



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: 07-24-2024
Re: Action on Offer to Purchase 1316 5th Ave S, La Crosse WI 54601

List Price: \$290,000.00

Before New Construction



After New Construction



The City will provide a CDBG funded deferred 2nd Mortgage of up to \$145,000.00, 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 3rd 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 33%	Back End Ratio 43%	2nd Mortgage	3rd Mortgage
1	\$ 290,000.00	\$ 120,000	\$ 10,000	\$ 1,242.27	32.35%	32.35%	\$ 145,000	\$ 25,000
2	\$ 290,000.00	\$ 120,000	\$ 60,000	\$ 981.27	19.68%	39.83%	\$ 145,000	\$ 25,000
3	\$ 290,000.00	\$ 120,000	\$ -	\$ 1,291.27	28.39%	35.39%	\$ 145,000	\$ 25,000

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