" means the City's GO 2030 Comprehensive Plan, including the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City as and when such plan is adopted and finalized.

"County" means Cass County, North Dakota.

"Development" means the construction of new buildings, structures, or improvements; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures or improvements; the acquisition of equipment; and the clearing and grading of land on industrial or commercial property in the Renewal Area.

"Renewal Area" means the property described in Subsection 1.4 of this Plan.

"Renewal Plan" or "Plan" means this Plan adopted by the Commission for the Renewal Area.

"State" means the State of North Dakota.

"Tax Increment Financing Act" or "TIF Act" means North Dakota Century Code, Section 40-58-20, as amended.

"Tax Increment Bonds" means any general obligation or revenue tax increment bonds or notes issued by the City to finance the public costs associated with the TIF District as stated in this Plan, or any obligations issued to refund the Tax Increment Bonds.

"Tax Increment Financing District" or "TIF District" means Tax Increment Financing District No. 2025-01.

"Urban Renewal Law" means North Dakota Century Code, Chapter 40-58.

Subsection 1.2. Statutory Authority.

The creation of the Renewal Area and the establishment of Tax Increment Financing District No. 2025-01 are authorized by the Urban Renewal Law. Specifically the creation of the Renewal Area is authorized under North Dakota Century Code, Sections 40-58-01.1(7) and (14), which provide that the local governing body may designate industrial or commercial property, a slum or

blighted area, or combination of these properties as appropriate for a development or renewal project.

The Urban Renewal Law provides that communities develop a “workable program” for the use of public and private resources to facilitate the development of industrial or commercial properties, eliminate and prevent the development or spread of slums and urban blight, encourage needed urban rehabilitation, provide for the redevelopment of slum and blighted areas, or undertake these activities or other feasible municipal activities as may be suitably employed to achieve the objectives of the workable program. North Dakota Century Code, Section 40-58-04.

Subsection 1.3. Statement of Public Purpose

In adopting the Renewal Plan for TIF District No. 2025-01, the City Commission intends to make the following findings:

- (a) The Renewal Area includes a blighted properties.

Factual basis: This Renewal Area is blighted due to the presence of a vacant and blighted buildings. There was a fire in an apartment building, with visible burned out windows on the upper floor. This substantially impairs the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. Photos are include in Appendix D.

- (b) The Renewal Area contains one small apartment building and a duplex with blighted conditions.

Factual basis: The renewal area is considered blighted as described in (a) above. Blighted areas are eligible for renewal.

- (c) The Renewal Area is appropriate for a development or renewal project.

Factual basis: The renewal area is zoned DMU, Downtown Mixed Use, that allows for multi-family housing.

- (d) The 6-unit apartment building and duplex are vacant.

Factual basis: There is no occupied housing on the site because of the poor condition of the buildings. The project will not displace anyone. The redevelopment will be new housing units.

- (e) The Plan conforms to the Comprehensive Policy Plan for the City as a whole.

Factual basis: The proposed development is consistent with the goals that are embodied in the Go2030 Comprehensive Plan and the Growth Plan. Specifically, those plans support infill and density within areas that are already developed, serviced with utilities, and protected by a flood resiliency strategy. The promotion of infill development is the number two ranked priority of Go2030.

The plan is consistent with the future land use map of the Downtown Plan. The land use plan identified this block as residential. The proposed development will use existing infrastructure.

Subsection 1.4. Description of Renewal Area

The Renewal Area is one lot at 220 6th Avenue North on the northeast edge of the downtown. The site is 8,400 square feet. It is legally described in Appendix A. A map of the Renewal Area is attached as Appendix B.

The proposed project will be an apartment building with 22 housing units.

The redevelopment plan is attached as Appendix C.

Subsection 1.5. Land Acquisition, Development, Demolition and Removal of Structures, Redevelopment or Public Improvements

The Development of the Renewal Area includes the following activities:

Land Acquisition/Land Write Down. - The cost of acquisition of the properties less the value of the land.

Building Demolition and Site Clearing – This estimate is for demolition of the buildings and any environmental cleanup.

Public Infrastructure – The estimate is for the costs to disconnect utilities in the street and reconstruction sidewalks and vehicle approaches to the property.

Administrative/TIF Fees – Other Tax Increment costs include the administrative costs.

Subsection 1.6. Land Use Attributes – TIF District

- (a) *Zoning or Planning Changes.*
The Renewal area is zoned DMU, Downtown Mixed Use. No zoning changes are required for this project.
- (b) *Maximum Densities.*
The property within the TIF District will be developed in accordance with the applicable zoning district requirements.
- (c) *Building Requirements.*
All properties within this district are subject to the provisions of the City of Fargo Building Codes and the Land Development Code.
- (d) *Plan relationship to land use objectives (land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public imps.)*

The project complies with the zoning district and the redevelopment goals of the Go2030 Comprehensive Plan, the Growth Plan and the Downtown Plan.

Subsection 1.7. Estimate of Development Costs

The City anticipates development of the Renewal Area will involve certain public costs. Under North Dakota Century Code, Sections 40-58-20 and 40-58-20.1 allow the use of funds received from tax increments to be applied to certain specified costs. The City will provide for certain costs as listed below in a development agreement, and can use other funds to pay for city infrastructure. The primary costs involved in the development are land costs, demolition and site cleanup, and public works improvements.

Land Costs	\$229,100
Demolition and Site Cleanup	\$150,000
Public Infrastructure	\$85,000
Administration	\$23,205
TOTAL	\$487,305

These costs represent estimated costs for planning purposes, and may be different when this plan is implemented with a development agreement. The development agreement costs will be determined after a review by City financial advisers. The maximum allowed costs will be specified in the development agreement. Based on the proposed development, the present value of TIF savings is \$347,381 over 10 years.

This City is planning to offer a TIF exemption for this project.

