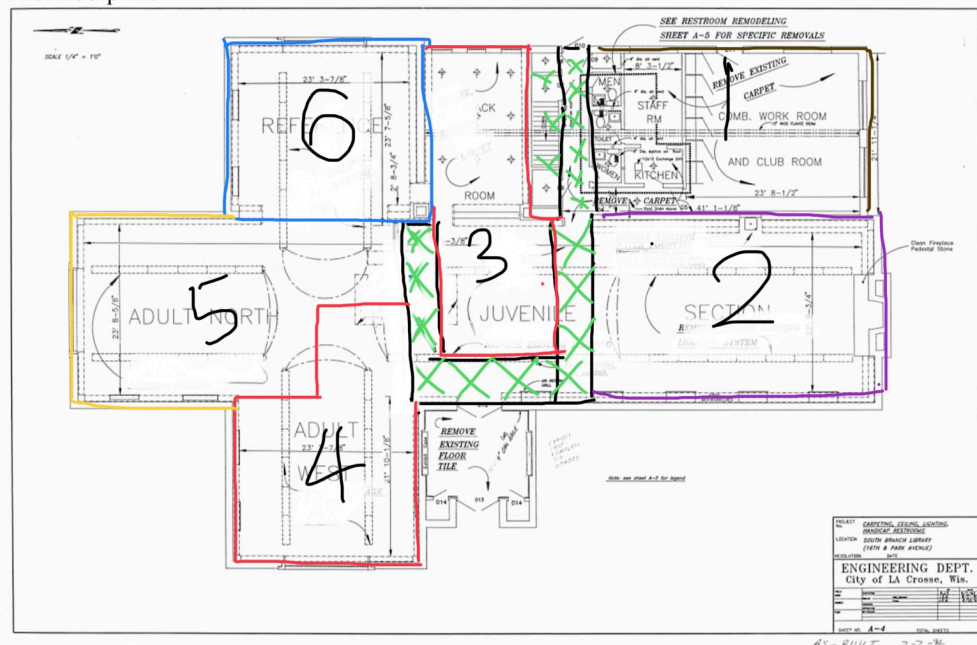


PROPOSAL FOR PURCHASE OF THE SOUTH COMMUNITY LIBRARY FROM WILLOW GROVE LLC

1. Purchase price- \$401,000
2. Renovation of eleven properties in the city of LaCrosse over the past twelve years. These range from single family homes renovated and sold (230 23rd st S) and several we still rent out. Larger historical buildings like 1304 Main Street and 1431 King street. Our most recent one is the Holy Trinity school which is over three times the size of this property and has been renovated into nineteen apartments.
3. Although the median household size in the city is 2.1 persons per household, we still have an overall housing policy favoring single family owner occupied houses. We need the type of housing that will attract people of all ages to stay in the city. At the same time, in our established residential neighborhood, we don't want to turn them into concrete jungles full of high-rises and soulless boxes of vinyl and drywall. Our proposal is to convert the existing beautiful well maintained brick building into six to seven one bedroom apartments. It will be a travesty to tear down this beautiful building that holds fond memories for so many people. At the same time, we need more housing and we need to grow the property tax base and six apartments in an acre of land will be under utilizing the land. We propose adding apartments to the roughly quarter of an acre on both sides of the of the building.

First floorplan:



4. A. Part one is repurposing the building.
 B Parts 2 and 3 -is the building of a block of apartments on each side of the existing building. Each building will have a footprint of under 4500 square foot and be a mixture of 1

