

# MILLENNIUM PROPERTIES R/E *21,000 SF Redevelopment Site Near Cottage Grove*

6547 S. Maryland Ave., Chicago, IL

Opening Bid: \$25,000



*Located in Opportunity Zone*

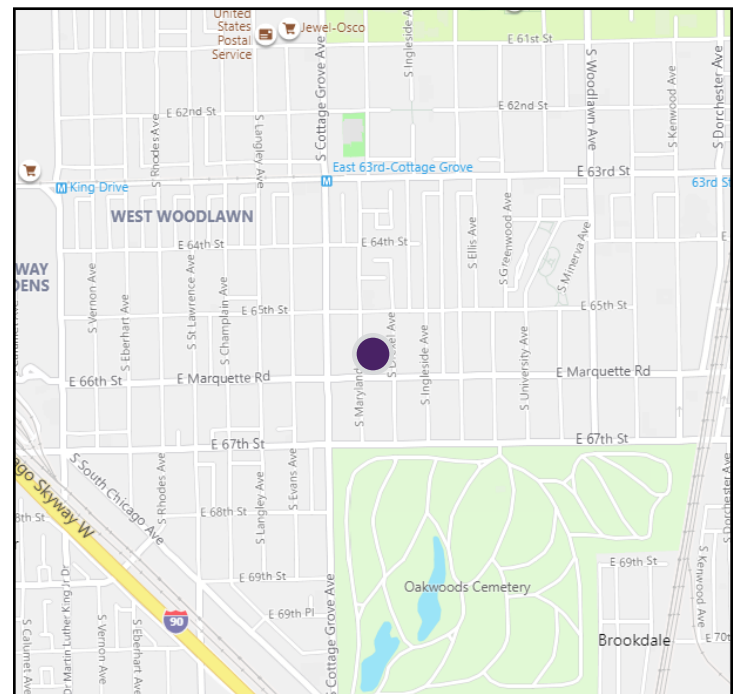
## AUCTION OCT. 28th Property Highlights

- 21,000 SF redevelopment site
- Improved with an 8,655 SF former single room occupancy building
- Potential to redevelop as 21 unit multi-family building
- Can also be developed as senior housing or single family
- Close to shopping on Cottage Grove including Aldi, Family Dollar
- All utilities available to site
- Maximum FAR: 1.20
- Part of Woodlawn TIF
- Zoning: RT-4

## Property Overview

A 21,000 square foot redevelopment site near Cottage Grove is available for sale at auction. The property is currently improved with an 8,655 square foot building that can potentially be rehabbed. The property can also potentially be redeveloped as a 21 unit multi-family building, a senior living facility or as single family homes. The property is close to shopping along Cottage Grove including Family Dollar and Aldi.

Located just south of Washington Park, Woodlawn is a rapidly changing neighborhood on the south side of Chicago. This property is close to the shopping on Cottage Grove Ave.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	37,723	300,775	629,434
Households	14,212	122,327	232,762
Average Income	\$41,493	\$50,667	\$50,919

**Daniel J. Hyman**  
Chairman and CEO  
(312) 338 - 3003  
dhyman@mpirealestate.com

**Brad Thompson**  
Vice President  
(312) 338 - 3012  
bthompson@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing the make, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

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Address	PIN	SF
6547 S Maryland	20-23-113-045	21,000

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# Live Auction: Terms and Conditions

## PROOF OF FUNDS REQUIRED TO BID

All bidders registering at the auction will be required to bring a cashier's check payable to Millennium Properties R/E, Inc. in the amount assigned to each property. Please refer to the second page to verify the "Cashier's Check Required to Bid" amount for the property you intend to bid on. Any bidder looking to purchase more than one parcel will be required to bring a cashier's check for each property they plan to buy. Only the successful high bidder for each property will be required to tender their check(s) at the conclusion of the auction.

## BUYER'S PREMIUM

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of five percent (5.0%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

## AGENCY DISCLOSURE

Millennium Properties R/E, Inc. (Auctioneer/ Real Estate Broker) and all other licensees employed by or associated with the Broker, represent the Seller, Gina Krol as Trustee for the Woodlawn Community Development Corp. Bankruptcy Case 18-29862 in the sale of these properties.