Subsection 1.8. Estimate of Bonded Indebtedness

The City intends to finance certain costs of the Development through the issuance of a Tax Increment Financing property tax exemption to the Developer. Pursuant to North Dakota Century Code, Section 40-58-20 (11), and the City may, "As an alternative to the sale of bonds to the amortized with tax increments as provided in this section, the governing body of a municipality may, in its discretion, grant a total or partial tax exemption for the project in order to provide assistance to a project developer in a development or renewal area, pursuant to agreement with the municipality."

Subsection 1.9. Tax Increment Financing.

The original assessed value of the property within the Renewal Area, as last assessed and equalized before the base year of this Plan, is \$159,700.

Subsection 1.10. Estimate of Tax Increment.

It is anticipated the Development will result in an increase in true and full value of the Renewal Area redevelopment site to \$2.5 million. The increase in value will be approximately \$2.35 million. Under the mill rate in effect as of the date of this Plan, the developers benefit will be \$32,000 a year.

Subsection 1.11. Duration of the TIF District.

The TIF exemption will for a five-year period that will follow the end of a five-year Renaissance Zone Exemption.

APPENDIX A
LEGAL DESCRIPTION OF PROPERTY



Parcel Information Report

Parcel Number: 01-8777-00100-000

General Information

Segment Id: 1
 Owner 1: MBA INVESTMENTS LLC
 Owner 2:
 Property Address: 220 6 AVE N
 Mailing Address: 505 BROADWAY N STE 201 FARGO, ND 58102
 Addition Name: 220
 Block: 1
 Lot: 1

Additional Description:

*5/27/2021 SPL/FR 01-1540-00290-000 & 01-1540-0230-000 VIA NEW ADDITION PLAT #1633340 SPL #2021-053

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 42 or higher.
 Structure may be affected by an approximate flood stage of 42 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
 Elem. School District: HoraceMann

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$55,000.00	\$64,000.00	\$119,000.00

Building Information

Year Built: 1893
 Total Building SqFt: 4200
 No. of Apartment Units: 6
 Residential Story Height: ()

Lot Size

Front Width: 140.00
 Back Width: 140.00
 Depth Side 1: 60.00
 Depth Side 2: 60.00
 Land Use: P (Apartment)
 Property Type: 10 (Apartment)
 Square Footage: 8400.00

DISCLAIMER: The City of Fargo provides property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the City of Fargo. In no event will the City of Fargo be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Assessment records are for the sole purpose of identifying the land being taxed. In some cases to attain efficiency, Assessment Department legal descriptions may be shortened yet will retain sufficient information to identify the land. Since tax statements and records are not deeds and may contain abbreviated descriptions, they should not be used as a basis for a survey or a legal document and should not be used by surveyors or others as the primary source of a property description.



Parcel Information Report

Parcel Number: 01-8777-00100-000

General Information

Segment Id: 2
Owner 1: MBA INVESTMENTS LLC
Owner 2:
Property Address: 214 6 AVE N
Mailing Address: 505 BROADWAY N STE 201 FARGO, ND 58102
Addition Name: 220
Block: 1
Lot: 1

Additional Description:

*5/27/2021 SPL/FR 01-1540-00290-000 & 01-1540-0230-000 VIA NEW ADDITION PLAT #1633340 SPL #2021-053

Estimated Flood Stage Levels For River Flooding:

If your property is outside the city limits or your property and structure are not affected by a 25 to 44 foot flood stage data will be not available (N/A).

Property may be affected by an approximate flood stage of 42 or higher.
Structure may be affected by an approximate flood stage of 42 or higher.

Please note that this approximation does not take into account any local issues such as ice and debris jams or localized flooding from intense rainfall events.

District Information

Cass School District: 1
Elem. School District: HoraceMann

Property Valuation

	Land	Improvements	Total
Current Appraised Value:	\$15,900.00	\$24,800.00	\$40,700.00

Building Information

Year Built: 1904
Total Building SqFt: 1452
No. of Apartment Units:
Residential Story Height: 7 (2 Story)

