

Attachment A

(a) General Description of the Facility

The property currently consists of a 29-unit apartment building. The property was constructed in approximately 1916 and totals approximately 19,300 square feet.

(b) General Description of the Current and Proposed Use

The property is currently partially occupied. The proposed project entails the rehabilitation of the current building and will continue to be utilized for residential purposes. No temporary or permanent displacement is anticipated.

(c) Nature and Extent of the New Construction to be Undertaken

We are renovating each unit along with making improvements to hallways and other common areas and utilities. This will include electrical upgrades and metering, plumbing upgrades, roof work, front entrance masonry, and common area and unit upgrades. Based on the age of the building, these renovations are necessary to preserve and maintain the existing residential units.

(d) Descriptive List of Fixed Building Equipment

A descriptive list of the anticipated fixed building equipment that will be a part of the rehabilitated facility are:

- Building masonry
- Carpentry
- Roofing
- Doors
- Drywall
- Flooring
- Cabinetry, countertops, and appliances
- Painting
- Plumbing
- HVAC updates

(e) Time Schedule

The developer intends to start construction in the Fall 2025. Completion is anticipated by Spring of 2026.

(f) Statement of Economic Benefits

The total investment in this project is approximately \$4,131,832. Upon completion, the proposed rehabilitation will ensure significant updates and renovations that will support continued long-term use of the building for residential housing in a neighborhood where demand currently outweighs supply of workforce targeted housing. In addition to preserving affordability, the

project is also anticipated to create approximately 2 full-time equivalent (FTE) jobs associated with property management.

Local support has been garnered from Midtown Detroit, Inc. as well as nearby businesses including Jolly Pumpkin and Midtown Detroit Experts.

(g) Parcel Identification Number and Legal Description

Tax Parcel and Legal Description

Parcel Tax ID Number

Address

04000943

663 West Prentis Street

Legal Description

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

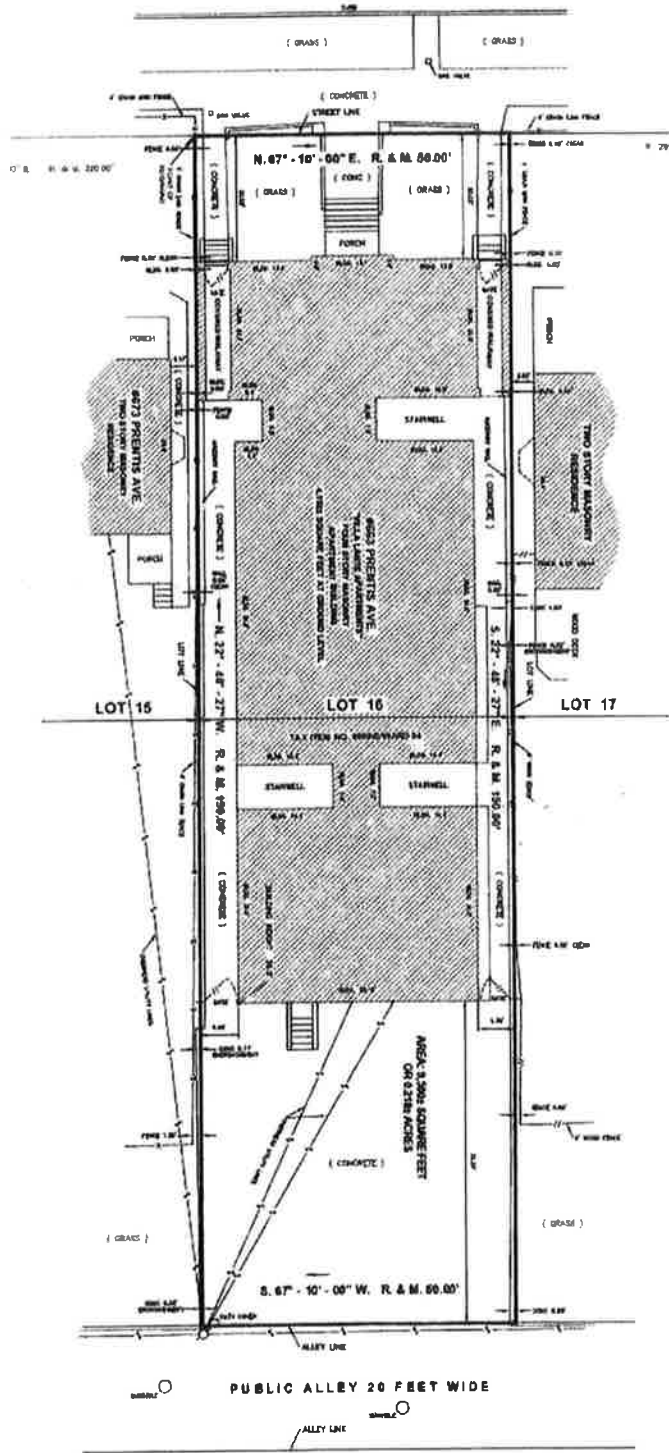
Lot 16, OF SUBDIVISION OF BLOCK NO. 100 CASS FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 300, WAYNE COUNTY RECORDS

