

**OFFER TO PURCHASE COMMERCIAL/INDUSTRIAL
OR MULTIFAMILY/RESIDENTIAL LAND AND IMPROVEMENTS**
from the
CITY OF MINNEAPOLIS

Offering Developer:
Grainbelt Ballroom, LLC
EIN # 27-0522739
State ID # Applied For

RECEIVED
CPED

JUL 13 2009

TIME: _____
RE: _____
2:21 pm
Chb



Kristina Oman, Owner
100 West Franklin Avenue
Minneapolis, MN 55404
Phone: 612-871-4545
Fax: 612-871-4747
kristinoman@aol.com

Kristina Oman

2. Plans:

The Offeror intends to redevelop the Property, located at 1215 Marshall Street NE, Minneapolis, MN for office use and an event center. The Offeror will be responsible to ensure the Property is zoned properly. The Offeror plans to work with Minneapolis Historical Preservation to ensure the restoration of the building is true to its original character. The Offeror has a proven history and experience in restoring buildings and keeping them as part of the valued portfolio of properties. The intent is not to renovate the Property and sell off to make a profit but to maintain as a usable and respected asset in the community. The Offeror is committed to working through any potential parking issues and has negotiated with the neighboring bank to lease spaces for weekend events. Please see the attached architectural renderings and drawings for plans on the Property.

3. Entities:

We are in negotiations with the following entities and certified others of our choosing:

R.J. Ryan Construction
1100 Mendota Heights Rd
Mendota Heights, MN 55120

26 years of experience with design, construction, and construction management. Named one of the top general contractors in the Twin Cities for last 8 years.

DJR Architects, Inc
333 Washington Avenue N
Suite 210 – Union Plaza
Minneapolis, MN 55401

DJR has 24 years experience and has proven success on working together with municipalities, public agencies and community organizations to bring projects to fruition. Developer has worked with DJR for 10 years.

Experience:

The Offeror has undertaken over 15 major commercial renovation projects in Minneapolis. Each project has proven to attract and retain successful businesses and employees in addition to substantially improving the aesthetic appeal of the buildings, ultimately benefiting the prospective neighborhoods and the City of Minneapolis. Our properties have been chosen carefully and treated as worthy pieces of Minneapolis. The end result has been approximately 95% occupancy in these properties and the intent is to carry on their current relevance and accomplishment. Recent successful renovations include, but are not limited to the following:

The Semple Mansion – 100 West Franklin Avenue
Northwind Warehouse – 2400 2nd Street Northeast
Uptown Wellness – 2920 Bryant Avenue South
Opening Night Building (Rowland Millworks) – 2836 Lyndale Avenue South

We have included descriptions & photos of the above highlighted projects.

Offeror is not requesting any public financial assistance with this project, except for competitive grant funds for environmental remediation and public infrastructure cost from non-City sources. In lieu of providing additional financial information, Offeror has provided a full commitment letter for the purchase and redevelopment of the property in the amount of \$2,000,000.00 and authorizes the City of Minneapolis to speak with Coulee Bank directly if more information to determine creditworthiness is necessary. Please note the approval is from the same banker from the previous letter enclosed in my last RFP, who is now with a new banking institution. The Offeror's relationship with this particular banker has grown over the last 10 years and has financed over 15 construction projects.

Despite current the economic crisis, this has had little effect, if any, on Offeror's day to day operations. Our vacancy levels are consistent with, if not higher than they have been in the past. The Semple Mansion continues to be one of the most sought after reception venue sites in the Twin Cities with reservations booked for the next two years

4. Capital Pro Forma: See attached Proposed Budget

5. 15 Year Proforma: See attached 2011 Profit & Loss and 15 year Proforma

6. Market Study: The market study of the Offeror is experience. The Grain Belt Ballroom renovation will be similar to the renovation of the Semple Mansion. The impeccable historical preservation and renovation was key in the success of the event center itself. The Grand Palladian Ballroom, located on the third floor of the Semple Mansion, has won the Minnesota Bride Magazine best reception award three years in a row (2007-2009). See awards attached.

7. Public Benefits: The public benefits include:

- The creation of jobs, in addition to the office use businesses, the event center would input 50+ new jobs every weekend (caterers, photographers, florists, music artists, party rental equipment, etc.).
- Complete immediate total renovation to protect the property now and in the future
- Currently the Northeast market is underserved for high quality event space. This would provide a venue to fit this need in the neighborhood.
- We would immediately landscape the site along with the Orth Brewery ruins which would provide an improvement to the aesthetics of this entire parcel.
- Overall improvement of the aesthetic appeal of the building, which ultimately benefits the neighborhood and surrounding businesses.
- See attached letter from Sheridan Neighborhood Organization (SNO) which gives strong support for our use and redevelopment of this site.