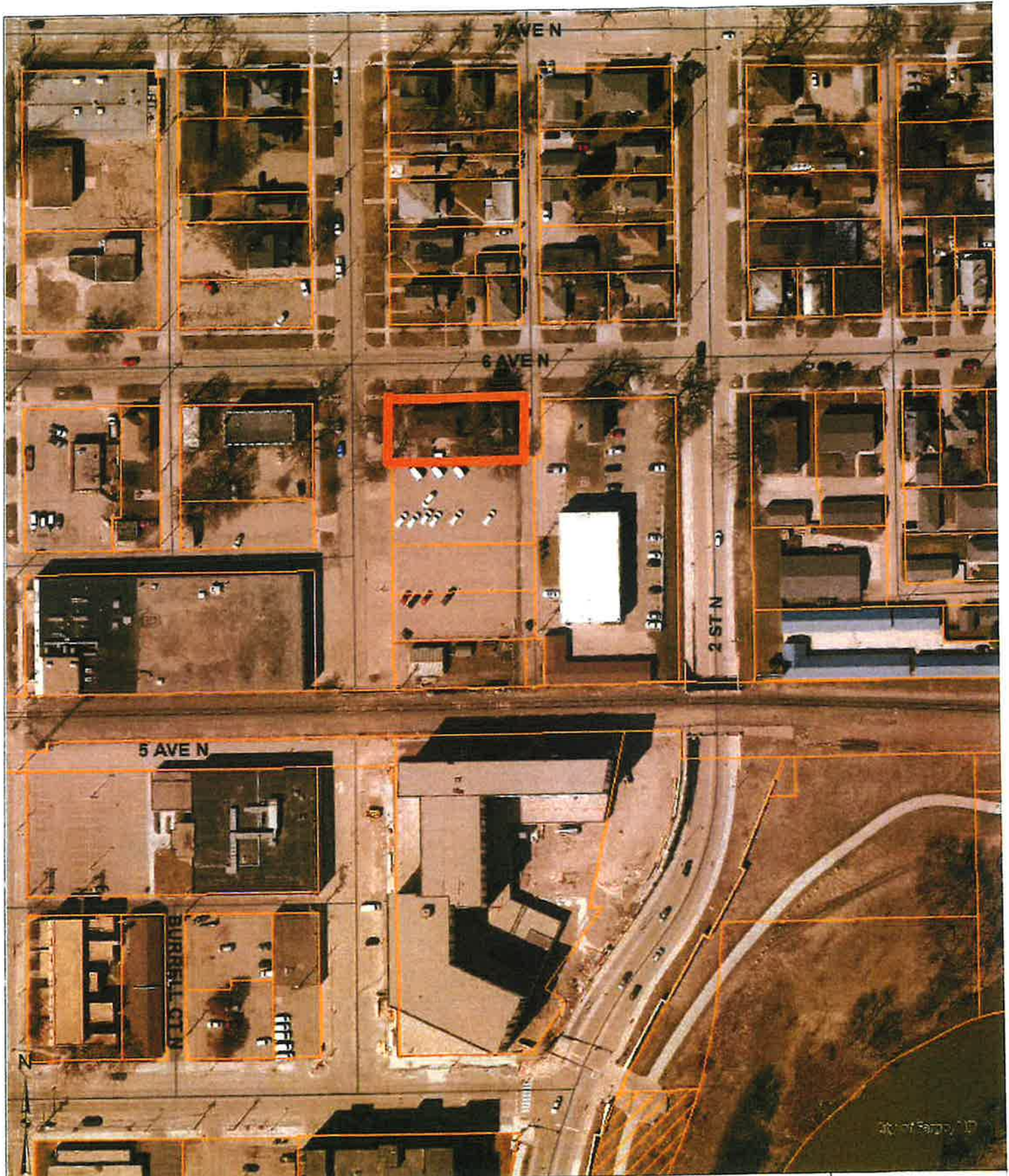
Lot Size

Front Width:
Back Width:
Depth Side 1:
Depth Side 2:
Land Use: R (Residential)
Property Type: 2 (Duplex)
Square Footage:

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APPENDIX B
MAP OF THE RENEWAL AREA/TIF DISTRICT



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Renewal Area 2025-01

1:2,257

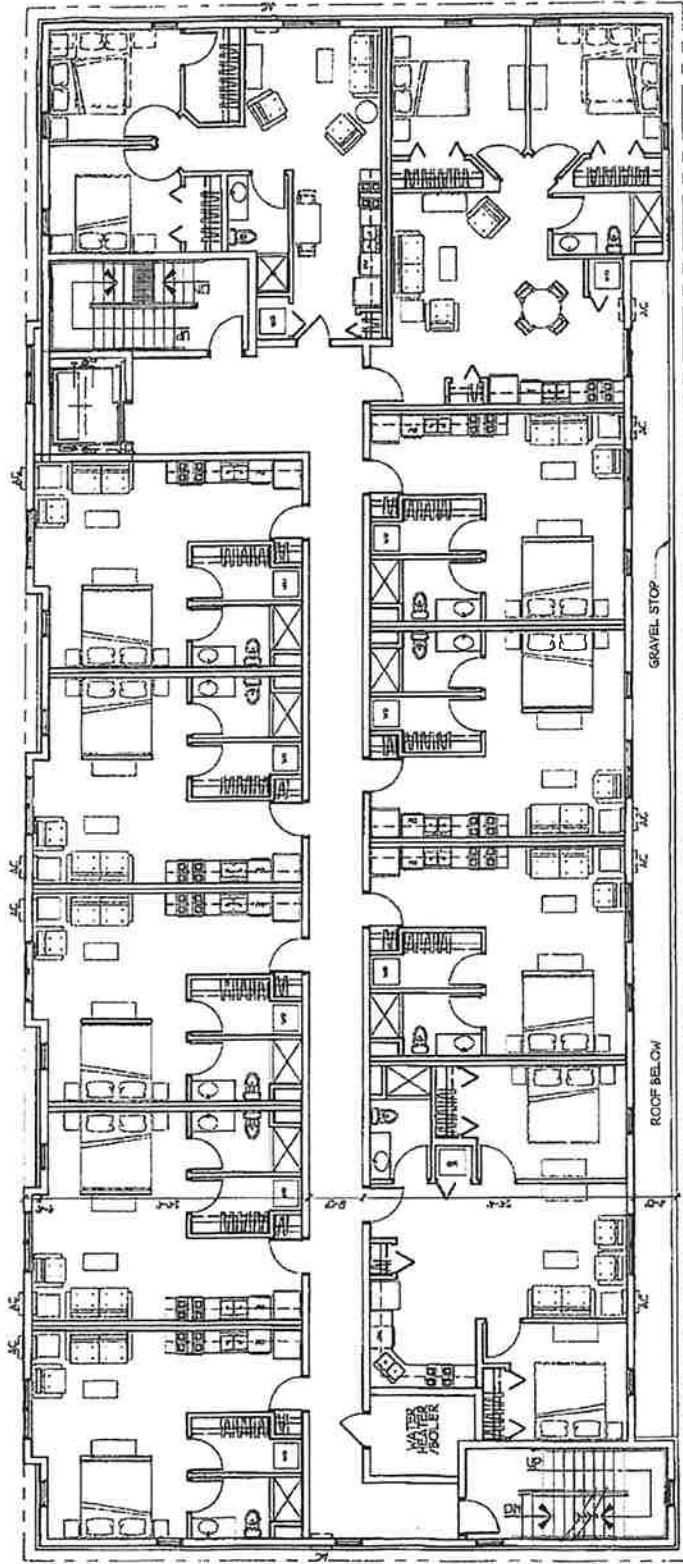
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This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



