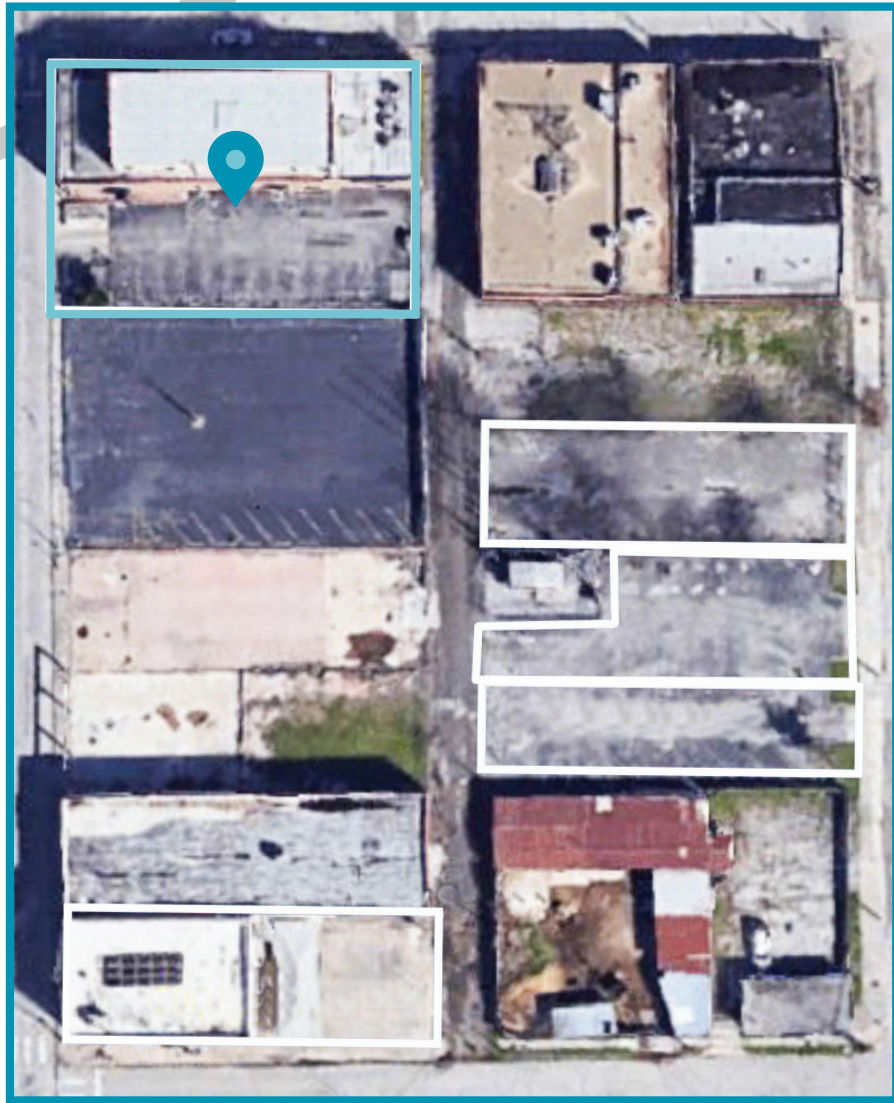




BUTLER
COMMERCIAL REAL ESTATE



PALM HOLDINGS, LLC

824 BROADWAY

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