8. Timeframe:

January 30th, 2010 – Closing on the Property

February 1st, 2010 – Construction Commencement

January 1st, 2011 – 100% Construction Completed

January 1st, 2011 – Events begin and Office Tenants Move-In

9. Consent for Release of Response Data: See attached signed form.

10. End User: The end user will be Grain Belt Ballroom, I.I.C.

11. Other Information:

ORTH RUINS:

As part of our proposal, we would also propose to landscape the Orth Brewery archeological site, in a fashion approved by the appropriate historical authorities. This would dramatically improve the site appearance of the entire property. This would reinforce and benefit the event uses of the Grain Belt Office building (since the unkempt site appearance is now a major detriment) and actively encourage the earlier housing redevelopment of the site. The cost of this work would add approximately \$50-75,000 to the overall development budget, since a minimal landscaping is required by the historical review agencies. If selected, the Developer would anticipate entry into a suitable long term use agreement for the site, providing for shared event use and public use.

STATEMENT OF OFFEROR'S QUALIFICATIONS:

Undoubtedly, Kristina Oman has the experience, heart and interest as a minority business owner in the City of Minneapolis to take on this project. Unlike corporate giants of the commercial real estate industry, Oman has earned her place by living up to her word to make Minneapolis a better place to live and work. The City of Minneapolis can be assured that Oman's personal commitment to working with the City, neighborhood groups and other community organizations to help small businesses grow and thrive in Minneapolis.

GRAIN BELT BALLROOM

1215 MARSHALL STREET NE, MINNEAPOLIS, MN 55413



Preliminary - not for construction

233 Washington Ave. N
Minneapolis, MN 55401
Ph: 612-678-2100
Fax: 612-678-2108

DATE:	
SCALE:	
DRAWN BY:	
CHECKED BY:	
PROJECT NO:	
SCALE:	
DATE:	
DRAWN BY:	
CHECKED BY:	
PROJECT NO:	