## AUCTION FORMAT

All bidding is open and public. To bid during the auction, qualified bidders need only raise your hand, shout out your bid or instruct an Auctioneer's bidder assistant to call out your bid for you. The Auctioneer reserves the right to ask for an Opening Bid above the published Opening Bid.

## ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements made prior to the bid deadline.

## REQUIREMENTS OF THE SUCCESSFUL BIDDER

The successful High Bidder on each property will be required to sign the bidder's card upon the conclusion of bidding, acknowledging the purchase and tender the required cashier's check(s) as initial down payment to the Auctioneer's assistant. The check(s) shall be made payable to Millennium Properties R/E, Inc. as Escrow Agent. The High Bidder shall then immediately sign the Agreement. The Agreement shall supersede all other materials, including the Terms of Sale relating to the sale of Property.

## BIDS SUBJECT TO COURT APPROVAL

The High Bid shall be irrevocable until November 4, 2019. The Bid shall become an Absolute sale subject to the approval of the Federal Bankruptcy Court on October 31, 2019.

## EARNEST MONEY

The Successful Bidder shall immediately tender to Millennium Properties R/E, Inc., as escrow agent, the cashier's check as outlined in the second page. This initial down payment must be increased to ten percent (10%) of the purchase price within five (5) business days

following the full execution of this Contract. The Earnest Money shall be applied to the Purchase Price.

## CLOSING DATE

The sale of this property will close on or before November 26, 2019, at which time the purchaser will pay the balance of the purchase price.

## TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy from Greater Illinois Title Company, showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have title insurance with respect to survey matters, you must produce a survey prior to closing. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

## INSPECTION OF THE PROPERTY

These properties are being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting any property assume all risks associated with any inspection and must sign a release prior to entering the property.

## INSPECTION DATES

Below are the dates and times of the Open Houses. For any property in the auction not listed below, bidders can contact the Brokers for more information or to schedule a tour.

Address	Date/Time
4108 & 4112 S. King Dr.	Oct. 2 from 10:00 to 12:00 Oct. 8 from 1:00 to 3:00 Oct. 16 from 10:00 to 12:00
6121 S. Rhodes Ave.	Oct. 2 from 1:00 to 3:00 Oct. 8 from 10:00 to 12:00 Oct. 16 from 1:00 to 3:00
1437-47 E. 65th St.*	Oct. 4 from 10:00 to 12:00 Oct. 10 from 1:00 to 3:00
6523-37 S. Maryland Ave.*	Oct. 4 from 1:00 to 3:00 Oct. 10 from 10:00 to 12:00

\* Inspections will be allowed by appointment only. Please contact the Broker to schedule an appointment during these times.

## CONDUCT OF THE AUCTION

Neither the Trustee or Auctioneer is permitted to bid at the auction. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. Trustee and Auctioneer reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance, canvassing, soliciting, or other reasons deemed necessary by the Auctioneer. In the event of a dispute between bidders, the Auctioneer shall make the final decision to accept the final bid, to re-offer and re-sell the property, or to remove the property from auction. If any disputes should arise following the auction, the Auctioneer's records shall be conclusive in all respects. Because of the pace of the Auction bidding, Auctioneer is not able and therefore is not obligated to recognize nor record each of the bidders at any bid level during open outcry except the high bidder. Auctioneer will

# Live Auction: Terms and Conditions

use its reasonable efforts to register persons bidding at the Auction, but cannot represent or warrant that all Auction bidders have been properly registered.

## BUYER'S CHOICE BIDDING

Some properties may be offered in a "Buyer's Choice Bidding System". In that case, all properties will be listed by property number on a display next to the Auctioneer.

Bidders will bid for the right to choose any of the properties on the display in each round of bidding. Bidders will not be bidding on one specific property, but rather for the right to choose from the "POOL" of available properties. Once a property or properties is/are selected, it will be removed from the display and a new round of bidding will begin for the remaining properties. Each round of bidding is completely separate and each winning bidder will make their choice from the remaining "POOL". The same procedure will continue until all properties on the display have been sold. Seller reserves the right to add or remove properties from the "POOL" between rounds.

## AUCTION LOCATION

The Auction will be held on Monday, October 28, 2019 at 10:30AM CT in the offices of Levenfeld Pearlstein, LLC.

