

Real Estate	Tax ID Numbers 28-32-25-23-0011, 28-32-25-23-0012 and 28-32-25-23-0013
Acreage	Approximately 3.97 acres or 172,933 SF
Asking Price	\$2,075,198 (\$12.00 / SF)
Offer Price	\$1,383,464 (\$8.00 / SF)
Earnest Money	\$10,000 Non-refundable
Additional Earnest Money (For Extensions)	\$30,000, Non-refundable after each extension is exercised
Inspection Period approval before sale)	INITIAL PERIOD: January 22, 2019-June 15, 2019 (city requires plat/ site plan approval before sale)
Closing	Within 30 days of notice to proceed. Can be extended six times in one month increments.
Extensions	Developer will deposit \$30,000 in escrow to be drawn down by City in \$5,000 increments per month extended starting on June 15, 2019. Once City draws down each monthly \$5,000.00 extension it becomes non-refundable.
City take care of	ALTA Survey and Title Work
Performance	City to require construction of Building 1 and a Certificate of Occupancy to be issued by June 15, 2020. If this is not done, the City may exercise the Right of Re-Entry. City to require Building 2 to be constructed and a Certificate of Occupancy to be issued by June 15, 2021. If this is not done, the City may require the developer to make penalty payment in the amount of \$150,000 (or as negotiated) to the City. (construction deadlines)
Assignment	Requires city approval if not same owners/ company
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry Planning Commission (Tim): Land Use, Development Agreement, Site Plan, Plat Council: Final Approval on both items