APPENDIX C
PLAN FOR REDEVELOPMENT



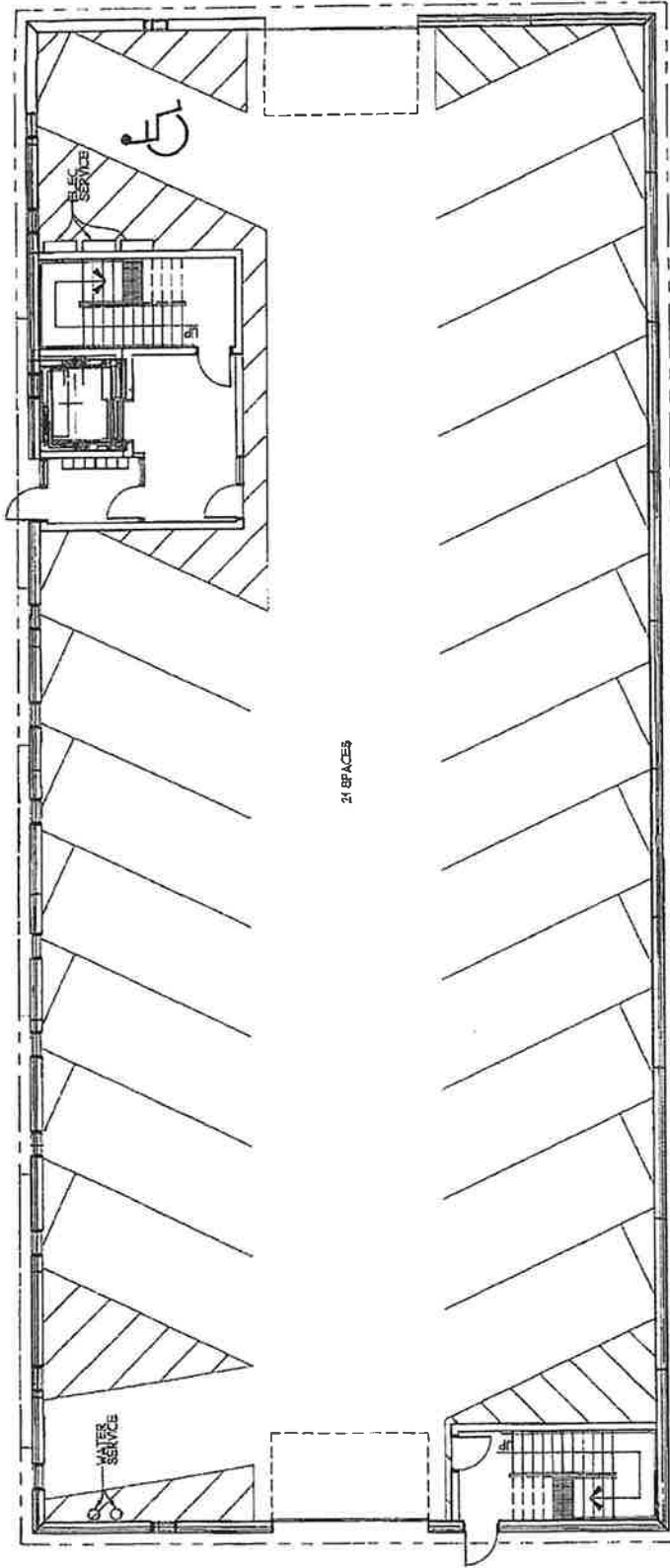


SECOND & THIRD FLOOR PLAN
1" = 10' 0"

M B A
MUTUAL BARTMAN & ASSOCIATES, P.C.
1000 17th Street, N.W.
Washington, D.C. 20036

2 APARTMENTS
Empire North Plaza
September 1, 2008

A2



FIRST FLOOR PLAN
11.16.09

21 0
APARTMENTS
Fargo, North Dakota

September 2, 2004

M|B|A
MIDWEST BUILDING ARCHITECTS
1000 13th Avenue SW
Fargo, ND 58103-1000
Phone: 701.785.4444
Fax: 701.785.4445
www.mbaarchitects.com

A1

APPENDIX D
PHOTOS OF EXISTING CONDITIONS

214 and 220 6th Avenue North

photos ebruary 14th, 2025

LL



Facing southwesterly
across 6th Avenue North
at 214 (house) and 220
(apartment building)

Facing southerly
across 6th Avenue
North at 214.
Alley on the left
(east) provides
access rear of
property.





Facing southeasterly across 6th Avenue North at 220 (apartment building) and 214 (house)



Facing southerly at 220. Note boarded-up window on third floor right.

Facing easterly
at 220 from
3rd Street North.




Close-up of third floor
of 220 showing
boarded-up
windows as a result
of fire damage.



MEMORANDUM

TO: Economic Development Incentives Committee

FROM: Jim Gilmour, Director of Strategic Planning and Research 

DATE: February 19, 2026

SUBJECT: PILOT for Duplex

I received an application for a PILOT incentive for a new duplex in the Roosevelt Neighborhood. Before asking the developer to submit payment for a \$3,000.00 “but for” test, we would like the thoughts of the Committee if this is the type of project you may support. The request will be for a 5-year, 100% exemption.

3C. CORE NEIGHBORHOOD HOUSING PILOT GUIDELINES

The purpose of this policy is to establish the City's position relating to the use of Payment in Lieu of Taxes (PILOT) for private market rate housing development in core neighborhoods. The fundamental purpose is to encourage desirable development or redevelopment that would not otherwise occur but for the assistance.

It is the intent of the City to provide the minimum amount of tax exemptions, at the shortest term required, for the project to proceed.

As a matter of policy, the City will consider using PILOT to assist private housing development projects to achieve one or more of the following objectives:

- To create opportunities for affordable housing;
- To encourage additional unsubsidized private development in the area, either directly or indirectly through "spin off" development;
- To assist developers enough to achieve development on sites which would not be developed without PILOT assistance;
- To remove blight and/or encourage the development of new housing that provides housing in areas of core neighborhoods consistent with the Core Neighborhood Plan.
- To offset increased costs of redevelopment (i.e. contaminated site cleanup, infrastructure needs and higher land costs) over and above the costs normally incurred in development;
- To contribute to the implementation of other public policies, as adopted by the City, such as the promotion of quality urban or architectural design, energy conservation and decreasing capital and/or operating costs of local government;
- The maximum term of the exemption is for the two taxable years after the taxable year construction is completed and the residence is occupied for the first time by the owner.