Levenfeld Pearlstein, LLC  
2 N. LaSalle St., Suite 1300  
Chicago, Illinois 60602

## THE DAY OF THE AUCTION

We recommend bidders arrive at the offices of Levenfeld Pearlstein at 10:00AM CT in order to register, present your designated cashier's check, have any last minute questions answered and obtain preferred seating. Registration will go on continuously for 30 minutes preceding the auction, which will begin promptly at 10:30AM CT.

## REAL ESTATE TAXES AND PRORATION

All real estate taxes due at the time of closing will be paid by the Buyer. There will be no proration of the real estate taxes by the Seller.

## BROKER PARTICIPATION INVITED

A referral fee in the amount of two percent (2.0%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration"), with Millennium Properties R/E, Inc., 205 W. Wacker Dr., Suite 1750, Chicago, IL 60606. Attention: Auction Project Coordinator, at least 14 days before the date of the auction; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer's Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this

acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker's agents or a member of the broker's immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker's Client purchases the property.

## DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Opening Bid	Cashier's Check Required
2211 S. State St.	\$900,000	\$75,000
1 E. Cermak/2201 S. State	\$300,000	\$25,000
4108 S. King Dr.	\$300,000	\$15,000
6121 S. Rhodes Ave.	\$200,000	\$10,000
1437-47 E. 65th St.	\$125,000	\$5,000
4123 S. Calumet Ave.	\$125,000	\$5,000
4112 S. King Dr.	\$125,000	\$7,500
6523-37 S. Maryland Ave.	\$25,000	\$2,500
1140 E. 63rd St.	None	\$1,000
6234 S. Woodlawn Ave.	None	\$1,000
6239-41 S. University Ave.	None	\$1,000
6310 S. Woodlawn Ave.	None	\$1,000
6312 S. Woodlawn Ave.	None	\$1,000
6445 S. Kimbark Ave.	None	\$1,000
6521 S. Evans Ave.	None	\$1,000





# WHAT YOU NEED TO KNOW: OPPORTUNITY ZONES

BY **JACOB KNABB**, DIRECTOR OF COMMERCIAL SERVICES, CHICAGO ASSOCIATION OF REALTORS®

For the past year-and-a-half, the commercial real estate community has been buzzing about an innovative new investment vehicle called the Qualified Opportunity Zones (QOZ) program. This has the potential to launch a massive infusion of capital into disinvested and underserved communities, while also providing unprecedented tax advantages for investors. Because of the jargon-heavy manner in which the program has been explained, and some delays in the release of guidelines for structuring investments and what will and won't qualify as a qualified opportunity fund (QOF), there's been a good deal of anticipation and consternation from brokers, investors and developers.

## WHAT ARE OPPORTUNITY ZONES?

"The program was built out of a concern that there is a growing problem between the economic trajectory of different communities in the U.S.," Steve Glickman, founder and CEO of Develop, LLC, and former senior economic advisor to President Barack Obama, said. "And that growing divide of places left behind was having a huge impact on the quality of people's lives, our democracy and our politics."

Glickman, considered by many to be the "Godfather of Opportunity Zones," views the QOZ program as a way to form the kind of capital required to create and "crowdfund" new businesses, jobs and opportunities in those areas that have been left behind.

Because most QOZs are located in areas that have lacked substantial investment for a significant period of time —

communities which could take a long time to build up — traditional investment in transformational development is risky. The QOZ program addresses this issue by allowing for the creation of Qualified Opportunity Funds (QOFs), funds which consist of money that would otherwise be subject to capital gains taxes, and work in a similar way to the 1031 Like-Kind Investment Program. The biggest difference is that, unlike the 1031, which requires an investor to 'flip' an investment from one property to another in order to avoid capital gains taxes, the QOZ program rewards investors who leave their money in the investment for a longer timeframe.

According to the Internal Revenue Service, investors can defer tax on any prior gains invested in a QOF until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than five years, there is a ten percent exclusion of the deferred gain. If held for



more than seven years, the ten percent becomes 15 percent. If the investor holds the investment in the QOF for at least ten years, they are eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

Put simply, investing Opportunity Funds in Opportunity Zones incentivizes 'patient capital,' where investors feel the biggest economic benefit by keeping money in each project for a longer period of time. This is a godsend for large-scale developments unable to get access to sustained capital investment due to financial risks tied to disinvestment and urban decay — and a benefit the program can deliver to Chicago neighborhoods.

