

# Harvest Management Group, LLC

8525 Edinbrook Crossing, Suite 100  
Brooklyn Park, MN 55443

June 26, 2018

Matthew Ramadan  
Senior Project Coordinator  
Residential & Real Estate Development  
City of Minneapolis - CPED  
105 Fifth Avenue South – 200  
Minneapolis, MN 55401-2534

Dear Mr. Ramadan,

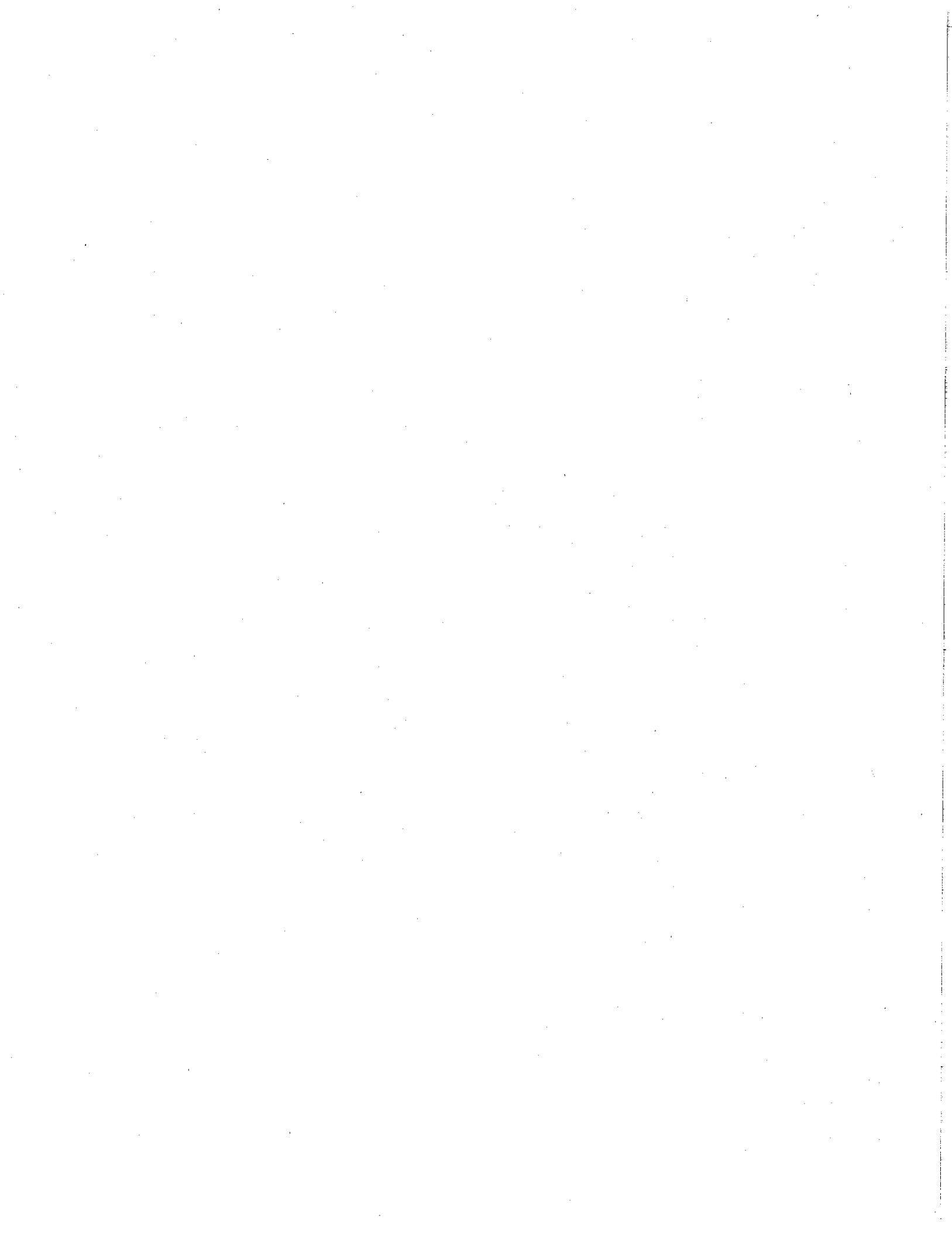
Thank you for the opportunity for Harvest Management Group, LLC to submit a proposal to your office for 4901 Vincent Avenue N. It is our understanding that we seek out the common goal of meeting your objectives of creating an environment for **Living Well, One Minneapolis** and creating a **Great Place** for future residents to live.