PROPERTY MORE FULLY DESCRIBED FROM FIELD FINDINGS:

LOT 16 OF THE "SUBDIVISION OF BLOCK NO. 100 CASS FARM", CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 1 OF PLATS, PAGE 300, WAYNE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 16 OF THE "SUBDIVISION OF BLOCK NO. 100 CASS FARM (L. 1 PLATS, P. 300, W.C.R.), SAID POINT BEING DISTANT NORTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 220.00 FEET AS MEASURED ALONG THE SOUTHERLY LINE OF PRENTIS AVENUE (60 FEET WIDE) FROM THE INTERSECTION OF SAID STREET LINE WITH THE EASTERLY LINE OF THIRD AVENUE (70 FEET WIDE); PROCEEDING THENCE FROM SAID POINT OF BEGINNING NORTH 67 DEGREES 10 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID PRENTIS AVENUE, SAID LINE BEING ALSO THE NORTHERLY LINE OF SAID LOT 16, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 16; THENCE SOUTH 22 DEGREES 48 MINUTES 27 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 16, A DISTANCE OF 190.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTH 67 DEGREES 10 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF A PUBLIC ALLEY (20 FEET WIDE), SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 50.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 16; THENCE NORTH 22 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 16, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9,500 SQUARE FEET OR 0.218 ACRES, MORE OR LESS, OF LAND IN AREA.

PRENTIS AVENUE 60 FEET WIDE

(PUBLIC)



Attachment B:

Payment Confirmation



City of Detroit
PO Box 33193, Detroit, MI 48232
(313) 224-3560

Date:	01/11/2024 08:36 AM
Payment Method:	eCheck 9776
Payment Confirm ID:	6756094
Payment Auth No:	AUTH
Location:	WEB

Parcel ID:	04000943.
Summer 2023:	\$12,403.14
Winter 2023:	\$2,737.48
Total Payment:	\$15,140.62