## CAN OPPORTUNITY ZONES FUND RESIDENTIAL INVESTMENT?

*"Multifamily residential will be one of the most important asset classes for the Opportunity Zone program. A common thread in all communities is the need for more market rate housing. Opportunity Zone investments should serve to reduce displacement, help even-out markets and enable people who are tired of being in a handful of crowded cities...to return to a larger [selection] of American places because they'll find affordable housing there. It's a crucial part of what the policy was designed to accomplish."*

— STEVE GLICKMAN  
DEVELOP, LLC



*"The entry opportunity is to locate parcels that fit into an O-Zone and offer them for sale where the buyer is going to fix it up and rent it out for a sustained period of time. Some developers are beginning to petition for help in building housing stock that is more economical — things like pre-fab three flats — and if they got some leeway, then we'd see developers coming in and putting up a block of three flats, which would be a different kind of multi-family community."*

— ANTHONY HARDY  
MARCUS & MILLICHAP



Glickman is quick to point out that patient capital does not mean necessarily that investors won't see income come back before the end of the holding period. "The idea is that the assets in Opportunity Zones will become stabilized and generate revenue for those companies that have leases on those properties."

And more importantly, investors will benefit from the appreciation of the investments themselves.

Glickman believes most investors will want to keep their money in for the full ten years, which removes pressure from developers to flip a product sooner. This can lead to a great equilibrium for investors, developers, and communities — in particular, with regards to investment in energy.

"Looking ahead to ten years from now, we may have a status quo that dictates a renewable power grid, or a sustainable development including job training and the building of a neighborhood," he said. "So the most exciting prospects in Opportunity Zones are the ones that anchor and support neighborhoods without a dynamic economic future that you can now see becoming sustainable for years to come."

In an ideal world, the QOZ program creates a critical mass, where investors will be drawn not only to the initial development, but also to other QOZs around the development, benefitting the adjacent communities and as a result, a bigger chunk of the city. Thus, policies of change that might have taken decades will begin to happen in a much shorter timeframe.

## CAN QOZS BE A WINDFALL FOR THE WINDY CITY?

The site of the former Michael Reese Hospital on Chicago's South Side provides a comprehensive window of insight into QOF investments' potential to completely reinvent entire neighborhoods. By using patient capital to fund a multi-stage project with cutting-edge development philosophies designed to attract world-class companies, there is a possibility to transform what is now, more or less, a 77-acre vacant field wedged between vibrant South Side communities, a world-class convention center and the lakefront. It's a test case to answer whether QOZs can truly transform parts of Chicago that have been left behind economically, and in a sustainable way that is beneficial to actual communities.

For years, city officials, including former Chicago Mayor Rahm Emmanuel, and the Bronzeville Community Development Partnership, have advocated for ambitious development proposals that would incorporate a forward-thinking blend of property types, including multi-unit, retail, and office, designed to create jobs and attract tourist dollars to Chicago's South Side.

Due to overall market health, the city took these desires into account, releasing a Request for Proposal (RFP) that laid out an ambitious goal, with criteria for how bids would be judged.

In a 2017 press conference, Chicago's City Planning Commissioner David Reifman was quoted by the Chicago Tribune as saying the time was right to push ahead with developing the Reese location.



"We put out this RFP because we think the market is strong right now," Reifman said, noting the city sought to see tech office development, hotel development, open space opportunities, transit improvements and enhanced affordable residential opportunities, all of which must be "integrated into the fabric of Bronzeville and fabric of the neighborhoods to the west...and rising along the lakefront."

The RFP for the site was awarded to a group known as GRIT, led by Scott Goodman, co-founder and managing partner at Decennial Group and founding principal at Farpoint Development, with Glickman as a key advisor. Comprised of Decennial Group (which will provide the equity for the QOF), Farpoint, Draper and Kramer, minority-owned Loop Capital, C&I Development, minority-owned McLauren Development and the Bronzeville Community Partnership, GRIT is short for 'Global Research Innovation and Tourism,' — "which is what we want to put on the Michael Reese site," Goodman said. "But we think of it as 'Get Ready, It's Time,' because that's what we believe about investment in the South Side."