Grain Belt Ballroom
Minneapolis, MN 55413
Drawing Index and Project Team

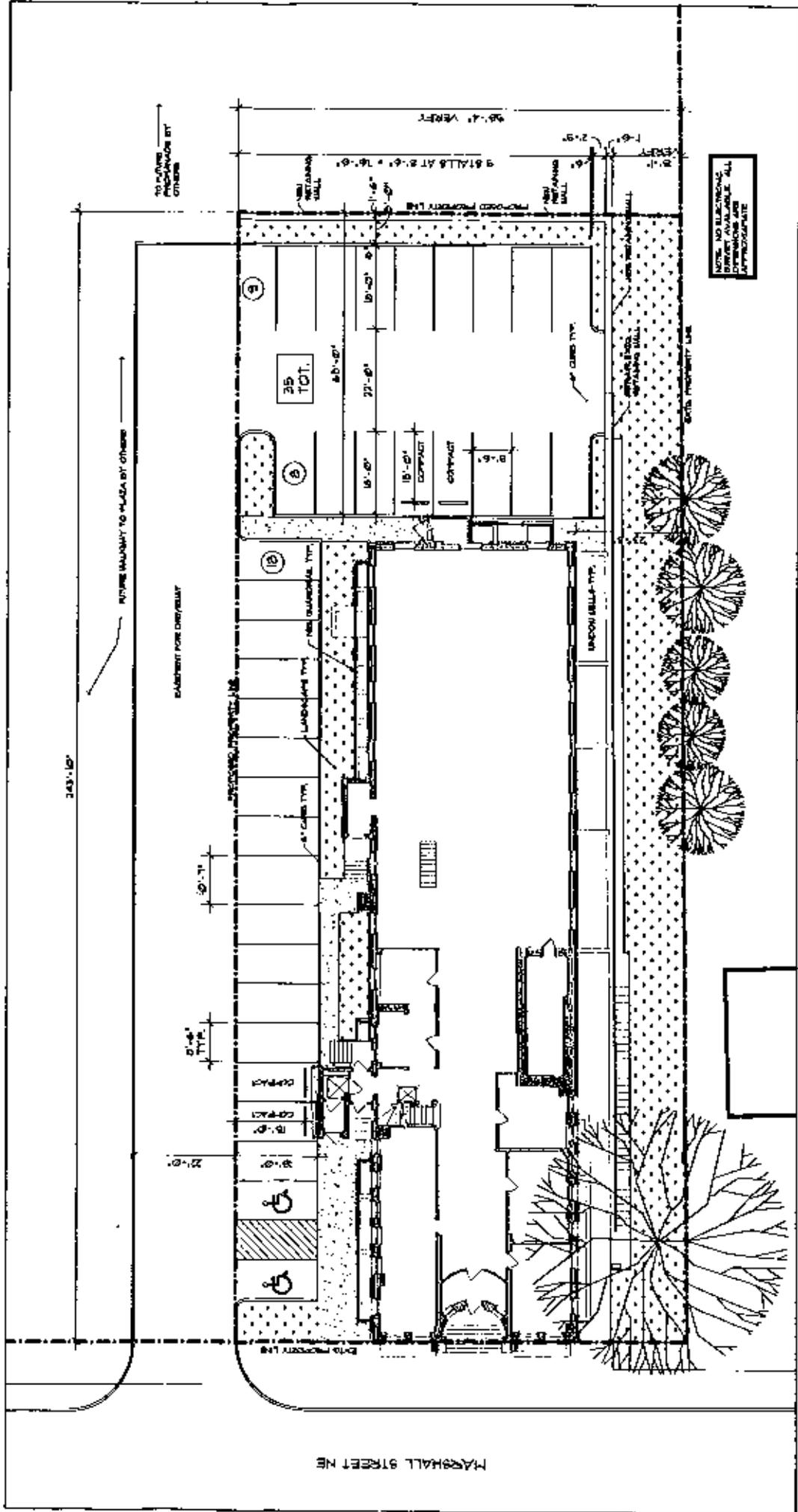
G000

GENERAL	PROJECT TEAM	DRAWING INDEX
OWNER SPACE MAINTENANCE 100 WEST PARKWAY AVENUE MINNEAPOLIS, MN 55404 CONTACT NAME PROJECT PHONE	ARCHITECT DJR ARCHITECTURE, INC. 1215 MARSHALL STREET NE MINNEAPOLIS, MN 55413 CONTACT NAME PHONE PROJECT NO	0000 COVER SHEET 0010 LIFE SAFETY PERMIT ADDITIONAL SHEETS 1000 LOWER LEVEL FLOOR PLAN & DEMO PLAN 1100 FIRST FLOOR PLAN & DEMO PLAN 1200 SECOND FLOOR PLAN & DEMO PLAN 1300 THIRD FLOOR PLAN 1400 EAST ELEVATION 1500 SOUTH ELEVATION 1600 NORTH ELEVATION 1700 WEST ELEVATION 1800 INTERIOR EXISTING CON 1900 FIRST FLOOR PLAN

PROJECT NOTES

- ALL LOCAL, STATE, COUNTY AND FEDERAL REGULATIONS, ORDINANCES, AND DECRETES SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, COUNTY AND FEDERAL REGULATIONS, ORDINANCES, AND DECRETES.
- WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, COUNTY AND FEDERAL REGULATIONS, ORDINANCES, AND DECRETES.
- WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, COUNTY AND FEDERAL REGULATIONS, ORDINANCES, AND DECRETES.





NOTE: NO ELECTRICAL
 OR MECHANICAL WORK IS
 APPROPRIATE

AS100

PROJECT NO: 04-007
 SCALE: 1/8"=1'-0"
 DATE: 04-07-08

REVISED 04-07-08

GRAIN BELT BALLROOM - RENOVATION
 Minneapolis, Minnesota

PROPOSED SITE PLAN



MARSHALL STREET NE

343'-0"

