

Memorandum

To: Economic & Community Development Commission
From: Jonah Denson
Date: October 22nd 2025
Re: Action on offer to purchase 516 Caledonia St, La Crosse WI 54603

List Price: \$295,000; The City will provide a deferred 2nd mortgage of up to \$107,750 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 forgivable 3rd mortgage of \$25,000 forgiven each year the homeowner lives in the home, over a 15-year period.

Staff received many inquiries about this home and showed the property to several perspective buyers. Two viable offers were received, details listed in the table below.

Order of Receipt	Offer Total	Down Payment	1st Mortgage	Monthly Payment	Front End Ratio	Back End Ratio	2nd Mortgage	3rd Mortgage
1	\$295,000	\$40,000.00	\$122,250.00	\$1,345.92	31%	33%	\$107,750.00	\$25,000.00
2	\$285,000	\$16,250.00	\$140,500.00	\$1,455.23	27%	35%	\$103,250.00	\$25,000.00

Both applicants have been pre-approved for fixed rate mortgages

This is the 2nd House Applicant 1 has offered on and the 4th House Applicant 2 has offered on

Note: Applicant 1 has offered full asking price \$295,000.00 and Applicant 2 has offered at \$285,000.00

Before

After