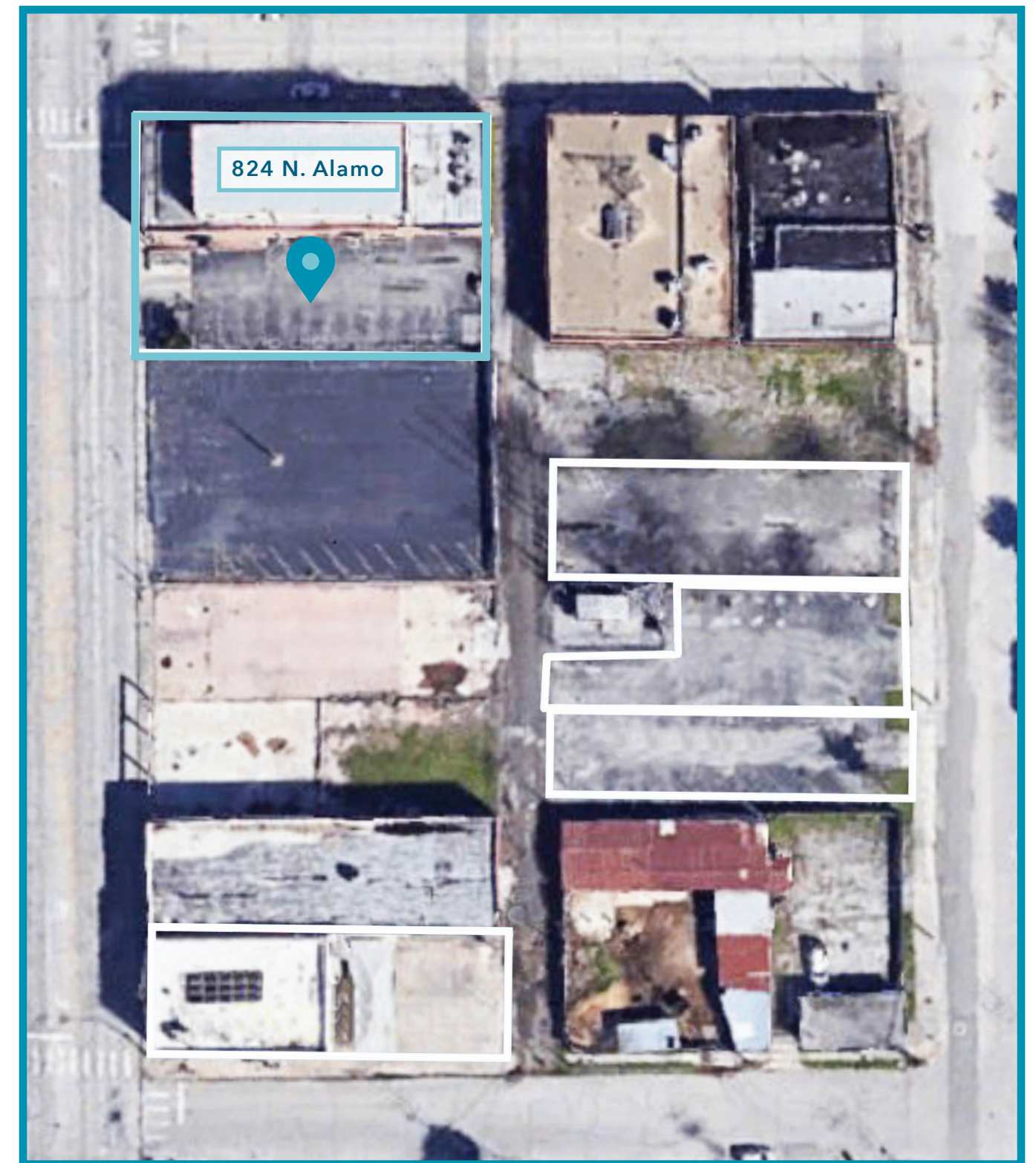
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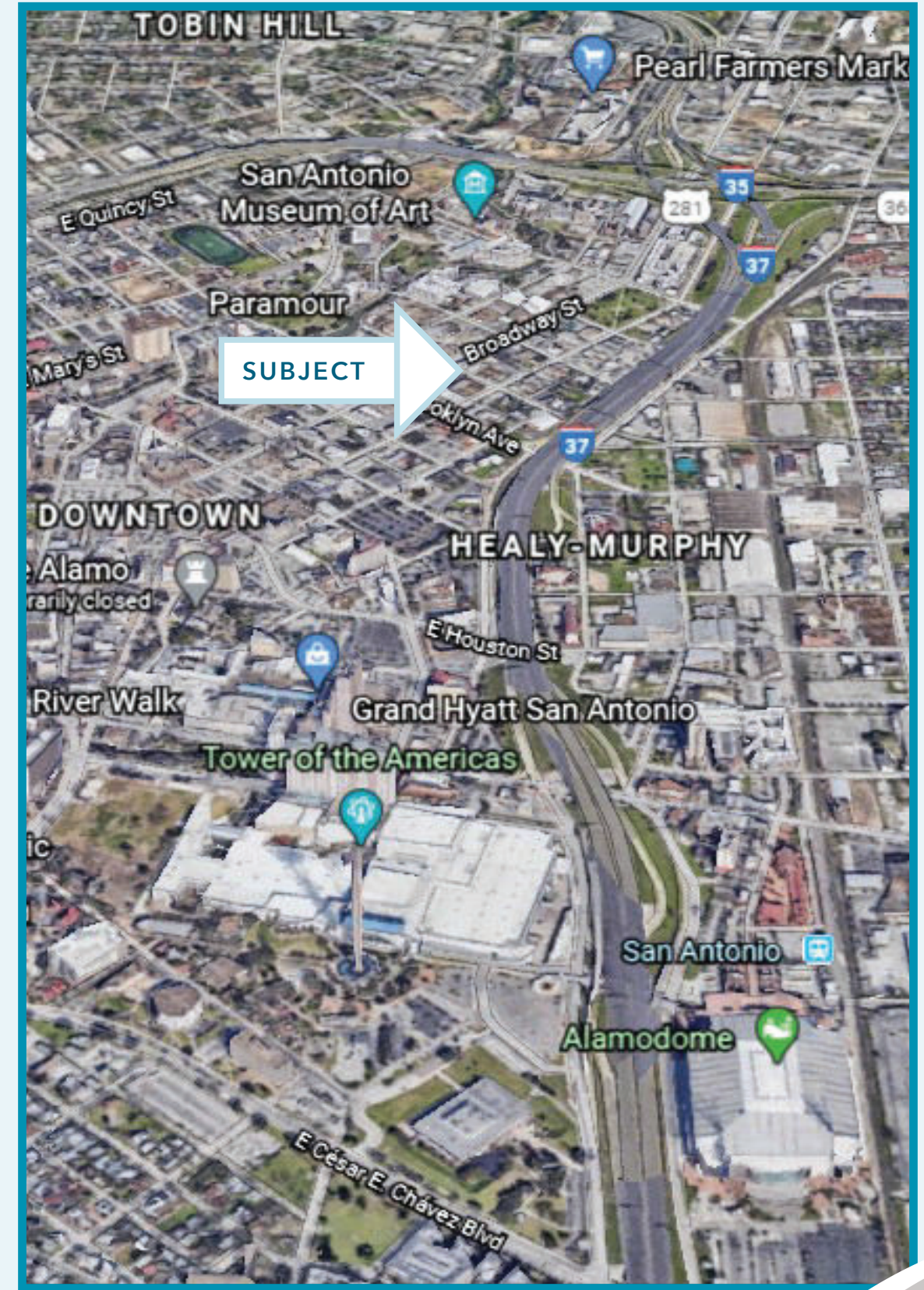
PALM HOLDINGS, LLC