MOVING MAINTENANCE TO PLAZA BY OTHERS

PLACEMENT FORS OVER/BELOW

NO PLACING
 OR REMOVING BY
 OTHERS

9 STALLS AT 2'-6" x 16'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

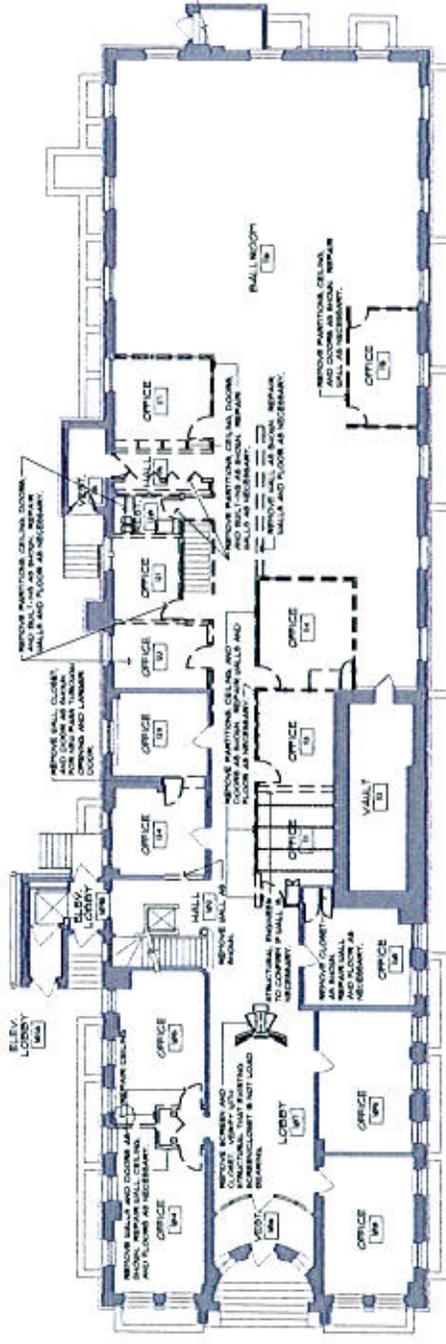
2'-0"

2'-0"

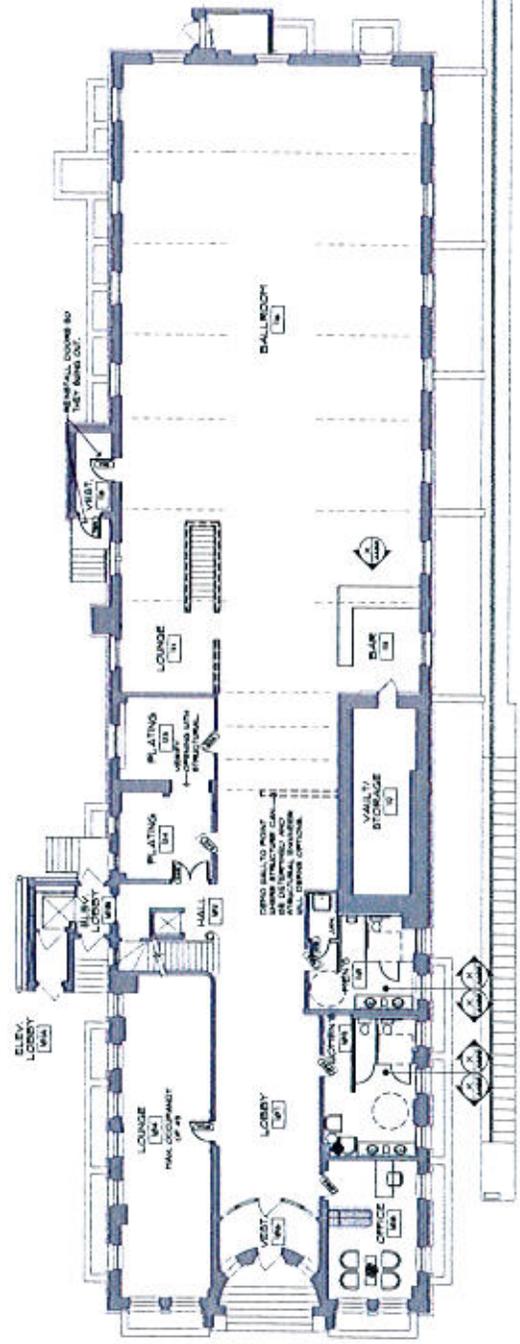
2'-0"

2'-0"

Preliminary - not for construction



C3 FIRST FLOOR DEMO PLAN
1/8" = 1'-0"



C1 FIRST FLOOR PLAN
1/8" = 1'-0"

Drawing

Grain Bell Ballroom

715 N. W. 4th Street
Haverhill, MA 01831

FOR INFORMATION ONLY

NOT TO SCALE

THIS DRAWING IS THE PROPERTY OF DJR ARCHITECTURE, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DJR ARCHITECTURE, INC.