**2023 CITY OF DETROIT
WINTER TAX BILL**

PAYABLE TO:
CITY OF DETROIT - PROPERTY TAX
PO BOX 33193
DETROIT MI 48232-3193

MIDTOWN DETROIT PROPCO, LLC
691 WEST CANFIELD, UNIT 1
DETROIT MI 48201

TAXING UNITS	RATE	TAX AMOUNT	IMPORTANT INFORMATION - SEE REVERSE SIDE
WAYNE COUNTY	0.9829	285.60	PARCEL # 04000943. Bill No. School District SEV 1,074,800 Taxable Value: 290,577 PRE/MBT% .0000% Prop Class COMMERCIAL IMPROVED TIF Dist PARTIAL PROPERTY DESCRIPTION FOR COMPLETE PROPERTY DESCRIPTION, SEE ASSESSMENT ROLL AT ASSESSOR'S OFFICE S PRENTIS 16 CASS FARM SUB L1 P300 PLATS, W C R 4/43 50 X 190
W C JAILS	0.9358	271.92	
W C PARKS	0.2442	70.95	
W C HCMA	0.2070	60.14	
W C RESA	0.0956	27.77	
W C RESA SP ED	3.3443	971.77	
W C COMM COLLEGE	3.2202	935.71	
W C ZOO	0.0992	28.82	
W C DIA	0.1986	57.70	
Total Winter Rate	9.3278		
Winter Taxes		2,710.38	* WINTER TAXES PAYABLE IN FULL DECEMBER 1, 2023 - JANUARY 15, 2024 WITHOUT INTEREST AND PENALTY. * SUMMER 2ND PAYMENT IS DUE JANUARY 15, 2024 WITHOUT INTEREST AND PENALTY.
Winter Special Fees		27.10	
Winter Admin Fee			
(Winter Payments)		2,737.48	
Winter Total Balance		0.00	
		0.00	
		0.00	
TOTAL DUE		0.00	

2023 WINTER PROPERTY TAX - RETURN LOWER PORTION WITH YOUR REMITTANCE



**2023 CITY OF DETROIT
WINTER TAX BILL**

PAYABLE TO:
CITY OF DETROIT - PROPERTY TAX
PO BOX 33193
DETROIT MI 48232-3193

02/26/2024 D
 PARCEL # 04000943.
 TOTAL DUE 0.00
 TAX PAID
 0.00 BALANCE DUE 02/29/2024

0000202301000331930000040009431000000200000000008

MIDTOWN DETROIT PROPCO, LLC
691 WEST CANFIELD, UNIT 1
DETROIT MI 48201

WHO TO PAY:

NOTE: PERSON-TO-PERSON PAYMENTS ARE NO LONGER ACCEPTED AT CITY HALL. All payments at CITY HALL will be made using a kiosk in the new Electronic Payment Center. Save the commute and use one of these other ways to pay:

CASH, MOBILE APP OR WEB - Pay by cash, credit card or check at a participating DIVDAT network kiosk. Visit <http://www.codkiosk.com> to locate a kiosk near you. Or download the free and secure DIVDAT mobile app or pay by web at www.detroitmi.gov/payproptax. There is a 2.49% convenience fee on credit card payments.

CHECK - Make check, cashier's check or money order payable to the City of Detroit Treasurer. Please include coupon and mail to City of Detroit - Property Tax, PO Box 33193, Detroit MI 48232-3193. **DO NOT MAIL TAX PAYMENTS TO CITY HALL.**

PHONE - Pay by phone using credit card at 1-855-894-2400. There is a 2.50% convenience fee.

NOTE: For the most efficient service, owners of multiple parcels should pay using the WEB or AutoAgent. For more information about AutoAgent, visit www.autoagent.com.

IMPORTANT DATES:

In order to avoid interest and penalties, full WINTER and SUMMER second installment payments must be paid on or before January 15.

INTEREST AND PENALTY - If full payment is not made by January 15, interest will be calculated from January 16 at the rate of 0.5% per month, and penalty will be calculated at the rate of 1% per month through February. If Summer balance is due after January 15th, interest will be calculated from July 1st at the rate of 0.5% per month, and penalty will be calculated from July 1 at the rate of 1% per month through February.

DELINQUENT TAXES - On March 1, delinquent real property taxes are transferred to the Wayne County Treasurer for collection. Delinquent personal property and special assessments remain with the City of Detroit for collection.

PAYMENT INFORMATION:

Payments will be applied to the oldest balance first.

Postmarks are NOT accepted

Do NOT use your bank's online bill payment service to pay your taxes.

Payment on current taxes should NOT be combined with payment on delinquent taxes.

FAILURE TO FOLLOW THESE INSTRUCTIONS MAY RESULT IN PROCESSING DELAYS AND MAY RESULT IN PENALTIES AND INTEREST.

