

April 14, 2016

Caroline Gregerson
Community Development Administer - City of La Crosse
3rd Floor
400 La Crosse St.
La Crosse, WI. 54601

Dear Caroline Gregerson,

I am writing in request of an Upper Floor Renovation Loan (UFRL) for my project at 107 3rd St. S., in downtown La Crosse. The building is the old William E. Potter building, and it is my plan to remodel the second floor into 2-2 bedroom apartments.

The total project is estimated to cost \$242,310 and I am requesting \$120,000 through the loan program. The other half of the cost will be self-funded. The terms I would request are 2% interest rate with the loan amortized over 15 years with a 10-year payback.

I greatly appreciate your consideration. I am extremely excited for this project, I truly believe these will be great living spaces right in the heart of our downtown community.

I appreciate your consideration. Your assistance will be used to make our city better.

I can be reached by phone at (608) 317 5353 or via email at Ryan5533@hotmail.com. Thank you very much!

Sincerely,



Ryan R. Johnson

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

Project Applicant Information	
Name: <i>RRS Holdings, L.L.C.</i>	Tax ID Number: <i>47.3439616</i>
Address: <i>107 S. 3rd St.</i>	
Contact Person: <i>Ryan Johnson</i>	Telephone Number: <i>608 317 5353</i>
Source of Historic Determination:	
Property Owner Information	
Name: <i>RRS Holdings, L.L.C. Ryan Johnson</i>	Social Security Number: <i>398.98.8435</i>
Home Address: <i>731 Shelly Lane, Onalaska WI 54650</i>	
Co-owner Information (if applicable)	
Name: <i>N/A</i>	Social Security Number:
Home Address:	
Business/Developer Information	
Name:	
Address:	
Project Description	
Provide a brief description of the project:	
<i>Renodel of Upper Floor to create</i>	
<i>2. 2 bedroom luxury apartments.</i>	
<i>Project to be completed Summer 2016</i>	

Project Information

Which architectural firm will provide the architectural analysis? *Greice Bros.*

Which architectural firm will provide the working plans? *Brink Bros.*

Which lender(s) will be involved in this project? *Coulee 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

Uses of Funds	Lender	City	Equity	Other	Total
Project Activities	_____	\$120,000. ⁰⁰	\$130,000. ⁰⁰	_____	\$250,000. ⁰⁰
Soft Costs (taxes, legal, interest, architectural)	_____	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____	_____

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.