MAXIMUM TERM:

- For projects without affordable housing, the maximum PILOT incentive will be a 100% exemption for the first five (5) years and a 50% exemption for an additional five (5) years;
- For projects with affordable housing, the maximum PILOT incentive will be a 100% exemption for a maximum of 20 years.

EXTRAORDINARY COSTS:

The amount or value of the PILOT tax exemption will be limited to the extraordinary costs of development and are limited to:

- The costs of land acquisition, subject to the limits outlined in the next policy.
- Relocation of existing tenants;
- The costs of demolition, including the removal of building foundations, parking lots and the removal and replacement of unsuitable soil;
- Public improvements in the public right-of-way such as sidewalks, driveway approaches, lighting and connections to the water, sanitary sewer and storm water systems;
- Onsite storm water retention including the cost of excavation, underground storm water lines or underground storage facilities. It does not include water collection systems such as parking lots, sidewalks or curb/gutters;
- Architectural and engineering costs are limited to those necessary services to implement other activities allowed by this policy. Developer fees and legal costs are not permitted.

LAND ACQUISITION COSTS:

The eligible costs recouped to the developer shall be evaluated on a case-by-case basis; however, the maximum should be the lesser of:

- The total acquisition cost for the property, provided the acquisition cost is no more than 150% of the Assessor's market value for the property. This 150% limit applies to the total of all properties acquired, not a property-by-property limit;
- The difference between what was paid by the developer for the property less the Assessor's market value for the land (as opposed to land and buildings).

OTHER CONDITIONS AND LIMITS:

- The value of the PILOT assistance should be limited to a percentage up to 15% of hard capital costs of development including the costs of acquisition. Developer must provide at least 10% of total capital costs as developer's equity in the project;
- Financial plans of the project will be reviewed by the City financial consultant to determine the feasibility and level of public assistance that is appropriate;
- The project must be consistent with the City's Comprehensive Plan, the Core Neighborhood Land Use Plan and the Land Development Code. The developer's agreement should include design standards to ensure the development will be compatible with the long-term plans for the area;
- To the extent required by state, federal, local law or regulations, a relocation plan should be provided by the developer. Relocation payments to tenants of businesses or residential uses must be made. These relocation payments should follow state/federal guidelines.

City of Fargo

Application for Core Neighborhood Housing PILOT

Contact Information

Primary Contact: Matt Zimmerman. 1732 37 ½ Ave S Fargo, Nd 58104. 701-361-2141.
Mattzimm10@gmail.com

General Information

Name and description of Corporation/Partnership: LBMZ LLC

Project Location: 1021 10th St N Fargo, ND 58102

Project Description with conceptual plans: Duplex

Propose Schedule: Break ground this spring (April). Tentative completion 4 months post dig.

Project Financials and Financing

Name of Developer: BD Construction Company

Ultimate owner of development: Dave Brown – Owner of BD Construction

Minimum of a 10-Year Proforma, showing the year in which the property is at full rent-up

Total project cost: Land = 55k. Structure = 385k. Total = \$440,000.

Hard Capital Costs: 25% Down

Contributed equity: Land owned outright. = \$55,000

Loan amount(s) with terms (anticipated rate, first maturity, final maturity): 75% financing, 5 year term, 25 year amortization, 6.35% Rate.

Number of housing units by type: 2 Residential Units

Proposed rents by housing unit types and for commercial space: Unit 1 = \$2,000/month. Unit 2 = \$1000/month.