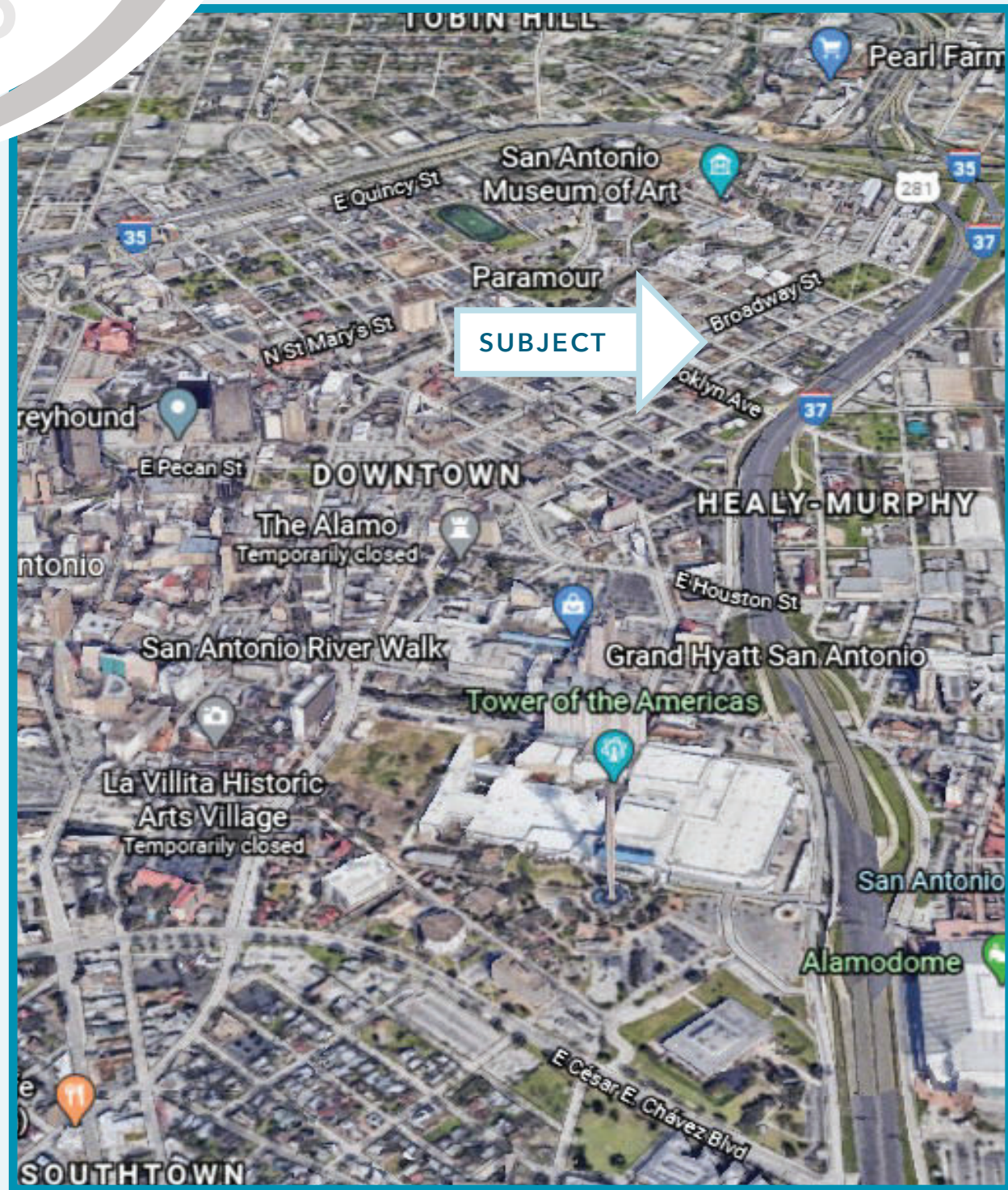
824 Broadway



PALM HOLDINGS, LLC

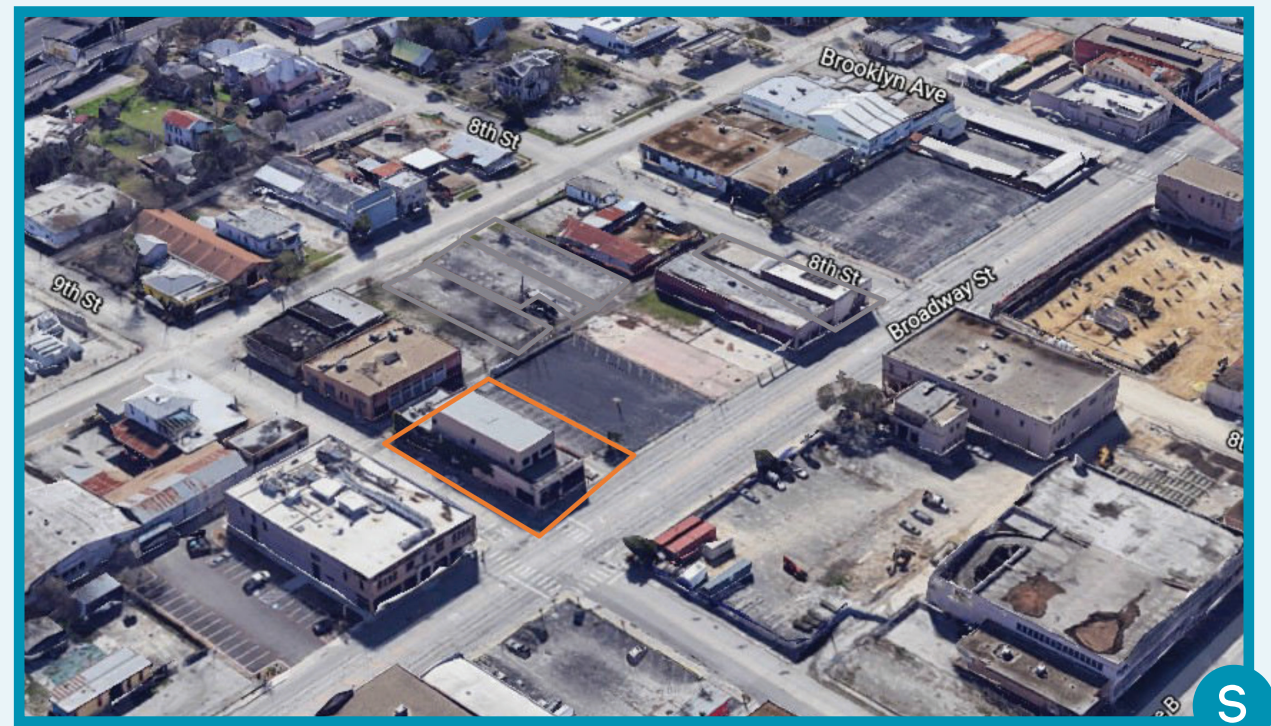
MAPS AND AERIALS





AERIAL OVERVIEW

Subject from aerial overview

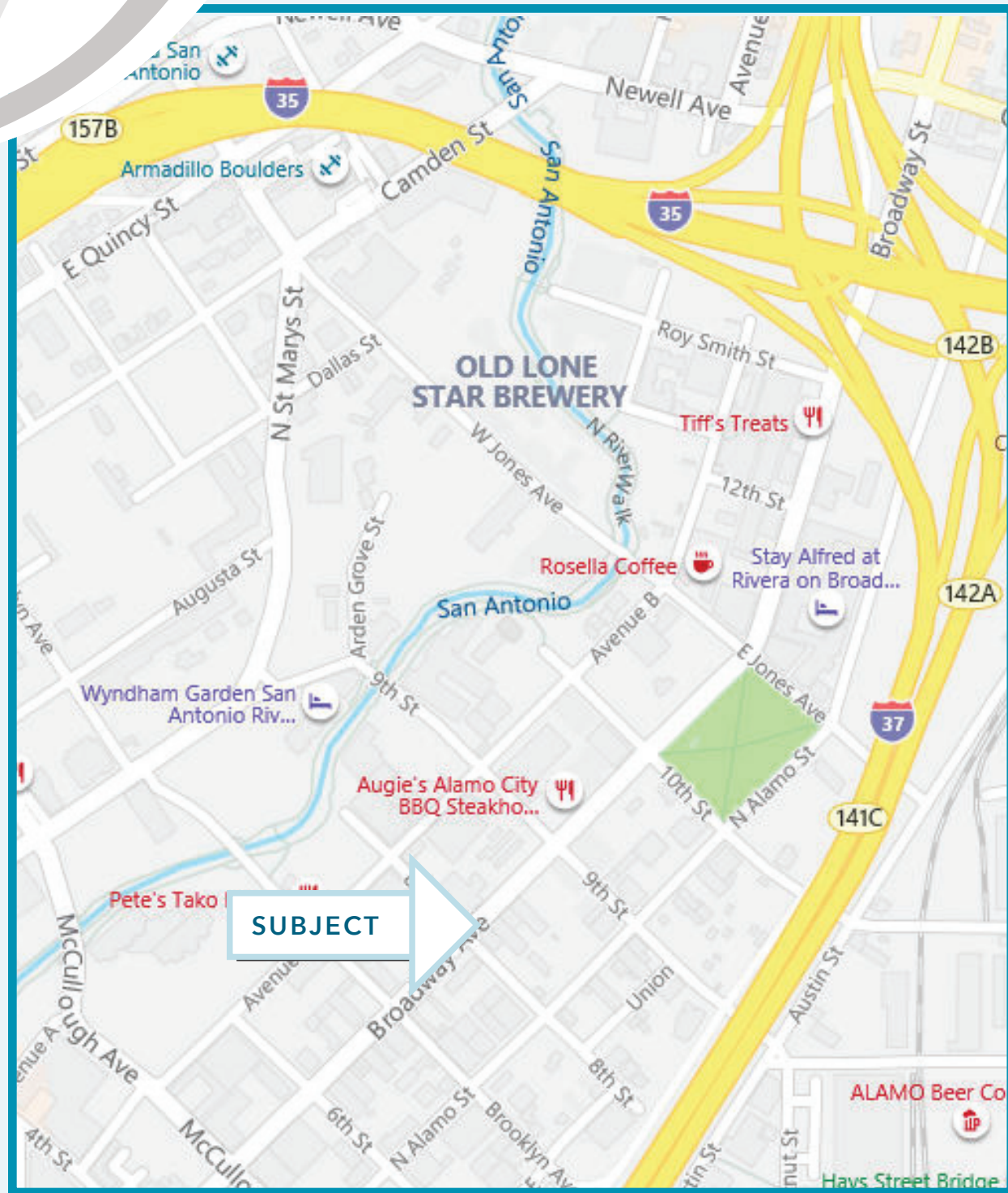


NORTH AND SOUTH AERIAL VIEW

N Looking North

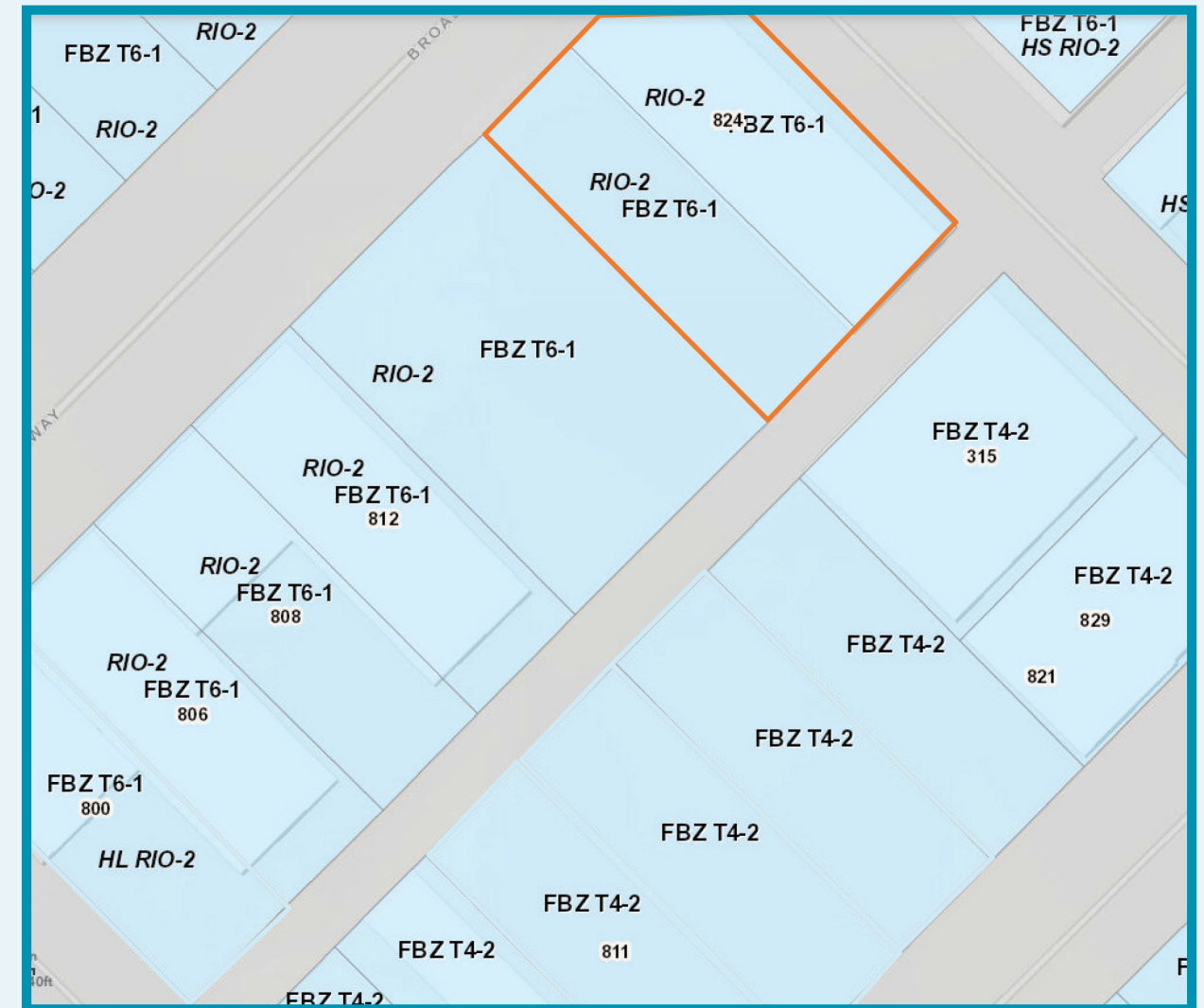
S Looking South





MAP VIEW

Subject from map view



ZONING MAP

Highlighted property zone



PALM HOLDINGS, LLC

CCHIP INCENTIVES AND BOUNDARIES



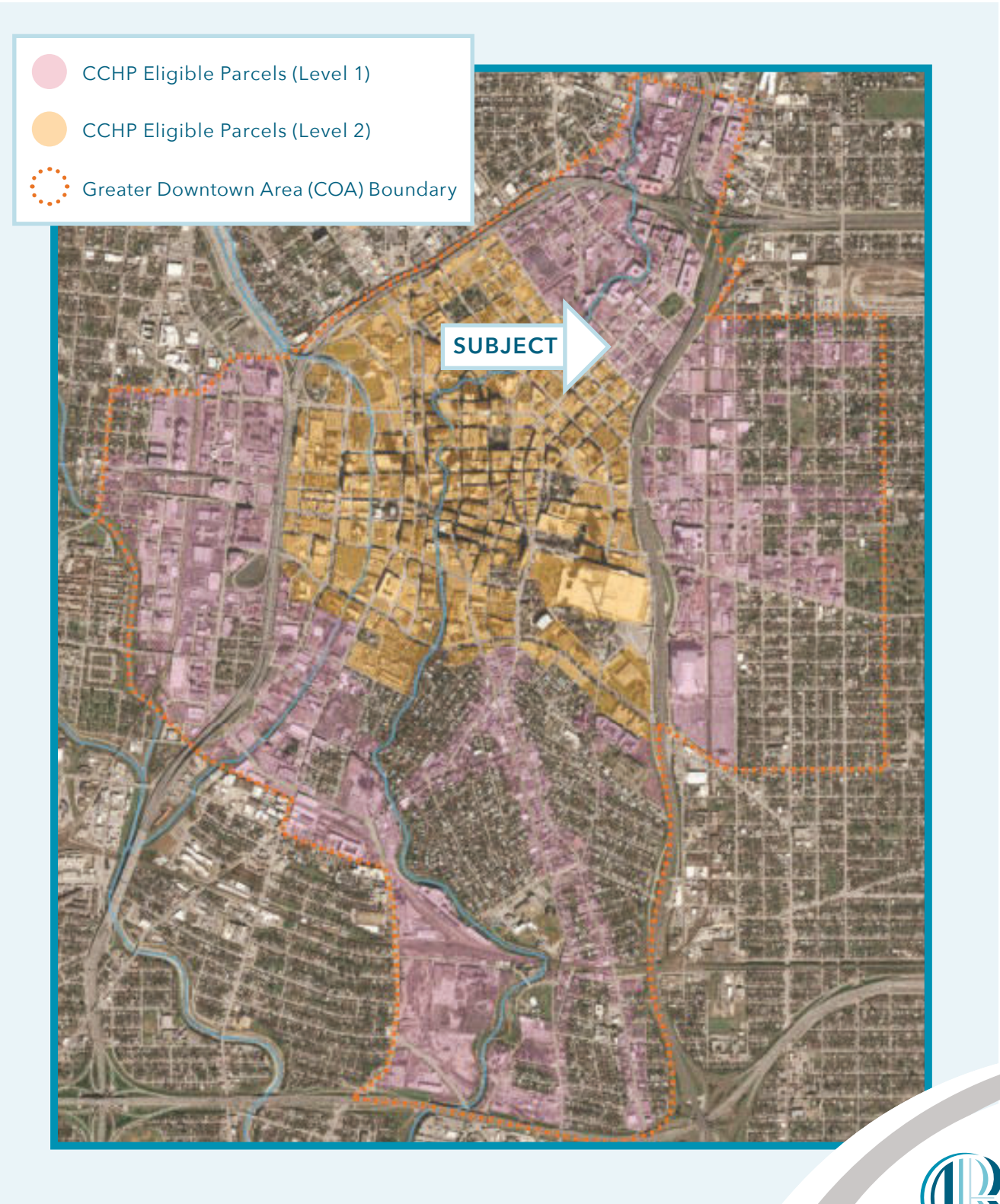