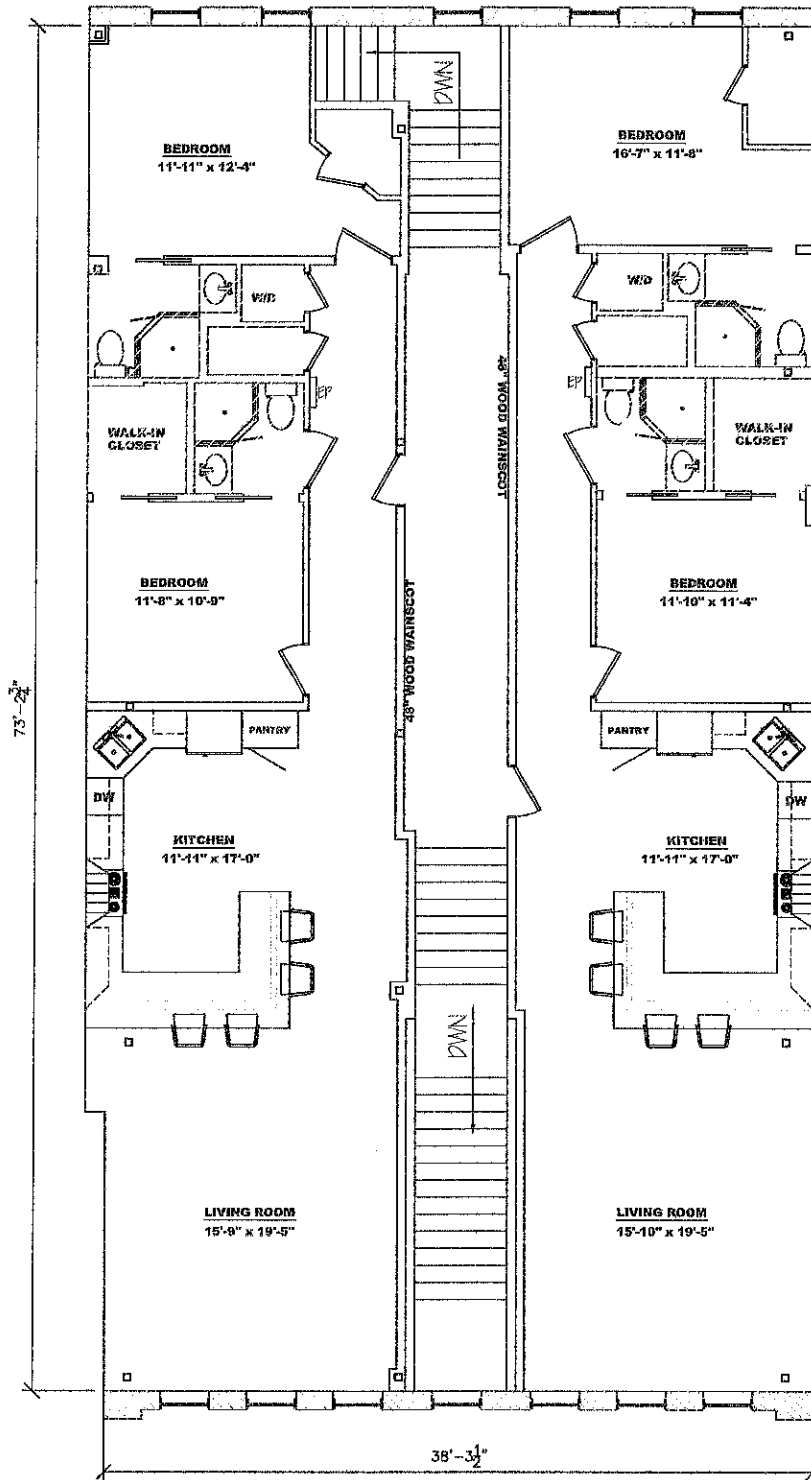
4-14-16
Date

[Signature]
Applicant's Signature

Ryan R. Johnson
Name

RCSA member-owner
Title

RCS Holdings, L.L.C.
Company



2 SECOND FLOOR
 PLAN LAYOUT
 SCALE: 3/16" = 1'-0"

RYAN R. JOHNSON

STATEMENT OF FINANCIAL CONDITION

(See Independent Accountant's Compilation Report)

DECEMBER 31, 2015

ASSETS

Cash	\$	150,000
Investments		
Edward Jones taxable		300,000
Cash Value Life Insurance		50,000
Individual retirement accounts		40,000
SIMPLE IRA		40,000
B A Burrito Co.		300,000
Howies La Crosse, LLC		200,000
Howies Properties, LLC		500,000
State Room La Crosse, LLC		200,000
State Room Properties, LLC		200,000
The Old Crow La Crosse, LLC		50,000
RRJ Holdings, LLC		-
Notes receivable-Nick Hotchkiss		-
Personal residence		275,000
Personal property		<u>-</u>
 TOTAL ASSETS	\$	<u>2,305,000</u>

LIABILITIES

Credit cards payable	\$	-
Personal loan payable		25,000
Mortgages payable		310,000
RRJ Holdings, LLC		350,000
Howie's Properties, L.L.C.		300,000
State Room Properties, L.L.C.		12,000
Home equity line of credit		-
Personal residence		<u>148,000</u>
 TOTAL LIABILITIES		<u>1,145,000</u>

NET WORTH 1,160,000

TOTAL LIABILITIES AND NET WORTH \$ 2,305,000

RRJ Holdings LLC
Profit & Loss by Job
January through December 2015

2:07 PM
04/14/16
Cash Basis

	120 (120/122 N ROSEWOOD)	122 (120/122 N ROSEWOOD)	Total 120/122 N ROSEW...	963 (963/965 S 11TH AVE)	965 (963/965 S 11TH AVE)	Total 963/965 S 11TH AVE	TOTAL
Ordinary Income/Expense							
Income							
Rental Income							
Monthly Rent	9,200.00	9,300.00	18,500.00	2,674.58	13,200.00	15,874.58	34,374.58
Water/Sewer	0.00	0.00	0.00	58.50	0.00	58.50	58.50
Total Rental Income	9,200.00	9,300.00	18,500.00	2,733.08	13,200.00	15,933.08	34,433.08
Uncategorized Income	0.00	0.00	0.00	5,266.92	0.00	5,266.92	5,266.92
Total Income	9,200.00	9,300.00	18,500.00	8,000.00	13,200.00	21,200.00	39,700.00
Expense							
Advertising and Promotion	6.33	0.00	0.00	0.00	0.00	0.00	6.33
Repairs and Maintenance	1,209.42	0.00	366.05	205.00	334.24	539.24	2,114.71
Taxes - Property	12,089.96	1,819.82	3,639.63	0.00	0.00	0.00	15,729.59
Utilities							
Gas/Electric	504.04	0.00	0.00	0.00	0.00	0.00	504.04
Water/Sewer	158.27	0.00	0.00	0.00	0.00	0.00	158.27
Total Utilities	662.31	0.00	0.00	0.00	0.00	0.00	662.31
Total Expense	13,968.02	1,819.81	4,005.68	205.00	334.24	539.24	16,512.94
Net Ordinary Income	-13,968.02	7,480.19	14,494.32	7,795.00	12,865.76	20,660.76	21,187.06
Net Income	-13,968.02	7,480.19	14,494.32	7,795.00	12,865.76	20,660.76	21,187.06

107-109 3rd St. S.

Brickl Bros

Arch. Eng. (B.B.)	5870
Plumbing	24750
HVAC	19200
MARK/TOM	60590
<i>Framing (M.S.)</i>	
<i>Interior Finishes (M.S.)</i>	
<i>Cabinetry (Auth.)</i>	
Sprinkler (Fireline)	22800
Electrical	40000
Security	5100
Water to Building (ACME Plumbing)	12000
Drywall	20000
Paint	5000
Flooring	15000
Appliances	12000
Total	242310

RRJ Holdings, LLC
Balance Sheet
12/31/2015

Cash	\$ -
Land	56,000.00
Commercial Building (107-109 3rd St S, La Crosse)	<u>297,147.00</u>
Total Assets	<u>353,147.00</u>
Mortgage Loan	<u>350,534.59</u>
Owner Equity	<u>2,612.41</u>
Total Liabilities and Owner's Equity	<u>\$353,147.00</u>



State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

- Article 1. **Name of the limited liability company:**
RRJ Holdings, L.L.C.
- Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**
- Article 3. **Name of the initial registered agent:**
Ryan Russell Johnson
- Article 4. **Street address of the initial registered office:**
731 Shelly Lane
Onalaska, WI 54650
United States of America
- Article 5. **Management of the limited liability company shall be vested in:**
A member or members
- Article 6. **Name and complete address of each organizer:**
Ryan Russell Johnson
731 Shelly Lane
Onalaska, WI 54650
United States of America
- Other
Information. **This document was drafted by:**
Ryan Russell Johnson
- Organizer Signature:**
Ryan Russell Johnson