Detailed assumptions for any other revenues (e.g. \$100/month/garage space): N/A

Expenditures broken out by category: N/A

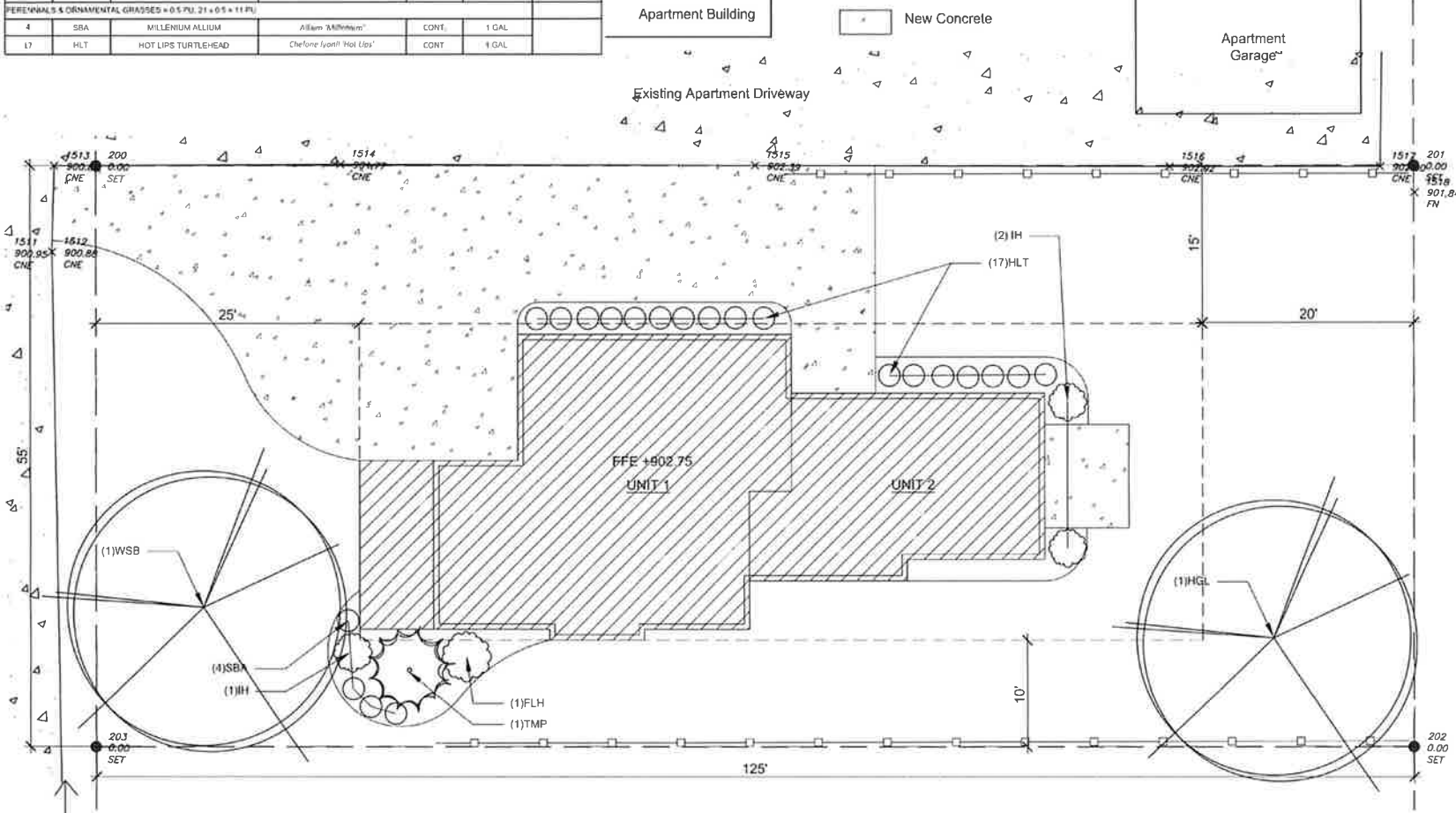
Extraordinary Costs broken out by cost. (Land, demolition, public facilities): Paid \$55,000 for lot. At closing the previous owner agreed to pay \$33,490.41 which appeared as a special assessment on the property for demolition.

PLANT SCHEDULE						
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	TYPE	SIZE	TOTAL PU = #3
LARGE DECIDUOUS TREE 5 = 10 PU 2 x 10 = 20 PU						
1	HGL	HARVEST GOLD LINDEN	<i>Tilia mongolica 'Harvest Gold'</i>	CONT	6.5"	
1	WS	WHITESPIRE BIRCH	<i>Betula papyrifera 'Whitespire'</i>	CONT	clump B'	
EVERGREEN TREES = 10 PU 1 x 10 = 10 PU						
1	TMP	TANNENBAUM MUGO PINE	<i>Pinus mugo 'Tannenbaum'</i>	CONT	6'-0"	
DECIDUOUS SHRUBS = 1 PU 8 x 1 = 8 PU						
1	FLH	FIRELIGHT HYDRANGEA	<i>Hydrangea 'Fire light'</i>	CONT	3 GAL	
3	III	INCREDIBALL HYDRANGEA	<i>Hydrangea arborescens 'Incrediball'</i>	CONT	5 GAL	
PERENNIALS & ORNAMENTAL GRASSES = 0.5 PU 21 x 0.5 = 11 PU						
4	SBA	MILLENIUM ALLIUM	<i>Allium 'Millennium'</i>	CONT	1 GAL	
17	HLT	HOT LIPS TURTLE-HEAD	<i>Chelone lyonii 'Hot Lips'</i>	CONT	1 GAL	

MR-3 ZONING
 Lot SF: 6,875 SF
 Open Space: 3,970 SF (58%)
 Building Footprint: 1,365 SF (20%)

Required PUs: 21
 6,975 SF / 1000 = 7 x 3PU = 21 PU

 Building Footprint
 New Concrete



<p>Matt Zimmerman 1021 10th St N Fargo, ND 58102</p>
Date: 10.2.25
Notes:

BD Construction Estimate

BD CONSTRUCTION COMPANY ACTUALS

	Actuals as of date	Out of Pocket	Draw 1	Draw 2	Draw 3	Draw 4	Draw 5	Draw 6	Draw 7
Permits/Fees	\$3,500.00	\$0.00							
water/street complications/curb removal	\$0.00	\$0.00							
Excavation/Backfill + Rough Grade/haul out or in materials	\$13,000.00	\$0.00							
Fill Sand (garage) and Rock (lamp, driveway)	\$2,000.00	\$0.00							
Concrete	\$40,000.00	\$0.00							
Trouses - and crane	\$9,400.00	\$0.00							
Framing Materials	\$15,000.00	\$0.00							
Framing Labor	\$24,000.00	\$0.00							
Windows + Patio Doors	\$21,000.00	\$0.00							
Exterior Doors + Service Door Allowance	\$8,200.00	\$0.00							
Shingle Materials	\$6,500.00	\$0.00							
Shingle Labor	\$5,400.00	\$0.00							
Plumbing	\$24,000.00	\$0.00							
—Fixture Allowance	\$780.00	\$0.00							
Electric	\$20,000.00	\$0.00							
—Fixture Allowance	\$2,500.00	\$0.00							
HVAC	\$22,000.00	\$0.00							
Stone Materials	\$32,000.00	\$0.00							
Stone Labor	\$8,500.00	\$0.00							
Sliding + Gutters	\$20,000.00	\$0.00							
metal roof install	\$8,000.00	\$0.00							
Insulation	\$8,000.00	\$0.00							
Dry Wall, Tapes, Texture, Paint, Wallpaper	\$8,000.00	\$0.00							
Slating & Peniling	\$8,000.00	\$0.00							
Millwork (interior doors, trim, hardware)—	\$8,764.65	\$0.00							
Additional Finishing Materials (exterior posts/raining trim)	\$2,000.00	\$0.00							
Cabinet + Countertop Allowance	\$15,000.00	\$0.00							
Cabinet Installation	\$2,500.00	\$0.00							
Shelving and blinds allowances	\$4,000.00	\$0.00							
Floor Coverings/Backsplash/Walk In Shower Allowance	\$10,500.00	\$0.00							
Fireplace Allowance	\$3,000.00	\$0.00							
Garage Doors—depends on entry system	\$10,000.00	\$0.00							
Appliance Allowance		\$0.00							
Entertainment		\$0.00							
Landscaping		\$0.00							
Patio/Outdoor Kitchen/Firepit	\$7,000.00	\$0.00							
Finish Labor	\$1,300.00	\$0.00							
Cleaning	\$1,500.00	\$0.00							
Dumpster	\$700.00	\$0.00							
Jiffy	\$33,200.00	\$0.00							
General Contracting & Management, 9.5%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$382,714.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Note: Pricing provided on invoice by contractor/limited to but not including additional fixture and upgrades



