



GORMAN
& COMPANY, INC.



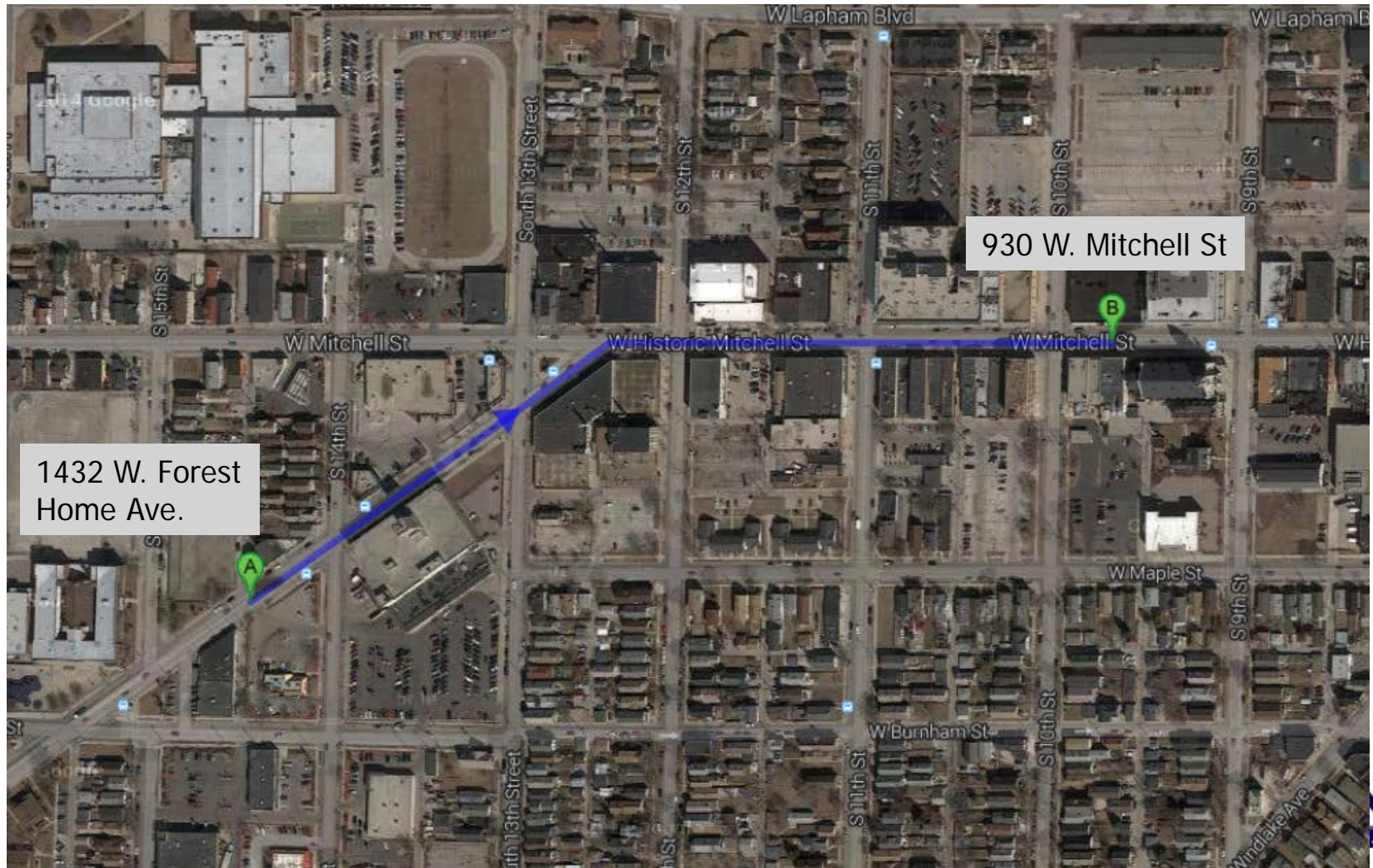
December 2, 2014

vjs
CONSTRUCTION SERVICES

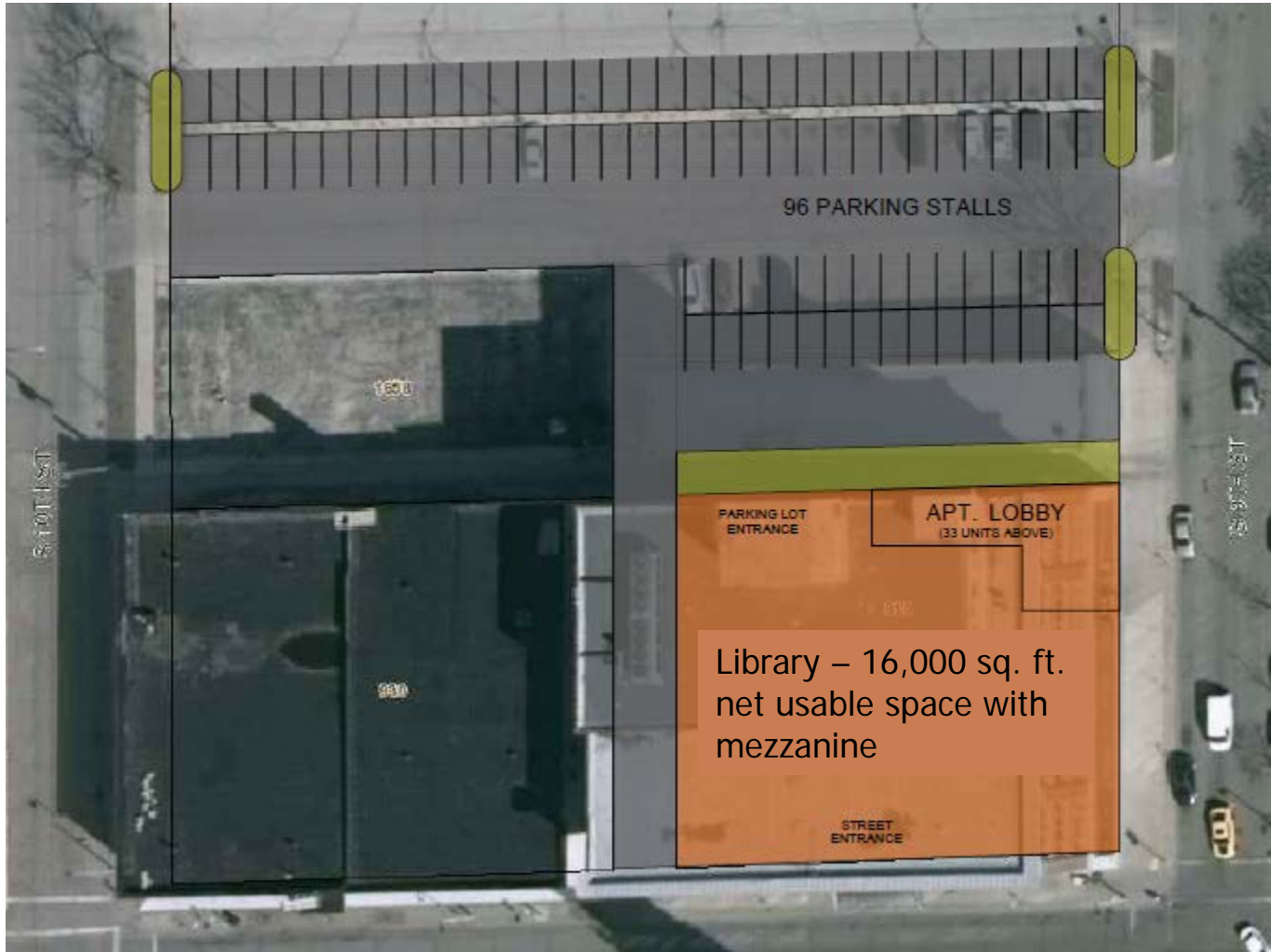
Team

- Gorman & Company, Inc.
- Mitchell Investment Properties
- VJS Construction

930 W. Mitchell St. - 0.4 miles away



Site Plan



Building Rendering



Deal Structure

Library Purchase Price - \$1,500,000

- White Box - \$1,100,000
- Condominium Space - \$400,000

Building Floors

First Floor - Library condo space with mezzanine – 16,000 sq. ft.

Floors 2-5 – Currently office space – possibly apartments

Owner's Intent – to have a mixed-use building that can be fully renovated using historic tax credits.



ANY QUESTIONS?

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