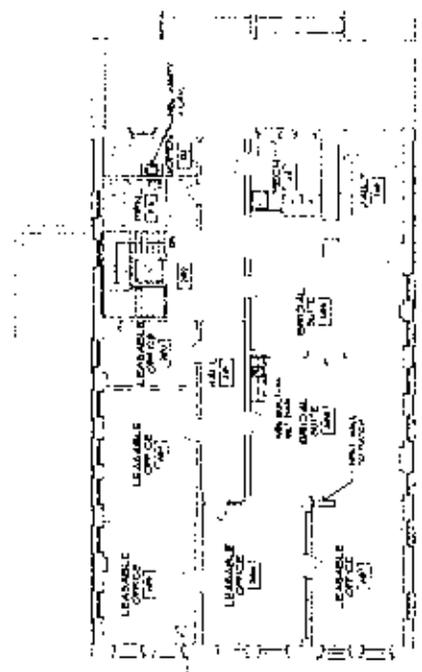
DATE:	10/11/07
BY:	[Signature]
PROJECT:	20072
DESCRIPTION:	Grain Bell Ballroom
LOCATION:	715 N. W. 4th Street, Haverhill, MA 01831
SCALE:	AS SHOWN
STATUS:	FOR INFORMATION ONLY

233 Washington Ave. #4
 Haverhill, MA 01830
 Tel: 978-375-7100
 Fax: 978-375-7106

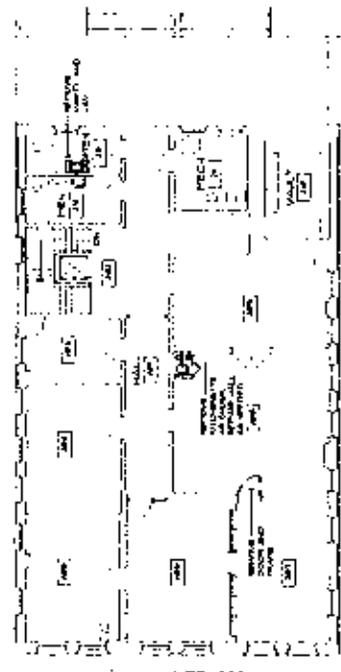


Preliminary - not for construction

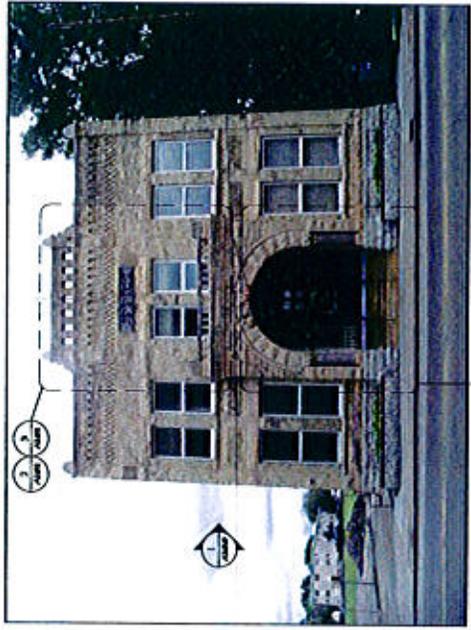
D SECOND FLOOR PLAN
 10/11/07



B3 SECOND FLOOR DET'D PLAN
 10/11/07



Preliminary - not for construction



1 WEST ELEVATION - OVERALL
AWP / NTS



2 DETAIL AWP / NTS **3 DETAIL** AWP / NTS **4 DETAIL** AWP / NTS **5 DETAIL** AWP / NTS **6 DETAIL** AWP / NTS **7 DETAIL** AWP / NTS

EXTERIOR ELEVATION NOTES

TYPICAL WALL EXTERIOR ELEVATIONS

KEEP BRICKS ORIGINAL AND APPROVED METHOD OF REPAIR AND RECONSTRUCTION AND MATCH LOCATION AND SCOPE TO REFERENCED DRAWINGS. REFER TO CONTRACTOR FOR APPROVED CONTRACTOR. APPROVED CONTRACTOR SHALL BE NOTIFIED IN WRITING BY ARCHITECT PRIOR TO BEING USED FOR REPAIRS. APPROVED CONTRACTOR SHALL BE NOTIFIED IN WRITING BY ARCHITECT PRIOR TO BEING USED FOR REPAIRS.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