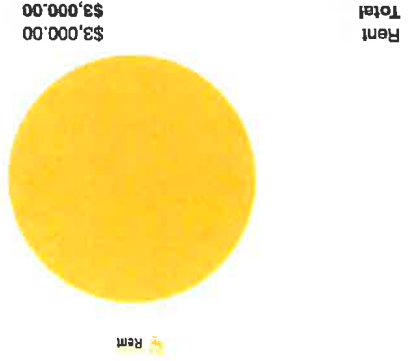
1021 10th St N

Pro Forma Cap Rate:	5.51%
Purchase Cap Rate	5.51%
Monthly Cash Flow:	-\$177.35
Cash on Cash ROI	-1.86%
Monthly Expenses:	\$3,177.35
Total Cash Needed	\$114,400.00
Monthly Income:	\$3,000.00
NOI	\$24,240.00

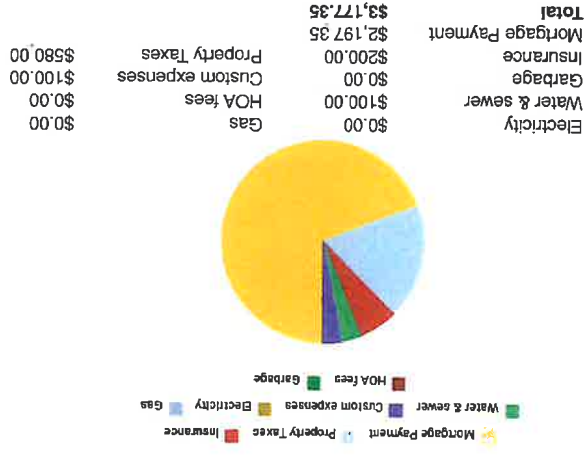
Property Information

Purchase Price:	\$440,000.00
Purchase Closing Costs:	\$4,400.00
Estimated Repair Costs:	\$0.00
Total Cost of Project:	\$444,400.00
After Repair Value	
Down Payment:	\$110,000.00
Loan Amount:	\$330,000.00
Loan Points:	0.0
Loan Fees:	\$0.00
Amortized Over:	25 years
Loan Interest Rate:	6.350%
Monthly P&I:	\$2,197.35

Income



Expenses



Use of this calculator signifies your agreement to our Terms of Use and the terms posted below. Calculators based on a 31-day month. The calculators found on BiggerPockets are designed to be used for informational and educational purposes only, and when used alone, do not constitute investment advice. BiggerPockets recommends that you seek the advice of a real estate professional before making any type of investment. The results presented may not reflect the actual return of your own investments. BiggerPockets is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by these tools.

Financial Projections

Total Initial Equity:	-\$330,000.00		
Gross Rent Multiplier:	12.22		
Income-Expense Ratio (2% Rule):	0.68%		
Typical Cap Rate:	5.51%	Debt Coverage Ratio:	0.92
ARV based on Cap Rate:	\$440,000.00		

50% Rule Cash Flow Estimates

Total Monthly Income:	\$3,000.00
x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$2,197.35
Total Monthly Cash Flow using 50% Rule:	-\$697.35

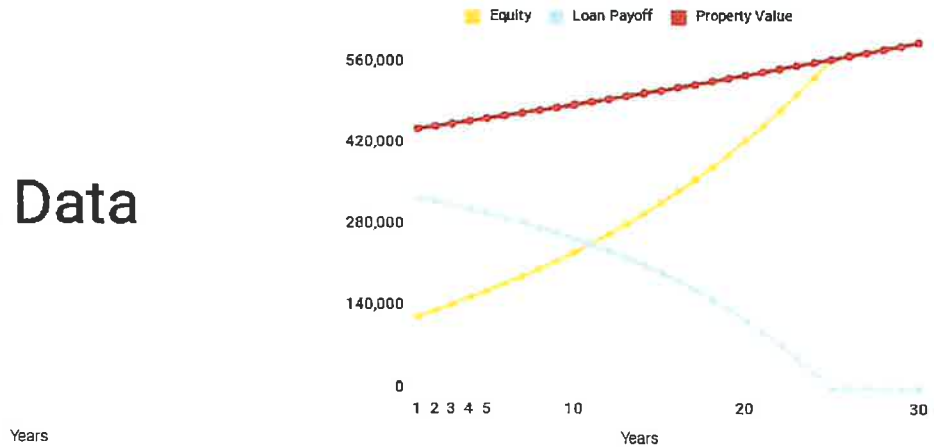
Analysis Over Time

Annual Growth Assumptions	1% Expenses		1% Income		1% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,360	\$36,724	\$37,836	\$39,766	\$41,795	\$43,927	\$48,523
Total Annual Expenses	\$38,246	\$38,365	\$38,728	\$39,359	\$40,021	\$40,718	\$45,851
Total Annual Cashflow	-\$1,886	-\$1,641	-\$892	\$408	\$1,774	\$3,209	\$32,672
Cash on Cash ROI	-1.65%	-1.43%	-0.78%	0.36%	1.55%	2.81%	28.56%
Property Value	\$444,400	\$448,844	\$462,444	\$486,034	\$510,826	\$536,884	\$593,054
Equity	\$119,974	\$130,356	\$164,203	\$231,381	\$316,002	\$424,176	\$593,054
Loan Balance	\$324,426	\$318,488	\$298,242	\$254,653	\$194,824	\$112,708	\$0
Total Profit if Sold	-\$9,644	-\$1,037	\$28,973	\$94,858	\$184,844	\$305,383	\$653,274
Annualized Total Return	-8%	0%	5%	6%	7%	7%	7%

