

IPS Surplus Property Closed Sales

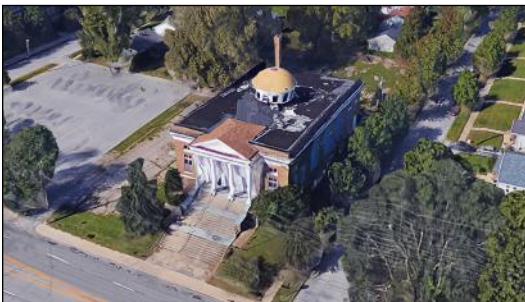
Total Proceeds Closed Sales: \$20,033,000.00

Total Development Value: \$426,350,000.00



Property #1: Minnie Hartmann School 78
Buyer: John H. Boner Center
Closing Date: 9/7/2015
Sale Price: \$400,000.00
Project Development Value: \$2,500,000.00
Reuse:

- 64 affordable senior apartments
- 150-seat, childcare center
- Community space



Property #2: Phillips Temple
Buyer: Van Rooy Properties
Closing Date: 9/7/2015
Sale Price: \$122,500.00
Project Development Value: \$3,600,000.00
Reuse: 40 market-rate apartments



Property #3: CIRT
Buyer: Milhaus Properties
Closing Date: 11/24/2015
Sale Price: \$1,100,000.00
Project Development Value: \$7,600,000.00
Reuse: 77 market-rate apartments



Property #4: Florence Fay School 21
Buyer: TWG Development, LLC
Closing Date: 2/26/2016
Sale Price: \$500,000.00
Project Development Value: \$13,500,000.00
Reuse: 73 affordable senior apartments



Property #5: Otis E. Brown School 20
Buyer: Tessera (Yeshua Society)
Closing Date: 7/20/2016
Sale Price: \$255,000.00
Project Development Value: \$500,000.00
Reuse: Community center and church

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Property #6: College Avenue Doubles
Buyer: L. Stoeffler and Associates, Inc.
Closing Date: 12/21/2016
Sale Price: \$423,000.00
Project Development Value: \$650,000.00
Reuse: Market-rate rental units



Property #7: James E. Roberts School 97
Buyer: Core Redevelopment, LLC
Lease Date: January 2017
Lease Proceeds/Sale Value: \$50,000.00 per year / \$833,000.00
Project Development Value: \$3,000,000.00
Reuse: 31 market-rate apartments



Property #8: SCIPS - Service Center IPS
Buyer: Bottleworks District, LLC
Closing Date: 9/1/2017
Sales Price: \$12,000,000.00
Project Development Value: \$300,000,000.00
Reuse: Mixed-use office, hotel, retail, and residential



Property #9: Mallory/Ford
Buyer: Ford TWG, LLC
Closing Date: 11/3/2017
Sales Price: \$1,650,000.00
Project Development Value: \$45,000,000.00
Reuse: Mixed-use office, retail, and 132 market-rate and affordable apartments



Property #10: FMD/Polk
Buyer: TWG Development, LLC
Closing Date: 2/12/2019
Sales Price: \$2,750,000.00
Project Development Value: \$50,000,000.00
Reuse: Mixed-use office, event space, and 190 market-rate and affordable apartments

