

1. Ownership Map Attached. The Blue "Coral" area is the fee of the square property itself
2. See Question 5
3. Title would be taken clean. The principal is \$11,200,000 + accruing costs and interest. It is not expected to exceed \$12,000,000
4. Current TIF runs until 2030. The County has debt secured by the TIF payments. There is additional subordinate debt owed to CDA & VCC that is not secured by the property. It would be paid out of excess TIF payments and would be a responsibility of Coral Co. not any future owner.

SOURCE	AMOUNT	APPLICATION	
		STATUS	TIMING
Cuyahoga County	\$ 2,000,000	Submitted	Jan-22
Cleveland Development Advisors	\$ 1,000,000	Submitted	Feb-22
Village Capital Corporation	\$ 500,000	Submitted	Dec-21
Cleveland Foundation	\$ 1,000,000	Submitted	Mar-22
Gund Foundation	\$ 500,000	Pending	Mar-22
Saint Luke's Foundation	\$ 250,000	Submitted	Dec-21

5.
  - a. Estimated Capital Improvements costs are \$4,000,000
  - b. \$1,250,000 is for reserves, soft costs and operations.
6. Can you give me the tenant info?
7. Steering Committee would include members from the City of Cleveland and the NVC/BBC team and would be responsible for monitoring the operations, marketing, and disposition of Shaker Square. The NVC/BBC team would be responsible for the day-to-day operations. The Steering Committee and the operations team would be responsible to a public process of engagement with all relevant stakeholders. Ultimately, the sales transaction would need to be approved by the NVC/BBC team (as owners) and the City (as lender with first position and with the forgivable note).

Your summary info w/ a couple corrections:

- Coral Cos. Owes \$11.2M (approximately) on its note secured by the property.
  - The Note is held by Wilmington Trust (Delaware Co.) and they have secured judgment.
  - Wilmington filed for receivership
  - Newmark is the receiver, John Rothschild.
  - If a resolution cannot be reached, Wilmington will push for a foreclosure sale. They have indicated that if they do not get a price they want, they will buy the note and sit on the property.
  - The receivership has not gone for a sale yet.
- Proposed loan is for up to \$12 million
  - Loan would be used by NVC to acquire the property
    - NVC has purchase agreement w/ Coral
    - Funds would be escrowed and used for Coral to redeem the Note

- Coral would deed the property to NVC
    - Transactions occur concurrently.
  - Current balance on the loan is \$11.2 million; fees and interest accrue daily. The \$12,000,000 provides sufficient funds to fully redeem the note, we anticipate it to be less than \$12M but will not know until we can get a closing date scheduled.
- \$14.9 mil appraisal in March 2020 as part of proposed re-financing. Re-financing fell through when COVID hit.
  - Estimated value of distressed property is \$5.6 mil per CNP
- Project Plan
  - Acquire property
  - Conduct Capital Needs Assessment and conduct needed maintenance/repairs (structural, façade, water damage, etc.)
  - Market property to new owner and dispose
- City Funding Structure
  - 50% (\$6 mil) 1st position loan
  - Remainder subordinate to dollars for investment (See chart above)
  - Forgiveness conditions:
    - City review, analyze offers & development vision, approve new owner.
    - City to forgive up to the full balance based on determination of excess proceeds from sale