

Application: Upper Floor Renovation Loan Program

(City of La Crosse)

City of La Crosse
400 La Crosse Street
La Crosse, WI 54601-3396
(608) 789-7512
Fax: (608) 789-7318

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| <i>Project Applicant Information</i> | |
| Name: Batavian Building, LLC | Tax ID Number: 81-1000818 |
| Address: 319 Main Street, La Crosse, WI 54601 | |
| Contact Person: Ken Riley | Telephone Number: 608.792.9360 |
| Source of Historic Determination: National Register listing of 1994-09-02; State Register Listing Date: 1993-10-08 | |
| <i>Property Owner Information</i> | |
| Name: RLR Properties of La Crosse, LLC | Social Security Number: 46-4307555 |
| Home Address: 950 Cass Street, La Crosse, WI 54601 | |
| <i>Co-owner Information (if applicable)</i> | |
| Name: K3 Entities, LLC | Social Security Number: 81-1013354 |
| Home Address: 2645 SPRING HILL WAY, Onalaska, WI 54650 | |
| <i>Business/Developer Information</i> | |
| Name: RLR Properties of La Crosse | |
| Address: 950 Cass Street, La Crosse, WI 54601 | |
| <i>Project Description</i> | |
| Provide a brief description of the project: | |
| The project will be phased over two years; Phase/years 1&2: The manually operated elevator will be | |
| updated. The 3rd floor will be gutted and opened up (floor to ceiling), and then "white-boxed" to allow for new | |
| commercial space. The conference room on the 2nd floor will be updated (electrical and paint), automated | |
| light sensors, and updated electrical on all stairwells. The 2nd floor back office will be gutted, bathrooms | |
| fixed/updated, new lighting and flooring for additional office space; same with the 4th floor back office. | |
| Phase 2: The fifth (5th) floor will be gutted, and turned into a 5-bedroom condo (see attached). | |
| | |

Project Information

Which architectural firm will provide the architectural analysis? Mike Swinghamer, River Architects

Which architectural firm will provide the working plans? Mike Swinghamer, River Architects

Which lender(s) will be involved in this project? Merchant's Bank

Project Analysis and Justification

The following items will be needed for project analysis and justification:

- Detailed project plan, including architectural analysis and architect's estimates/competitive bids
- Business plan (long-term goals)
- Timetable
- Articles of Incorporation
- Balance sheet (current) (on Excel format disk)
- Operating (profit/loss) statements for last three years (with percentage breakdown) (on Excel format disk)
- Previous years' Federal Income Tax Returns (personal and business)
- Personal financial statements of officers
- Five-year projected cash flow statement (with percentage breakdown) (on Excel format disk)
- Cover letter which requests specific loan terms and conditions beyond the % rate offered by the program

Personal financial information is confidential and will not be available to the public.

Sources of Funds

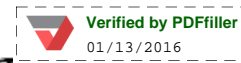
| <u>Uses of Funds</u> | <u>Lender</u> | <u>City</u> | <u>Equity</u> | <u>Other</u> | <u>Total</u> |
|---|-----------------|-------------|---------------|----------------|--------------|
| Project Activities | FireFighters CU | La Crosse | \$106,250.00 | Loan (200,000) | \$306,250.00 |
| Soft Costs (taxes, legal, interest, architectural) | _____ | _____ | _____ | _____ | _____ |
| TOTAL | _____ | _____ | _____ | _____ | \$306,250.00 |

Application Certification

I hereby certify that all information provided on and accompanying this application is complete and accurate. I also agree to notify the City of La Crosse in writing prior to loan closing should any of this information change and I understand that changes in the information provided or failure to notify the City of such changes shall give the City the right to cancel or deny loan approval or alter its terms/conditions.

1/27/17
Date

Ken Riley
Applicant's Signature



Ken Riley
Name

Managing Partner
Title

Batavian Building, LLC
Company