I believe through our sound financial structure, we will remove blight, create a responsible development and improve the overall perception and housing market by raising the bar for what a rehabilitated home in Minneapolis is. By providing value added cost, this allows for residents to afford quality housing that is cherished through high end appliances, materials and thoughtful design and planning services. Our partnership with Mobilize Design and Architect firm, and their award-winning design team, we will work closely with the home owner and community in re-assuring they get a home that is very sustaining for many decades to come.

Warm Regards,

W. Denise King, President  
Harvest Management Group, LLC

*Creating Sustainable Living*



**Attachment 1: New Construction Project Description and Concept Plans**

**1. Describe what you intend to build at the project site.**

3 Story single family home - 2 car detached garage. 3,075 square feet. Unfinished basement (just rough-ins) for basement. This development can be looked upon as an accessory unit (mother-in-law suite) for future use or applicable to the home owner.

**2. Fill out the table below indicating what you plan to construct on the vacant lot. If more than one unit of housing is proposed, fill out a separate line for each unit type.**

Finished Square Feet/Unit Size	# of Units	# Bath	# Bedrooms	Estimated Sales Price or Rent
Lower Level 925 sqft		3/4	2	\$325,000
Main Floor 950 sqft		1/2		
Second Level 1250 sqft		1-3/4	5	

**3. Indicate if the project will have any of the following amenities:**

**Parking improvements**

Number of stalls provided: 2 as an:  Attached garage  Detached garage  Parking pad

**ADA improvements**

Number of Visitable<sup>1</sup> units: \_\_\_\_\_ Number of Universal Design<sup>2</sup> units: \_\_\_\_\_

<sup>1</sup>Visitable means one no-step entry, 32" door clearance for primary doorways, and a ½ bath that meets minimum ADA clearance criteria on the main level.

<sup>2</sup>Universal Design means a unit that is fully compliant with the most current ADA Standards for Design.

**Sustainable improvements**

Certified through Energy STAR, LEED, Enterprise Green Communities, or similar program. Describe the certification program that will be pursued and features related to the certification.

Energy Star

Rain garden installation. Describe the estimated size and stormwater infiltration rate of the rain garden.

**4. Attach the following:**

**Schematic designs:** show exterior elevations and floor plan proposed. Designs do not need to be customized to the specific site applied for.

**Site plan:** provide a scale drawing that shows lot dimensions, house location, garage location, sidewalk improvements, porch or deck improvements, and indicate drainage patterns with arrows or topography lines.