Income, Expenses and Cash Flow (in \$)

Loan Balance, Value and Equity (in \$)

No Data



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Buy & Hold Analysis - 01/23/26 08:56:21 PM Page 2 of 7

Monthly Income:

\$3,000.00
NOI
 \$29,640.00

Monthly Expenses:

\$2,727.35
Total Cash Needed
 \$114,400.00

Monthly Cash Flow:

\$272.65
Cash on Cash ROI
 2.86%

Pro Forma Cap Rate:

6.74%
Purchase Cap Rate
 6.74%

Property Information

Purchase Price: \$440,000.00
 Purchase Closing Costs: \$4,400.00
 Estimated Repair Costs: \$0.00
Total Cost of Project: \$444,400.00
 After Repair Value



Down Payment: \$110,000.00
 Loan Amount: \$330,000.00
 Loan Points: 0.0
 Loan Fees: \$0.00
 Amortized Over: 25 years
 Loan Interest Rate: 6.350%
Monthly P&I: \$2,197.35

Income

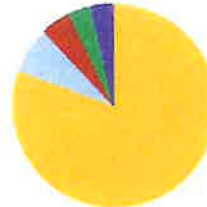
Rent



Rent \$3,000.00
Total \$3,000.00

Expenses

Mortgage Payment Insurance Property Taxes
 Water & sewer Custom expenses Electricity Gas
 HOA fees Garbage



Electricity \$0.00 Gas \$0.00
 Water & sewer \$100.00 HOA fees \$0.00
 Garbage \$0.00 Custom expenses \$100.00
 Insurance \$200.00 Property Taxes \$130.00
 Mortgage Payment \$2,197.35
Total \$2,727.35

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Financial Projections

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Gross Rent Multiplier:		12.22		
Income-Expense Ratio (2% Rule):		0.68%		
Typical Cap Rate:		6.74%	Debt Coverage Ratio:	1.12
ARV based on Cap Rate:		\$440,000.00		

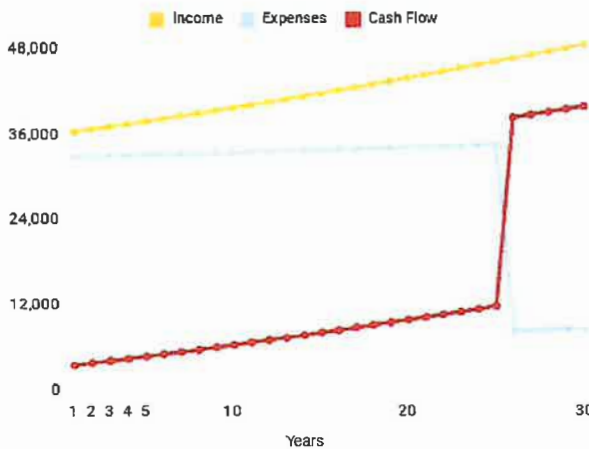
50% Rule Cash Flow Estimates

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x50% for Expenses:	\$1,500.00
Monthly Payment/Interest Payment:	\$2,197.35
Total Monthly Cash Flow using 50% Rule:	-\$697.35

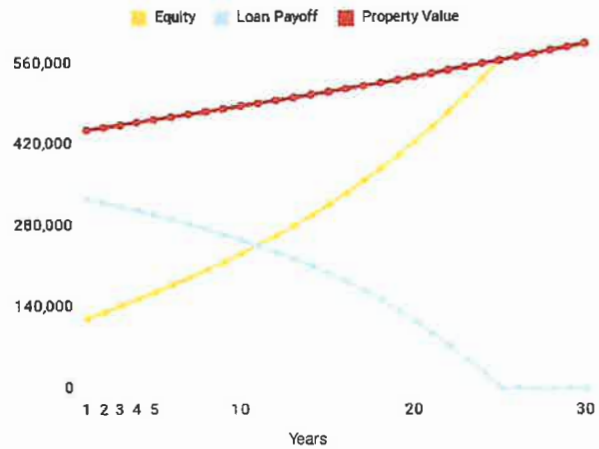
Analysis Over Time

Annual Growth Assumptions	1% Expenses		1% Income		1% Property Value		
	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	\$36,360	\$36,724	\$37,836	\$39,766	\$41,795	\$43,927	\$48,523
Total Annual Expenses	\$32,792	\$32,856	\$33,053	\$33,394	\$33,752	\$34,129	\$8,572
Total Annual Cashflow	\$3,568	\$3,868	\$4,784	\$6,373	\$8,043	\$9,798	\$39,950
Cash on Cash ROI	3.12%	3.38%	4.18%	5.57%	7.03%	8.56%	34.92%
Property Value	\$444,400	\$448,844	\$462,444	\$486,034	\$510,826	\$536,884	\$593,054
Equity	\$119,974	\$130,356	\$164,203	\$231,381	\$316,002	\$424,176	\$593,054
Loan Balance	\$324,426	\$318,488	\$298,242	\$254,653	\$194,824	\$112,708	\$0
Total Profit if Sold	-\$4,190	\$9,926	\$56,794	\$151,919	\$272,637	\$425,474	\$842,991
Annualized Total Return	-4%	4%	8%	9%	8%	8%	7%

Income, Expenses and Cash Flow (in \$)



Loan Balance, Value and Equity (in \$)



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