CCHIP DEVELOPMENT INCENTIVES

Please review the complete CCHIP Qualifications for more details.

INCENTIVE	DESC.	LOC.	REQUIREMENTS	INCENTIVE TERMS
Fee Waivers	Waiver of COSA Development Fees Waiver of SAWS Impact Fees	Level 1	✓	Waiver of eligible City fees; 100% Waivor of SAWS Impact Fees, up to \$1 M.
		Level 2	≥ 10% of units up to 80% and 10% of units up to 60% or above 5 stories in height	Waiver of eligible City fees; 100% Waivor of SAWS Impact Fees, up to \$500K.
		Level 3	≥ 20% units at 60% AMI or below	Waiver of eligible City fees; 100% Waivor of SAWS Impact Fees, up to \$250K.
Tax Reimbursement Grant	Annual Rebate of City Taxes on Improved Value of Property	Level 1	✓	15-year; 75% rebate; capped at \$360K per unit; \$2.75/s.f.rental
		Level 2	≥ 10% of units up to 80% and 10% of units up to 60% or above 5 stories in height	10-year; 75% rebate; capped at \$360K per unit; \$2.75/s.f.rental
		Level 3	≥ 20% affordable at 60% AMI or below	10-year; 75% rebate; capped at \$360K per unit; \$2.75/s.f.rental
Infrastructure Grant	Grant for Project-related Infrastructure Improvements	Level 1	≥ 10% affordable units	\$10,000 per affordable unit, up to \$500K
		Level 2	Not applicable	Not applicable
		Level 3	Not applicable	Not applicable

CCHIP PROGRAM BOUNDARY

Map shows parcels eligible for CCHIP Level 1 and 2 incentives as adopted by City Council in December 2018. Map has been updated to reflect the final Future Land Use map of the Downtown Area Regional Center as adopted 12/5/2019.