Investors are always on the hunt for situations that will be good investments, notwithstanding the potential for tax deferral. While the tax incentives provided by the QOZ program certainly help, on their own, they aren't enough to push a bad investment into the black.

"Chicago really did pick Opportunity Zones that were very much in need of investment," Goodman said, seeking to "steer investments in areas where investors wouldn't go otherwise."

And yet despite these challenges, the Michael Reese site is one of the most exciting QOZs in the country and a gateway to the entire south side. Though it has lain fallow for decades and would seem an investment boondoggle, there are clear advantages.

The Reese site is located on the lakefront next to the largest convention center in the western hemisphere, ten minutes from the Loop and abutting Hyde Park and the proposed Obama Library. It benefits from access to significant amounts of high-speed fiber, and will have a ramp directly off of I-55, I-94 and I-41, as well as Metra and CTA hubs.

All of these benefits, which locals have long touted, will make the development a smart investment for Decennial Group. But the tax benefits provided by its QOF will allow GRIT to pursue what might otherwise be the sort of risky utopic vision that scares off investors.

"We're focusing this entire project around building a community of wellness," Goodman said. GRIT's concept hinges on ideas culled from life science and bioscience. It prioritizes low-grade traffic wherever possible and integrates green spaces, allowing people to interact both socially and professionally. Multi-family senior living will be built next door to experiential retail destinations, which are located right across the street from industry-leading technology company headquarters — all with an eye towards being as cutting-edge as economically possible.

"If there were a half-dozen ways to generate power on-site, we'd like to explore all of them," Goodman said. "We're enlisting architects and forward-thinkers in order to make everything truly walkable, to be prepared for autonomous and electric vehicles, and to provide a safe smart grid of features like motion activated light posts with security cameras and solar-powered charging stations for autonomous electric cars."

## WHAT ABOUT BENEFITS FOR SMALLER INVESTORS AND DEVELOPERS?

While complicated, multi-phase developments like the Michael Reese site will benefit from QOFs, more straightforward projects are seeing powerful returns from the QOZ program, as well — and provide key insights into the machinations driving benefits to investors and disinvested communities.

Noah Birk, a partner at Kiser Group, works exclusively on the disposition of apartment buildings on Chicago's South Side. As a result, essentially all his properties are in QOZs. Though he's yet to witness a massive uptick in investment stemming from QOFs, Birk said the needle is beginning to move.

"I sold more than fifty buildings last year, and while only a couple happened because of Opportunity Funds, [those] both went for

## TLDR; The Benefits of QOZs

1. Cutting-edge concepts can be attempted with less risk due to the tax gains and length of time capital remains tied to a development.
2. Renewable tech is expensive and can be a deal-breaker for investors even in established areas; this is doubly challenging when seeking funds to develop blighted communities. The QOZ program can go a long way toward taking the edge off that fear by providing a rewarding outcome for investors and an enticement to spend more initially to develop forward-thinking, mixed-use projects.
3. QOZs introduce high-end upgrades such as granite countertops and stainless-steel appliances in areas where comparable units lack similar features.
4. They enable brand-new strategies around the real estate leasing and brokerage businesses because these firms will have a reason to build around communities that previously didn't provide any benefits to developments. So, people can be the first ones in a community.
5. Investors can afford to be more inclusive and will find it's much easier to develop affordable and/or senior housing by removing some of the scarcity in capital.
6. QOZs have the potential to impact neighborhoods not just around the edges; they could spur a whole industry of investment and development that includes holistic and inclusive strategies that aren't answerable to every last dollar in a project.



more than they would have otherwise," Birk said. "The investors we had wouldn't have been there without the program."

Birk believes tax benefits are the most powerful enticement for his investors, who were "motivated to take 1031 money they were going to have to pay capital gains on and park it somewhere for ten years in order to fully appreciate the Opportunity Zone benefits to them." In other words, by investing in these buildings, rather than a retail location on the north side, Birk's investors can ultimately avoid paying capital gains taxes on their QOFs.

However, the benefits aren't limited only to the folks with investment portfolios. QOF investments in real estate are subject to a substantial rehabilitation requirement. Put simply, participants must match any money spent investing in an existing property on either new development or a blend of rehabilitation and upgrades to the existing structures.