**Attachment 2: Project Budget\***

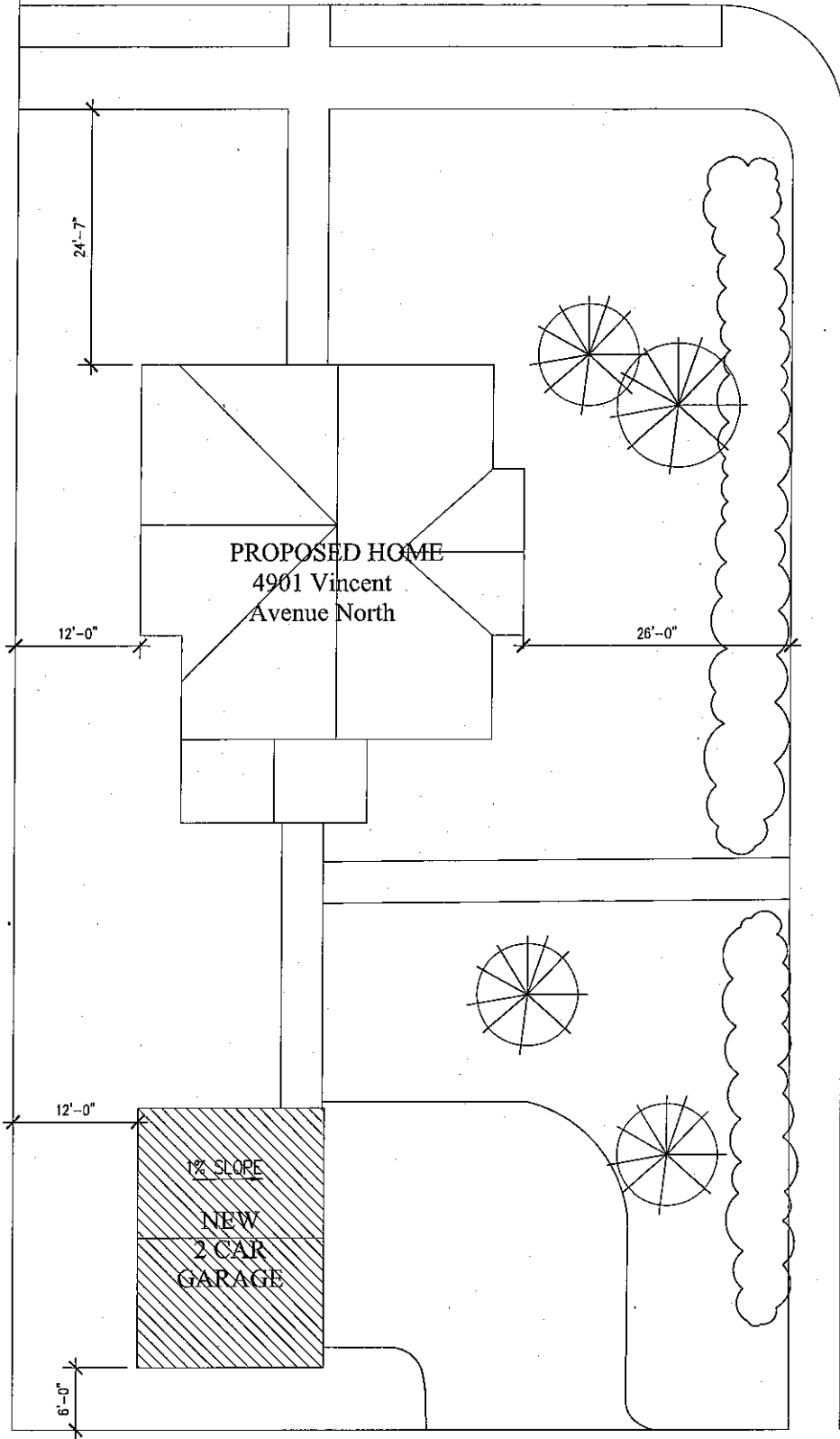
User is requesting project subsidy through CPED programs, a proforma is filled out INSTEAD OF this project. A. Fill out the project budget below. For items that will not have a cost leave the field blank. Items in red are required fields. Shaded items will fill in automatically, based on information filled out in the Offer to Purchase.

1. Acquisition/Purchase Price	\$ 16,400.00	
2. Construction costs (contractor estimate)	214,500	
3. Contingency (set aside for construction overruns)	13500	5% of construction
4. Architect and Design Fees	4000	
5. Environmental Testing		
6. Survey	2000	
7. Financing Interest During Construction	1500	
8. Real Estate Taxes		
9. Insurance	600	
10. Utilities	300	
11. Property Maintenance	500	
12. Legal Fees	1500	
13. Title, Recording, and Closing Fees	2500	
14. Realtor and Marketing Costs	5500	1.7% of sales price
15. Green Certification Program Fees		
16. Other: <u>Appraisal</u>	500	
17. Other: <u>Demolition</u>	7000	
18. Other: <u>Closing &amp; Acquisition</u>	2500	
19. Other: _____		
20. Developer Fee		
<b>TOTAL DEVELOPMENT COST (Sum of items 1-20)</b>	<b>272800</b>	
21. Market Value or Sales Price After Construction	325000	
<b>VALUE GAP or (PROCEEDS)</b>	<b>52200</b>	

**B. How will you pay for the total development cost shown above?**

<u>93000</u>	Cash: attach a bank statement dated within 30 days
<u>26592</u>	Credit: attach credit statements dated within 30 days
<u>275000</u>	Financing: attach a pre-approval letter that shows the amount approved as well as the name, address, and contact information for your lender
<u>          </u>	Net Sale Proceeds: attach a net sale sheet from a realtor for pending property sale
<u>275000</u>	<b>TOTAL FINANCING (should equal or exceed Total Development Cost)</b>

VINCENT AVENUE NORTH



49TH AVENUE NORTH

ALLEY

LOT AREA: 9516 S.F.  
BUILDING AREA: 1375 S.F.  
GARAGE AREA: 450 S.F.

NOTE: VERIFY NUMBER OF TREES TO BE REMOVED.  
ONLY REMOVE THE TREES THAT ARE REQUIRED  
TO CONSTRUCT THE HOUSE AND GARAGE.  
PROTECT ALL OF THE REMAINING TREES DURING  
CONSTRUCTION



PROPOSED SITE PLAN FOR 4901 VINCENT AVENUE NORTH