PALM HOLDINGS, LLC

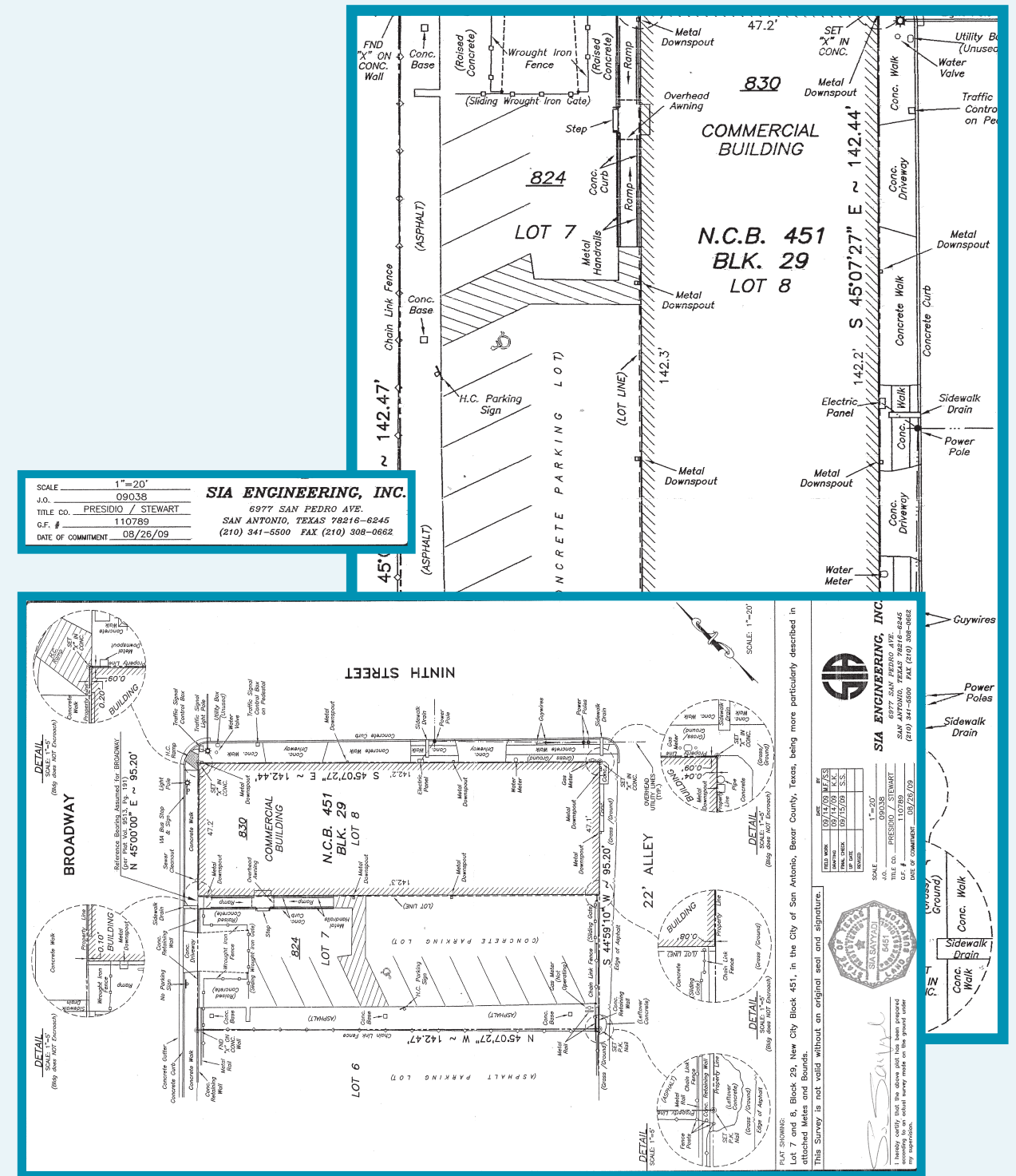
PROPERTY DETAILS AND TITLES





824 BROADWAY

- Land square feet: 13,522
- Building square feet: 9,893
- Parking: 15 on-site parking spots
- Details: 2 story office building + 100% leased



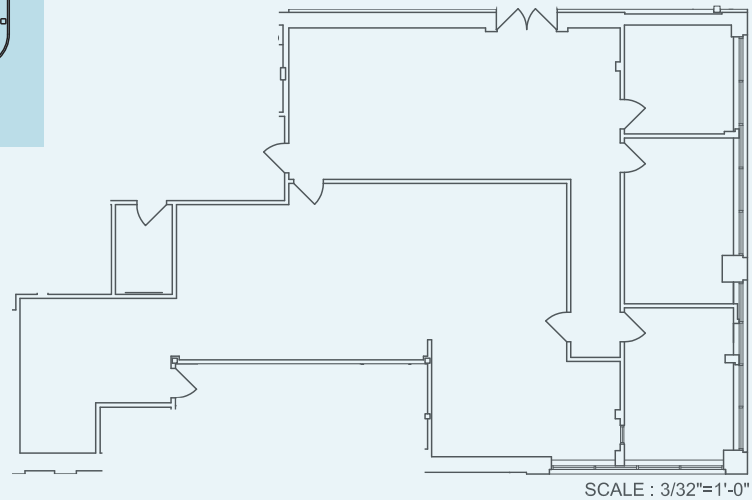
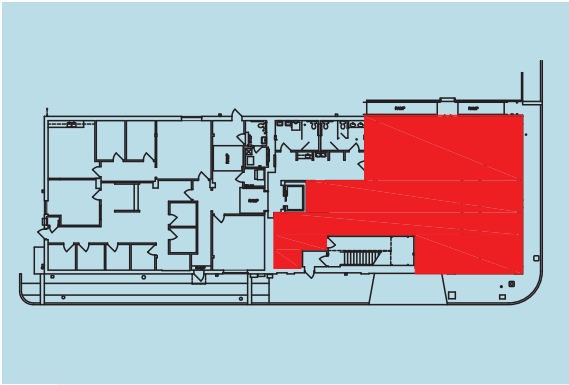
824 SURVEY

Land Title Survey for 824 N Alamo St.



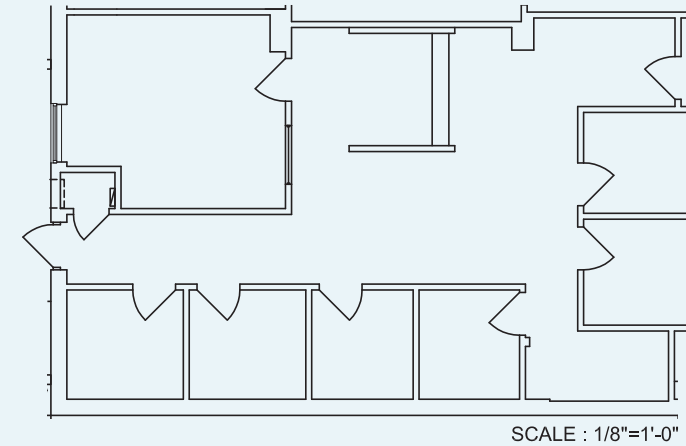
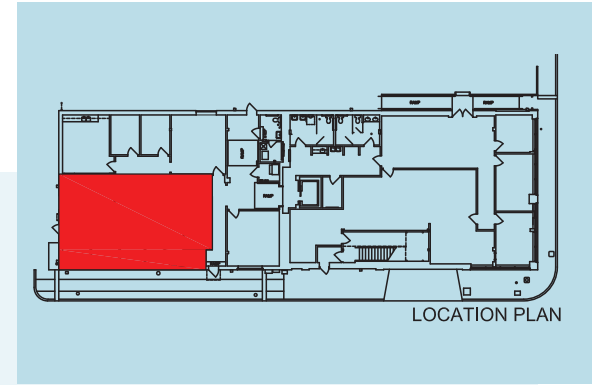
824 BROADWAY SUITES

