



**GORMAN**  
& COMPANY, INC.



December 9, 2014



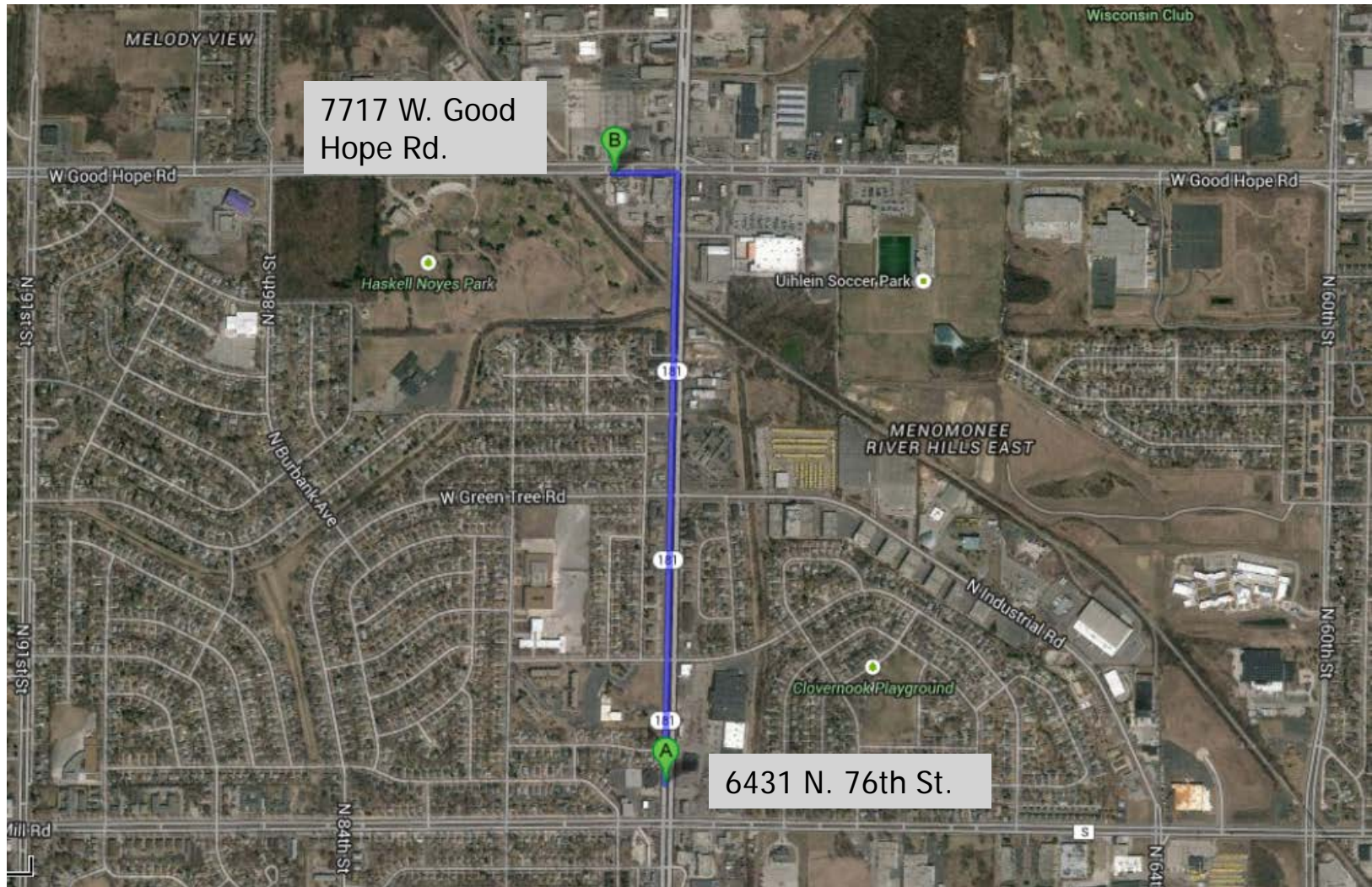
# Team

- Gorman & Company, Inc.
- Northwest Side CDC
- TransCenter for Youth

# Villard Square GrandFamily



# 7717 W. Good Hope Rd. – 1.0 mile



# Site Plan



# Deal Structure

## *Sources for Library Component*

New Market Tax Credit Equity - \$1,200,000

Construction Financing - \$3,300,000

## *Uses for Library Component*

Hard Construction Costs - \$3,800,000

Soft Costs - \$700,000

# Site Details

First Floor - Library condo space – 17,000 sq. ft. (flexible)

Second Floor – TransCenter For Youth – NOVA

Remaining Lot Acreage

- ▣ 50 spaces reserved for library
- ▣ 15 spaces reserved for NOVA
- ▣ Outside secure play/learning area

Renewable Energy Tax Credits – solar panels

# Alignment with Northwest Side Plan

- Department of City Development published Northwest Side Plan in 2008
- “There is a strong market for building single-family homes in the neighborhoods...new housing development should be limited to owner-occupied units...”
- Focus groups showed some residents did not want additional multi-family housing





ANY QUESTIONS?

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