GENERAL INFORMATION:

Please examine your tax bill carefully for errors and omissions.

Checks are accepted as conditional payment. If a check or ACH payment is rejected by the bank, the tax remains unpaid and subject to interest and penalty. In addition, a returned item fee will be applied.

The Treasurer is not responsible for payments made on incorrect parcels. Any tax voluntarily paid cannot be refunded or adjusted.

Inability to send or receive a tax bill shall not impair the right to collect or enforce the payment of the tax including interest and penalty charges.

The Treasurer reserves the right to charge for duplicate tax bills.

A copy of this tax bill may have been requested by your mortgage tax escrow agent. If so, this tax bill is provided to you for information purposes only. Please keep a copy of your records. If you have recently refinanced or no longer escrow your taxes with your mortgage, please contact us using the information below.

FOR QUESTIONS RELATED TO ANY OF THE ABOVE PAYMENT OPTIONS OR FOR ANY QUESTIONS REGARDING THIS TAX BILL, CONTACT THE DETROIT TAXPAYER SERVICE CENTER at DTSC@detroitmi.gov or 313-224-3560.

PAYMENT OPTIONS AND DISCOUNTS:

HOMEOWNER PROPERTY EXEMPTION (HOPE): If you cannot pay your taxes for financial reasons, you may be able to reduce or eliminate your current year's property tax obligation. If you believe you qualify for an exemption from your property taxes, you can apply before December 11, 2023 at <http://www.detroitmi.gov/How-Do-I/Property-Assessment-Documents> and click on the link to the 2023 Homeowners Property Tax Assistance Program or call 313-224-3035.



Parcel: 04000943.

Property Address

663 PRENTIS
, 48201

Owner and Taxpayer Information

Owner	MIDTOWN DETROIT PROPCO, LLC 691 WEST CANFIELD, UNIT 1 DETROIT, MI 48201	Taxpayer	SEE OWNER INFORMATION
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Legal Description

S PRENTIS 16 CASS FARM SUB L1 P300 PLATS, W C R 4/43 50 X 190

Other Information

Installment Information for 2023 Summer

	Amount
First Payment	\$11,235.08
Second Payment	\$11,235.08

General Information for 2023 Summer Taxes

School District	82010	PRE/MBT	0.0000%
Taxable Value	\$290,577	S.E.V.	\$1,074,800
Property Class	201 - COMMERCIAL IMPROVED	Assessed Value	\$1,074,800
Tax Bill Number	013798	Last Receipt Number	06756094
Last Payment Date	01/11/2024	Number of Payments	2
Base Tax	\$22,248.68	Base Paid	\$22,248.68
Admin Fees	\$221.48	Admin Fees Paid	\$221.48
Interest Fees	\$2,169.25	Interest Fees Paid	\$2,169.25
Total Tax & Fees	\$24,639.41	Total Paid	\$24,639.41
Renaissance Zone	<i>Not Available</i>	Mortgage Code	<i>Not Available</i>

Tax Bill Breakdown for 2023 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE EDUCATION	6.000000	\$1,743.46	\$1,743.46
GENERAL CITY	19.952000	\$5,797.59	\$5,797.59
DEBT SERVICE	8.000000	\$2,324.61	\$2,324.61
LIBRARY	4.630700	\$1,345.57	\$1,345.57
SCHOOL DEBT	13.000000	\$3,777.50	\$3,777.50
SCHOOL OPERATING	17.043000	\$4,952.30	\$4,952.30
W COUNTY TAX	5.609900	\$1,630.10	\$1,630.10
WC RESA ENH	1.987600	\$577.55	\$577.55
INSPECTION FEE	0.000000	\$100.00	\$100.00
	76.223200	\$24,639.41	\$24,639.41

Taxing Authority	Millage Rate	Amount	Amount Paid
Admin Fees		\$221.48	\$221.48
Interest Fees		\$2,169.25	\$2,169.25
	76.223200	\$24,639.41	\$24,639.41

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