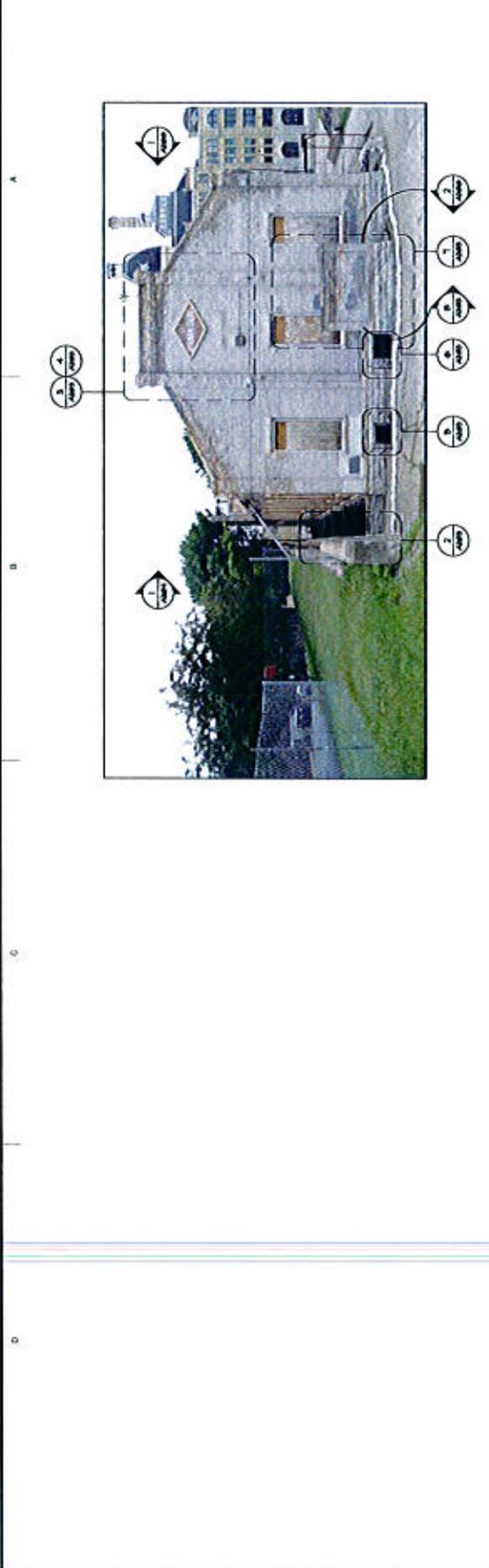
REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

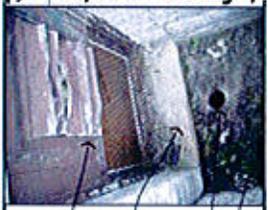
REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

REPLACE OR REPAIR WITH LIKE MATERIALS AND FINISHES THROUGHOUT ABOVE.

Preliminary - not for construction



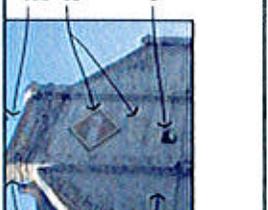
1 EAST ELEVATION - OVERALL
1/8" = 1'-0"



REMOVE CRACKING BRICK FROM CHIMNEY
REMOVE CRACKING BRICK FROM WINDOW
REPAIR CHIMNEY
REPAIR WINDOW
REPLACE LIGHT FIXTURE



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING

1 DETAIL
1/8" = 1'-0"

2 DETAIL
1/8" = 1'-0"

3 DETAIL
1/8" = 1'-0"

4 DETAIL
1/8" = 1'-0"

5 DETAIL
1/8" = 1'-0"

6 DETAIL
1/8" = 1'-0"

EXTENSIVE ELEVATION NOTE
TYPICAL ALL EXTERIOR SURFACES
CLEAN, BRICKWORKING, AND
APPROVED FINISHES
SUBJECTING LOCATIONS AND
REPAIR LOCATIONS AND WORK TO
BE DETERMINED BY AN
EXPERIENCED CONTRACTOR
REPAIR AND TOUCHUP - ALL BRICK
WORK TO BE MATCHED TO EXISTING
WORK AND TO BE REPAIRED TO BE
NON-COMBUSTIBLE
REPAIR AND TOUCHUP WORKING
FROM INSIDE OF BUILDING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING



REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING

REPAIR AND TOUCHUP FROM REMOVED CAP
TOURNOY POINT AND SLOPE OF BRICK WALL
REPAIR BRICKWORK AND REPAIR BRICKWORK TO MATCH EXISTING
REPAIR BRICKWORK TO MATCH EXISTING