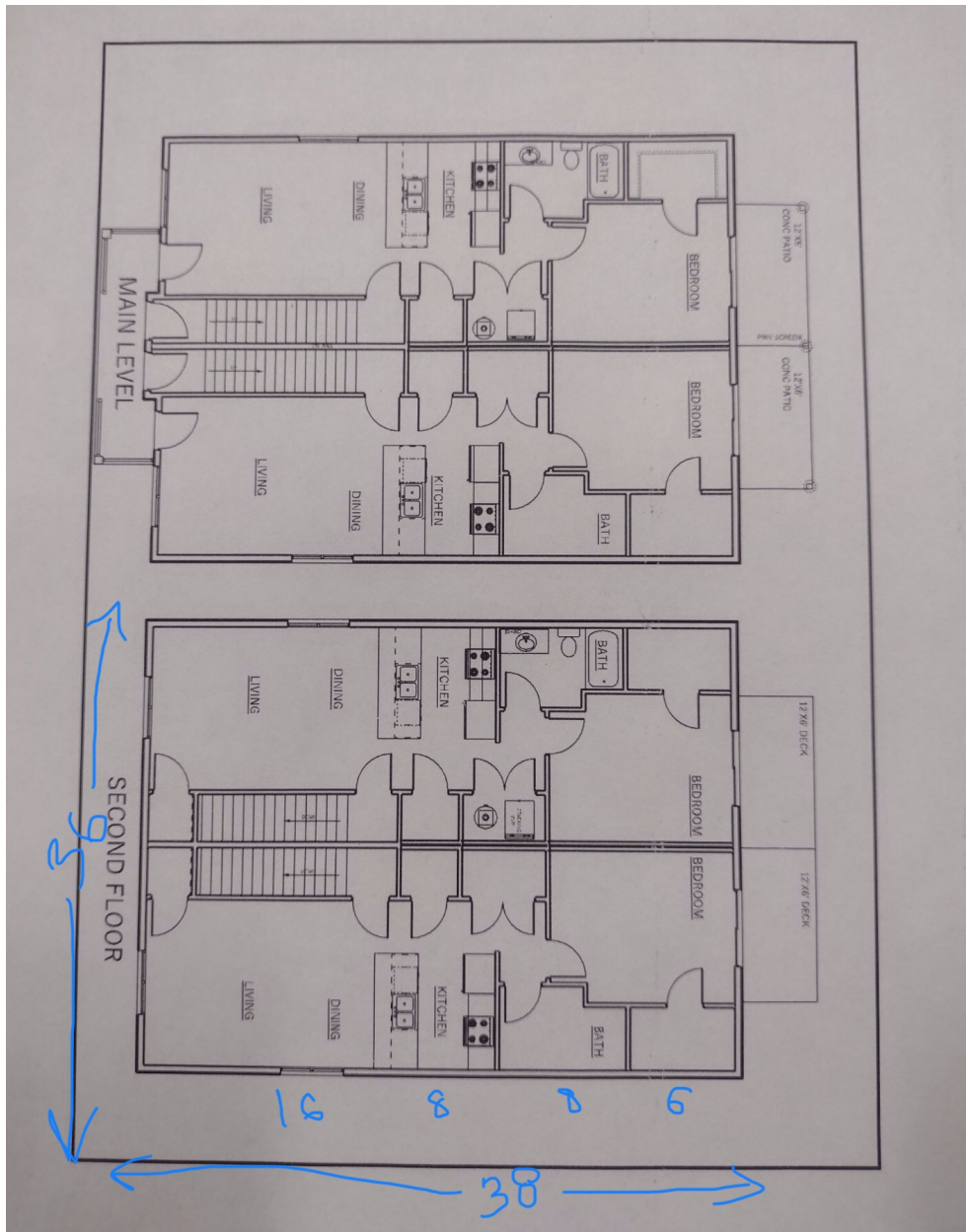
bedroom apartments and 2 bedroom townhouses. Total of 20 one bedroom units and 4 two bedroom townhouses. Architectural elements like gables, porches and window placement will be incorporated to avoid a boxy look. There will only be two floors to avoid overwhelming surrounding structures .

Whole property plan



This is a building with four one bedroom units with some of the architectural elements we aim to incorporate.





Floor plan of a section of 1 bedroom units.

5. Proposed budget

- renovation of the existing building into 6 apartments = 480,000
- construction of each of the new buildings - 1.35 million x 2 = 2.7 million

6. Financing - personal funds and bank loans= 100% private equity

7. Schedule - renovation of the existing building = 1 year.

- each addition = 1 to 1.5 years

Completion in 3-4 years at the most.

8. Contact information

Willow Grove LLC

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9. The Holy Trinity school was a lot more complex than this with a lot of limitations due to it being on the National Register of Historic Places and we got it done successfully. This property would be properly insulated to make it energy efficient but due to the number of units central HVAC would not be used rather electric baseboards and wall A/C. This will reduce complexity and cost and make the units more affordable. Well built and well renovated small apartments that are not in a high rise are the best way to add density while being sensitive to the existing neighborhood.