



PLANNING, DEVELOPMENT, AND ASSESSMENT  
 400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512



**Memorandum**

**To: Economic & Community Development Commission**

**From: Jonah Denson**

**Date: 06-26-2024**

**Re: Action on Offer to Purchase for 1701 Prospect St, La Crosse WI 54603**

**List Price: \$190,000.00**

**Before New Construction**



**After New Construction**



The City will provide a CDBG funded deferred 2<sup>nd</sup> Mortgage of up to \$45,000.00, which will accrue interest of 3% per annum and will cease to accrue interest at half of the principal value. The City will also provide a CDBG funded forgivable 3<sup>rd</sup> Mortgage of \$25,000.00 partially forgiven each year the buyer lives in the home over a 15 year period time.

Staff received 3 qualifying applications for the ability to purchase this home. Buyers are numbered in the order of receipt of application.

Order of Receipt	Offer to Purchase	1st Mortgage	Down Payment	Monthly Payment	Front End Ratio (Must be 30% or under)	Back End Ratio (Must be 43% or Under)	2nd Mortgage	3rd Mortgage
1	\$ 190,000.00	\$90,000.00	\$30,000.00	\$540.00	25%	28%	\$45,000.00	\$25,000.00
2	\$ 190,000.00	\$93,100.00	\$26,900.00	\$566.00	25%	38%	\$45,000.00	\$25,000.00
3	\$ 190,000.00	\$94,000.00	\$26,000.00	\$617.00	27%	34%	\$45,000.00	\$25,000.00

All 3 applicants have been pre-approved for a 30 year fixed rate mortgage