7 DETAIL
1/8" = 1'-0"

8 DETAIL
1/8" = 1'-0"

Form of Consent for Release of Response Data

7/10, 2009

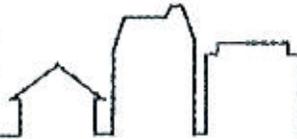
City of Minneapolis
Department of Community Planning and Economic Development
105 5th Avenue S.
Minneapolis, MN 55401

Re: Grain Belt Office Building Purchase Offer
Consent for Release of Response Data

Kristina Oman, on behalf of
Grainbelt Ballroom, hereby consents to the release the public content
(the entire offer document except tax forms and/or financial statements) of its
Offer to Purchase 1215 Marshall Street NE, Mpls, MN in response to the Invitation
to Submit an Offer to Purchase and waives any claims it may have under
Minnesota Statutes Section 13.08 against the City of Minneapolis for making such
information public.

K. Oman
Name

Owner
Title



July 8, 2009,

Re: 1215 Marshall St NE
Minneapolis MN 55413
Grain Belt Office Building Sale

Interested Party: Kristi Oman, Space Unlimited

To Whom It May Concern;

Please accept this letter as a strong endorsement from the Sheridan Neighborhood Organization (SNO) for the Space Unlimited proposal on the purchase of the Grain Belt Office building as presented by Christine Oman during our general meeting on March 23, 2009.

Ms. Oman's plan allows for the protection of a historical resource while opening up an architectural gem to the public. Saving the character of the Grain Belt Area Redevelopment District and permitting community access to an important building are preferences that have been expressed by Sheridan residents at neighborhood meetings throughout preceding RFP processes in regard to the Grain Belt Office Building.

Ms. Oman's presentation included an outlining of the challenges associated with rehabilitation and restoration that made clear a commitment to the architectural integrity of the building that would need substantial investment in order to be used as an event center similar to the Semple Mansion at Franklin & Blaisdell in south Minneapolis. Such a venue will greatly expand and enhance the 13th Avenue Arts and Entertainment Commercial Node by generating more traffic and awareness for the shops, galleries, restaurants and theater that are within walking distance.

We're all aware of the parking constraints associated with the Grain Belt Office Building. I will work to encourage creative solutions to this matter as it pertains to possible shared uses and future planning in order to accommodate automobile parking concerns.

Sincerely,

Michael Romens, President
Sheridan Neighborhood Organization

Sheridan Neighborhood Organization
909 Main Street NE - Lower Level
Minneapolis, MN 55413
Phone: (612) 379-0728 - Fax: (612) 378-7986

Coulee Bank

BANK WITH CONFIDENCE

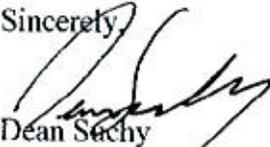
June 9, 2009

Kristi Oman
100 West Franklin
Minneapolis, MN 55404

Dear Kristi,

Please be advised that Coulee Bank, and/or its assignors, are pleased to provide you this financing proposal for the purchase of the commercial property located at 1215 Marshall Street, Minneapolis, MN. The financing is for TWO MILLION DOLLARS (\$2,000,000) for the purchase of the existing building/land and for building improvements for Kristi Oman or LLC to formed (the "Borrower"). The proposal is subject to plans and specs, appraisal, Phase I environmental report and title insurance acceptable to Coulee Bank. We appreciate this opportunity to provide financing for your project. If you should have any questions regarding this matter, feel free to contact me at (952) 697-3680.

Sincerely,



Dean Sechy
Loan Production Manager

www.couleebank.net

1516 LOSEY BLVD. SO. P.O. BOX 845, LA CROSSE, WI 54602-0845 • PH 608-784-9550 • FAX 608-784-1069
590 THEATER ROAD, ONALASKA, WI 54650 • PH 608-783-6000 • FAX 608-784-1069