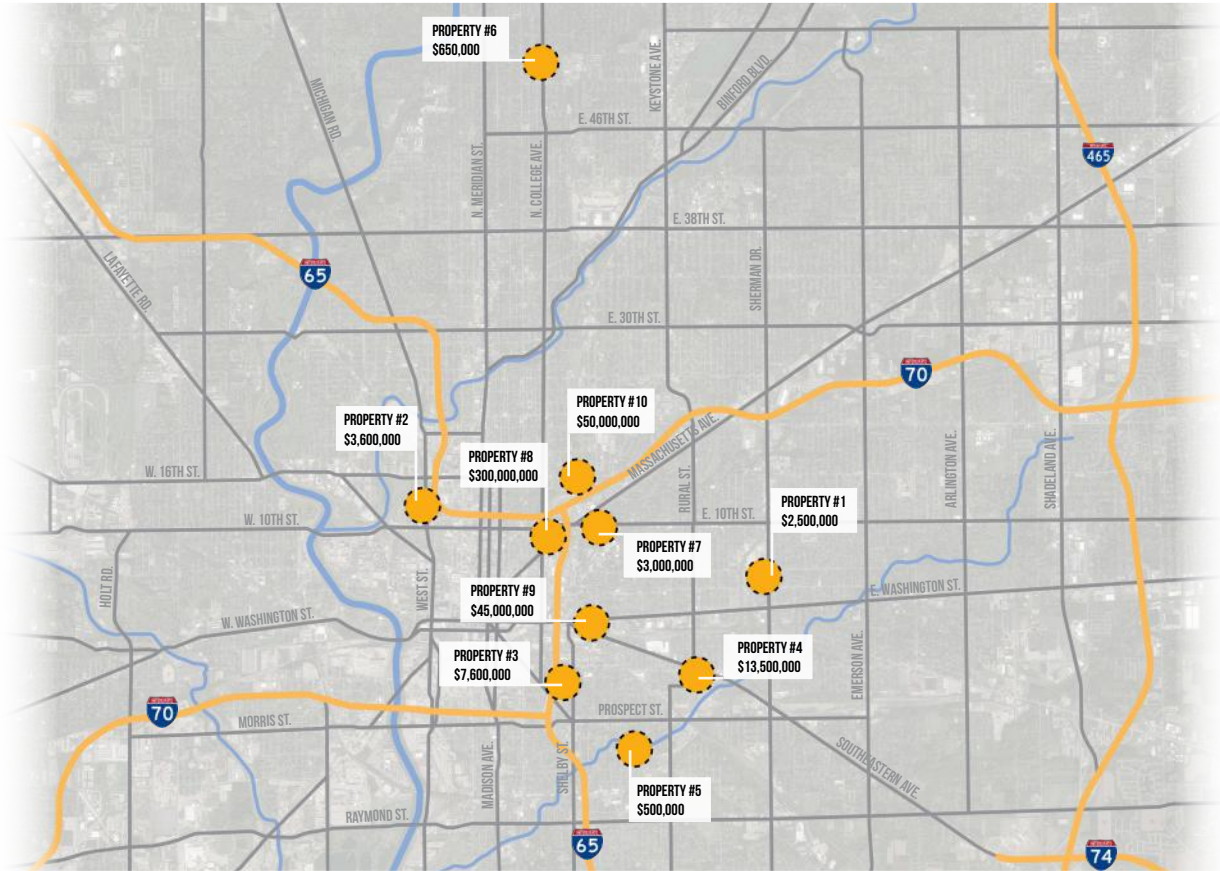
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Property Locations and Development Value in Indianapolis



| PROPERTY # | PROPERTY NAME | ADDRESS |
|------------|----------------------------|-------------------------------------|
| 1 | MINNIE HARTMANN SCHOOL 78 | 3734 E. VERMONT ST. |
| 2 | PHILLIPS TEMPLE | 1226 DR. MARTIN LUTHER KING JR. ST. |
| 3 | CIPT | 931 FLETCHER AVE. |
| 4 | FLORENCE FAY SCHOOL 21 | 2815 ENGLISH AVE. |
| 5 | OTIS E. BROWN SCHOOL 20 | 1849 E. PLEASANT RUN PKWY. S. DR. |
| 6 | COLLEGE AVENUE DOUBLES | 5334-5340 N. COLLEGE AVE. |
| 7 | JAMES E. ROBERTS SCHOOL 97 | 1401 E. 10TH ST. |
| 8 | SCIPS - SERVICE CENTER IPS | 850 MASSACHUSETTS AVE. |
| 9 | MALLORY/FORD | 1301 E. WASHINGTON ST. |
| 10 | FMD/POLK | 1129 E. 16TH ST. |