Suite 101



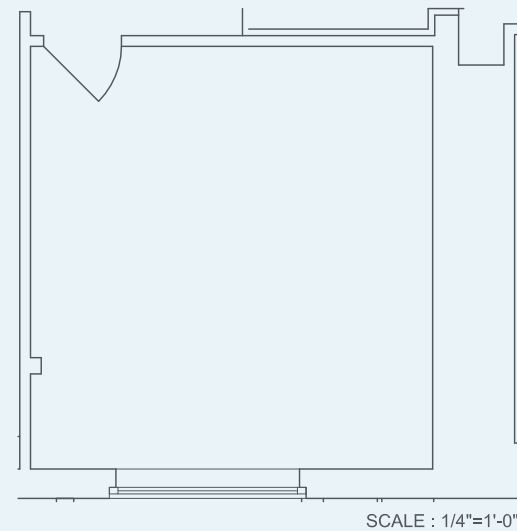
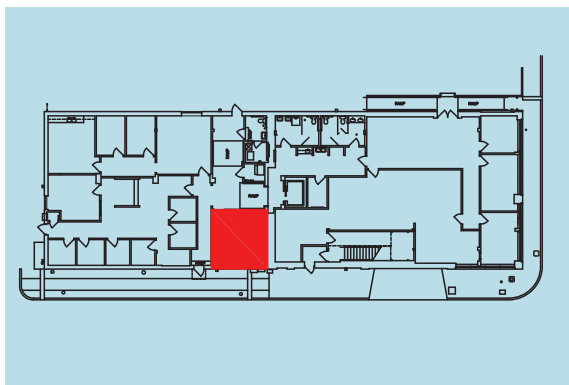
824 BROADWAY SUITES

Suite 112



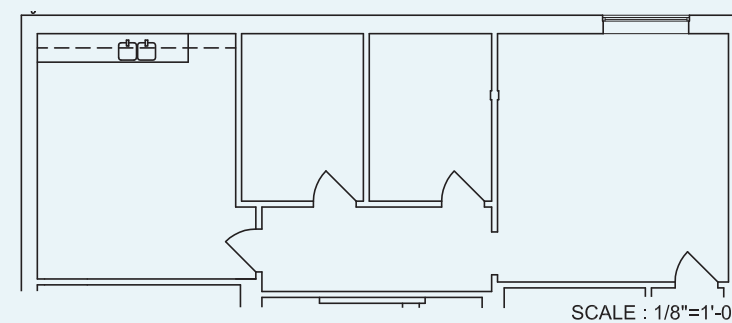
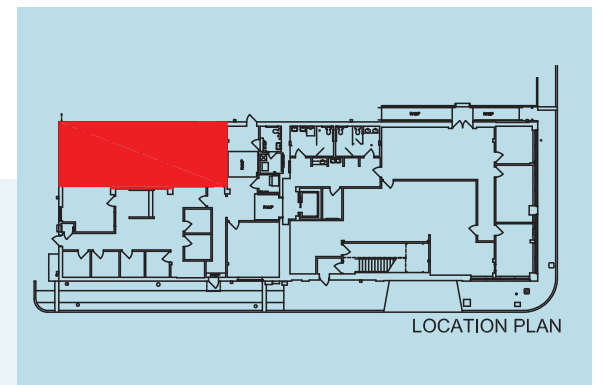
824 BROADWAY SUITES

Suite 110



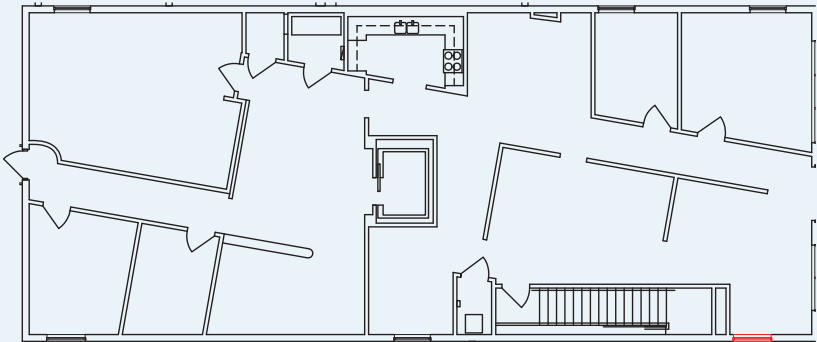
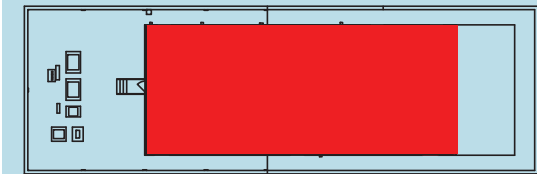
824 BROADWAY SUITES

Suite 114



824 BROADWAY SUITES

Suite 204



SCALE : 3/32"=1'-0"