"All of the buildings I've worked on have been 30 units or above," Birk said. "[We're seeing] condo quality finishes with granite countertops and stainless steel." Best of all, rents, by and large, are in line with other properties in the community — which is reassuring to locals who may fear being priced out.

Birk argues things are trending in the right direction, continuing the positive momentum he's seen in the South Shore since around 2010. "More investors are taking a chance on a neighborhood they wouldn't otherwise," he said. "One of the groups almost owns exclusively in River North, and now they're investing in a lower-income neighborhood like South Shore — they wouldn't invest otherwise without the tax benefit."

For Birk, the community benefit of Opportunity Zone investment can be summed up in a simple question: would you rather have a vacant building sitting next to you, or a nicely-renovated complex full of tenants who are happy to be there?

Anthony Hardy, 2019 CommercialForum Vice Chair and Senior Associate at Marcus and Millichap, singles out Washington Park as an example.

Washington Park's strategic benefits make it distinct from other distressed neighborhoods. "A neighborhood like Washington Park has more available vacant land than any of the other 77 neighborhoods in the city, available at a real bargain, unlike trendy areas like Lincoln Park, where you'll spend millions just to get a building you're going to knock down," he said. "The opportunity zones in Washington Park offer land where you can really see a value-add that aligns with the intent of the program by driving economic development to blighted neighborhoods."

Hardy advises his clients that the best way to approach development in a QOZ is through mixed-use, ideally with a retail component.

"You have to spend dollar-for-dollar acquisition cost minus land value in investments and improvements in the overall structure," Hardy said. "If you're looking to acquire a building between \$500,000 to one million, you'll be hard-pressed to find another million to invest in capital improvements on the south and west

sides of Chicago. A lot of times, you can find an existing structure at less of a cost. So, if the developer intends to add retail and perhaps a restaurant, you can see how they might easily spend \$200,000 in a restaurant build-out."

Hardy feels population trends further buoy opportunity zone investments in mixed-use multi-family developments — each day, roughly 10,000 millennials turn 21 and 10,000 baby boomers turn 65. Why is this important? "There's a propensity for millennials to rent and boomers to downsize into senior living."

In Hardy's eyes, it adds up to excitement for owners looking to increase the value of their assets and take advantage of increased equity, as well as from buyers who've found themselves with additional dollars to invest and feel the QOZ program is the way to go.

One of Hardy's clients is doing just that. The Reverend Dr. Richard Tolliver, President & CEO of St. Edmund's Redevelopment Corporation, has been investing in his Washington Park community since 1992, when he oversaw the development of multi-family affordable housing on an empty plot of land St. Edmund's Episcopal Church owned at the time. He had been introduced to Ron Gatten, who was chairing a task force on affordable housing for the Episcopal Diocese, and Gatten helped St. Edmund's make use of the affordable tax credit program, allowing them to build something on the lot that would be sustainable.

It was a match made in heaven. Since those humble beginnings, St. Edmund's Redevelopment Corporation has completed fourteen different development projects at a cost of 106 million dollars, consisting of 31 buildings and 731 units of housing.

When Gatten and Tolliver learned about the Opportunity Zone program, they lobbied to have zones established in Washington Park. They are now developing a Community Revitalization Center at the corner of 61<sup>st</sup> and Indiana using QOFs.

St. Edmund's rolled some funds from the \$23.6 million sale of a 23-story building named St. Edmund's Village into a \$1.8 million QOF as the sole investor. Outside options for financing the construction of the building to St. Edmund's specifications were cost prohibitive. "Without the Opportunity Funds, and us personally investing in it, we wouldn't have been able to invest in the Community Revitalization Center," the Reverend Dr. Tolliver said. "[And] we specifically sold it because we wanted to use the funds to take care of other initiatives."

## ALL SIGNS POINT TO GO

While the QOZ program is supposed to expire in 2027, Glickman believes there are several good signs that the program is tracking in the right direction for renewal.

The optimism stems from the legislation's bipartisan origins in Congress, and has extended to sustained support from local and state officials like South Bend Mayor Pete Buttigieg and former Colorado governor John Hickenlooper. The current presidential administration, too, has thus far worked with Congress to continue the policy and establish guidelines. So, although we won't know for several years if QOZs will live on beyond the initial timeframe, this all bodes well for the continuation of the program. ■