

**AFFIDAVIT OF CHARLES ERICSON**

STATE OF MICHIGAN            )  
  )  
COUNTY OF WAYNE            )            ss

1. My name is Charles Ericson. I currently hold the position of Certifying Assessor for the City of Detroit. In that capacity, I am familiar with the amount of real and personal property investments in the City of Detroit.

2. Pursuant to the requirements of MCL 436.1521a, I have reviewed the amount and nature of such investments in the Redevelopment District described in the attached Exhibit A for the calendar years 2021-2023.

3. To the best of my knowledge and information, the total amount expended for real and personal property investment in the Redevelopment District for the calendar years 2021-2023 was: \$2,807,578,080.

4. To the best of my knowledge, the total amount expended for manufacturing development in that district for the calendar years 2021-2023 was \$0.

5. To the best of my knowledge, the total amount expended for industrial development in that district for the calendar years 2021-2023 was \$0.

6. To the best of my knowledge, the total amount expended for residential development in that district for the calendar years 2021-2023 was \$151,922,434.

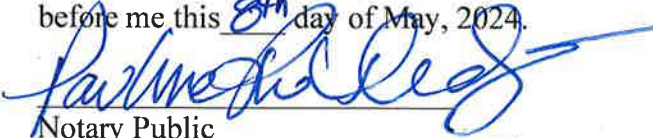
7. To the best of my knowledge, the total amount expended for commercial development in that district for the calendar years 2021-2023 was \$2,227,602,987.

8. Based on the foregoing, it appears that the amount expended for commercial investment in the Redevelopment District is not less than 25% of the total amount of real and personal property investments in that district during the calendar years 2021-2023.

Further, affiant sayeth not.



Subscribed and sworn to  
before me this 8<sup>th</sup> day of May, 2024.



Notary Public  
My Commission Expires: 3-24-25

PAULINE RUTLEDGE Notary Public, State of Michigan County of Macomb My Commission Expires Mar. 24, 2025 Acting in the County of _____
--

Development Project Name	Development LLC	Project Address	Neighborhood	Asset Class	Total Development Costs
1441 Brooklyn	CM Brooklyn, LLC	1441 Brooklyn	Corktown	Commercial	\$5,850,000
Ford Corktown Parking Deck	Ford Motor Company & Affiliates	1501 Wabash	Corktown	Commercial	\$53,000,000
1407 Randolph	Randolph Capital Partners	1407 Randolph	Downtown	Commercial	\$1,716,691
Harmonie Park	311 Grand River, LLC	311 grand river	Downtown	Commercial	\$11,432,791
2529 Orleans	2529 Orleans Holdings, LLC	2529 Orleans	Eastern Market	Commercial	\$23,969,815
Selden Innovation Center	Selden Innovation Center, LLC	950 selden	Midtown	Commercial	\$32,815,291
6531 Woodward	6531 Woodward LLC	6531 Woodward	New Center	Commercial	\$1,076,650
110 1/2 E. Ferry	Televation II LLC	110 E. Ferry	Cultural Center	Commercial	\$1,078,210
2442 Riopelle	2442 Riopelle LLC	2442 Riopelle	Eastern Market	Commercial	\$5,430,692
1489 Winder	Butchers Real Estate LLC	1489 Winder	Eastern Market	Commercial	\$1,163,920
6532 Woodward	Raincheck Woodward, LLC	6532 Woodward	New Center	Commercial	\$4,483,750
5210 Grand River Ave	5210-5270 Grand River	5210 Grand River Ave	Core City	Commercial	\$55,404
Broadway Lofts	Broadway Detroit Development II	1326 Broadway	Downtown	Commercial	\$3,833,336
1550 Woodward	1550 Webward, LLC	1550 Woodward	Downtown	Commercial	\$691,803
Book Cadillac	Book Cadillac Detroit Propco, LLC	1114 Washington	Downtown	Hotel	\$108,610,670
206 E Grand River	Method River LLC	206 E. Grand River	Downtown	Hotel	\$44,050,000
AC Hotel	Bonstelle Holdings LLC	3448 Woodward	Brush Park	Hotel	\$3,958,744
Book Building	Innovative Acquisitions, LLC	1265 Washington	Downtown	Mixed-Use	\$313,734,000
1208 Woodward	1208 Woodward LLC	1208 Woodward	Downtown	Mixed-Use	\$1,450,427,539
1133 Griswold	Detroit & Northern LLC	1133 Griswold	Downtown	Mixed-Use	\$12,740,000
Bagley + 16th	Bagley + 16th, LLC	2420 Bagley	Hubbard Richard	Mixed-Use	\$21,102,307
1001 E Jefferson	81001 Jefferson LLC	1001 E. Jefferson	Lafayette Park	Mixed-Use	\$11,989,832
United Artist Building - 150 Bagley	Bagley Development Group, LLC	150 Bagley	Downtown	Mixed-Use	\$6,053,128
District Detroit: 2200 Woodward	Related Olympia Predevelopment Company, LLC	2200 Woodward	Downtown	Mixed-Use	\$34,744,741
District Detroit: 2250 Woodward	Related Olympia Predevelopment Company, LLC	2250 Woodward	Downtown	Mixed-Use	\$18,961,807
District Detroit: 2211 Woodward	Related Olympia Predevelopment Company, LLC	2211 Woodward	Downtown	Mixed-Use	\$4,405,948
District Detroit: 2300 Woodward	Related Olympia Predevelopment Company, LLC	2300 Woodward	Downtown	Mixed-Use	\$7,511,952
District Detroit: 2455 Woodward	Related Olympia Predevelopment Company, LLC	2455 Woodward	Downtown	Mixed-Use	\$14,159,482
District Detroit: 408 Temple	Related Olympia Predevelopment Company, LLC	408 Temple	Downtown	Mixed-Use	\$9,138,855
District Detroit: 2205 Cass	Related Olympia Predevelopment Company, LLC	2205 Cass	Downtown	Mixed-Use	\$11,108,922
District Detroit: 2115 Cass	Related Olympia Predevelopment Company, LLC	2115 Cass	Downtown	Mixed-Use	\$4,245,935
District Detroit: 2210 Park	Related Olympia Predevelopment Company, LLC	2210 Park	Downtown	Mixed-Use	\$3,324,338
2150 Bagley	2150 Bagley LLC	2150 Bagley	Corktown	Mixed-Use	\$736,434
					\$2,227,602,987
Corktown Apartments	Oxford Perennial Corktown PropCo, LLC	1501 Church	Corktown	Residential	\$95,330,000
3402 Brush	3402 Brush, LLC	3402 Brush	Brush Park	Residential	\$1,153,000
Bethune Lofts	1800 Bethune Lofts, LLC	1800 Bethune	Henry Ford	Residential	\$12,513,886
3740 Second Ave	8484 Brainard	3740 Second	Midtown	Residential	\$11,800,000
Belcrest Apartments	5440 Cass, LLC	5440 Cass	Midtown	Residential	\$25,900,000
4515 Trumbull	Trumbull Properties, LLC	4515 Trumbull	Woodbridge	Residential	\$4,219,068
City Modern D3	City Modern D3 LLC	2853 Brush	Brush Park	Residential	\$1,006,480

\$151,922,434

2021-2023 PP \$ 428,052,659  
2021-2023 Resi \$ 151,922,434  
2021-2023 C/I \$ 2,227,602,987  
Total PP \$ 428,052,659  
Total Real \$ 2,379,525,421  
Grand Total \$ 2,807,578,080