PROPOSED BUDGET

Offeror: Grainbelt Ballroom, LLC

Property Address: 1215 Marshall Street NE, Minneapolis, MN

Acquisition Cost	\$ 1.00
<i>Subject to adjustment based on environmental grant funds received as follows: if project receives funds for asbestos remediation, the price will increase dollar for dollar for each dollar of such funds received; if project receives other remediation funds, price will increase 50 cents for each dollar received, after costs of preparation of the applications, DRAP and testing.</i>	
General Conditions	\$ 30,000.00
Demolition	\$ 58,710.00
Site Utilities	\$ 45,000.00
Cast In Place Concrete	\$ 111,543.00
Pre Cast Concrete	\$ 40,355.00
Tuckpointing	\$ 71,980.00
Unit Masonry	\$ 12,100.00
Rough Carpentry	\$ 86,357.00
Roofing	\$ 228,932.00
Doors, Frames & Hardware	\$ 71,909.46
Asphalt Driveway/Parking Lot	\$ 22,654.00
Glazing & Storm Windows	\$ 18,450.00
Drywall	\$ 40,121.00
Tile	\$ 32,595.00
Painting	\$ 32,870.00
Wood Flooring, Repairs	\$ 21,080.00
Fire Protection Specialties	\$ 249.00
Protective Covers	\$ 5,000.00
Toilet and Bath Accessories	\$ 1,175.00
Miscellaneous Specialties	\$ 4,587.00
Fire Protection	\$ 26,850.00
Plumbing	\$ 58,884.00
HVAC	\$ 96,940.00
Electrical	\$ 82,596.00
Landscaping	\$ 14,446.00
Asbestos and Lead Paint Abatement	\$ 210,549.00
Engineering & Architectural Fees	\$ 155,476.00
Builder's Risk Insurance	\$ 2,343.00
Drain Tile Basement	\$ 100,000.00
Re-grade surrounding land to avoid run-off	\$ 50,000.00
French Drain & Overflow Pump to control water and moderate runoff	\$ 55,000.00
Storm Water Hook-up	\$ 89,900.00
5% Contingency	\$ 95,247.00
Permit Cost (Approximately)	\$ 26,303.00
Total Development Cost	\$2,000,202.46

Grain Belt Ballroom, LLC

Projected Profit & Loss - 2011

	Jan-Dec 2011
Ordinary Income/Expense	
Income	
4005 - Monthly Rent	142,015.76
4006 - Preferred Vendor Fees	6,850.00
4015 - Ballroom Rental	688,492.29
4030 - Reimbursed Expenses	
4030.01 - CAM	8,324.48
4030.02 - Property Tax	29,815.69
4030.03 - Utilities	15,376.04
4030.04 - Misc.	1,172.00
Total 4030 - Reimbursed Expenses	54,688.21
Total Income	892,046.26
Gross Profit	892,046.26
Expense	
6005 - Advertising	29,701.39
6010 - Commissions	83,455.18
6020 - Liquor Service	53,202.00
6106 - Parking	3,570.00
6122 - Closing Fees	0.00
6123 - Common Area Maintenance	8,527.26
6124 - Cleaning	1,641.71
6127 - Contract Labor	2,241.02
6140 - Dues & Subscriptions	3,175.00
6170 - Equipment Rental	
6170.01 - Linen Rental	13,742.46
Total 6170 - Equipment Rental	13,742.46
6200 - Interest Expense	
6200.01 - Contract for Deed	0.00
6200.03 - Loan Interest	141,820.22
Total 6200 - Interest Expense	141,820.22
6205 - Insurance	
6205.01 - Liability Insurance	6,113.01
Total 6205 - Insurance	6,113.01
6340 - Permits, Licenses & Taxes	1,686.20
6617 - Real Estate Taxes	70,212.12
6625 - Repairs & Maintenance	10,510.66
6626 - Security	6,343.96
6640 - Utilities	
6640.01 - Gas and Electric	31,350.30
6640.02 - Water	5,425.27
6640.03 - Garbage/Recycle	4,700.11
Total 6640 - Utilities	41,475.68
6650 - Other Operating Expense	4,341.92
Total Expense	481,759.79
Net Ordinary Income	410,286.47
Net Income	410,286.47

Grain Belt Ballroom, LLC
15 year Proforma

Year		Net Income
2011		\$410,286.47
2012	Increase by 5%	\$430,800.79
2013	Increase by 5%	\$452,340.82
2014	Increase by 5%	\$474,957.86
2015	Increase by 5%	\$498,705.75
2016	Increase by 5%	\$523,641.03
2017	Increase by 5%	\$549,823.08
2018	Increase by 5%	\$577,314.23
2019	Increase by 5%	\$606,179.94
2020	Increase by 5%	\$636,488.93
2021	Increase by 5%	\$668,313.37
2022	Increase by 5%	\$701,729.03
2023	Increase by 5%	\$736,815.48
2024	Increase by 5%	\$773,656.25
2025	Increase by 5%	\$812,339.06
2026	Increase by 5%	\$852,956.01