

Exhibit I
Historic Landmark Commission Revolving Fund Summary
3/16/2016

<u>Purch Date</u>	<u>Sale Date</u>	<u>Project Name</u>	<u>Notes*</u>	<u>Purchase Price</u>	<u>Additional Expenditures</u>	<u>%Addt Exp To Purch Price</u>	<u>Total Cost</u>	<u>Rental Proceeds</u>	<u>Net Sales Proceeds</u>	<u>Total Proceeds</u>	<u>Gain/(Loss)</u>	<u>Recovery (Total Proceeds/ % Total Cost)</u>	<u>Months To Sell</u>
Sold Properties													
Aug 1998	May 2003	Croft School House, 9200 Bob Beatty Rd, Huntersville	(a)	30,740	467,927	1522%	498,667	0	297,990	297,990	(200,677)	59.8%	58
Nov 2000		Charlotte Cotton Mill, 508 W Fifth St, Charlotte	(b)	1,613,712	2,769,174	172%	4,382,886	0					
	Dec 2004	Suites 100 & 200 (Corder Phillips)							834,798				50
	Oct 2005	Suite 125 (Land Design)							431,074				60
	Mar 2007	Suite 150 (Paul Bader)							383,443				81
	Jul 2007	Units 140, 225 & 250 (Land Design)							1,519,389				85
	NA 2008	Reimbursements							19,249				--
		Subtotal							3,187,953	3,187,953	(1,194,933)	72.7%	--
Aug 2000	Aug 2005	WT Alexander House, 216 W Mallard Creek Church Rd, Charlotte	(c)	256,533	621,850	242%	878,383	0	631,918	631,918	(246,465)	71.9%	61
Oct 2002	Jun 2013	E A McAuley House, 14335 Huntersville Concord Rd, Huntersville	(d)	0	352,912	NA	352,912	0	64,167	64,167	(288,745)	18.2%	129
Mar 2003	Mar 2003	Palmer Fire School, 2701 E Seventh St, Elizabeth	(e)	0	23,989	NA	23,989	0	240,000	240,000	216,011	1000.5%	0
Sep 2002	Sep 2008	Sidney & Ethyl Grier House, 4647 McKee Rd, South Charlotte	(f)	108,297	442,808	409%	551,105	0	237,241	237,241	(313,864)	43.0%	73
Nov 2002	May 2015	Grier-Rea House, 6701 Providence Rd, South Charlotte	(g)	205,223	854,550	416%	1,059,773	9,000	402,840	411,840	(647,933)	38.9%	151
May 2003	May 2007	Grand Theater, 333 Beatties Ford Rd, Biddleville		271,466	20,126	7%	291,592	0	309,306	309,306	17,714	106.1%	49
Nov 2003	Oct 2005	Oakley (Charles Yandell) House, 129 Main St, Pineville		529,549	28,091	5%	557,640	17,500	533,576	551,076	(6,565)	98.8%	23
Dec 2006	Apr 2007	NS Alexander House, 4717 Shamrock Dr, East Charlotte		202,754	83,964	41%	286,718	0	344,045	344,045	57,327	120.0%	5
Oct 2006	Jun 2015	White Oak Plantation, 7729 Hood Rd, East Charlotte	(h)	1,221,283	160,649	13%	1,381,932	43,303	704,978	748,281	(633,651)	54.1%	104
Jun 2006	Nov 2007	Graze AME Zion Church, 219 S Brevard St, Uptown Charlotte		1,265,300	32,637	3%	1,297,937	8,738	1,399,635	1,408,372	110,436	108.5%	17
Feb 2007	Feb 2007	Oehler Farm House, 14401 Huntersville Concord Rd, Huntersville	(i)	0	61,768	NA	61,768	0	107,095	107,095	45,327	173.4%	1
Jul 2008	Aug 2008	Fire Station #4, 420 W Fifth St, Uptown Charlotte		2,012,200	0	NA	2,012,200	0	1,982,700	1,982,700	(29,500)	98.5%	1
Jun 2009	May 2014	Younts General Store, 316 Main St., Pineville	(j)	396,948	172,872	44%	569,820	54,500	304,121	358,621	(211,199)	62.9%	59
Jul 2009	May 2015	Blankenship Feed and Oil Store, 330 Main St., Pineville		242,163	9,374	4%	251,538	29,700	172,720	202,420	(49,118)	80.5%	70
May 2009	Jun 2009	McQuay House, 3200 Tuckaseegee Rd, West Charlotte	(k)	61,486	0	NA	61,486	0	17,943	17,943	(43,542)	29.2%	1
Feb 2009	Jun 2009	Robert/Elizabeth Smith House, 1708 Park Rd, Dilworth		463,861	18,449	4%	482,310	0	452,093	452,093	(30,217)	93.7%	4
Oct 2012	Sep 2013	Funderburk House, 315 East Matthews St, Matthews		325,611	5,387	2%	330,998	0	344,668	344,668	13,670	104.1%	12
May 2013	Apr 2014	George Davis House, 301 Campus St, Biddleville	(l)	-	442,000	NA	442,000	0	442,650	442,650	650	100.1%	11
Jul 2014	Sep 2014	409 East Park Ave, Pineville	(m)	9,969	0	0%	9,969	0	13,441	13,441	3,472	134.8%	2
Total				9,217,095	6,126,527	66% (Avg)	15,785,622	162,740	12,191,080	12,353,820	(3,431,802)	78.3% (Avg)	46 (Avg)
Adjusted Total				7,033,330	1,880,145	27% Avg*)	8,913,475	153,740.13	7,731,128	7,884,868	(1,028,607)	88.5% Avg*)	32 (Avg)
*Used as Targets in Plan													
Unsold Properties													
Sep 2001		Richard Rozzell House, 11647 Rozzelles Ferry Rd, West Charlotte	(o)	236,511	328,442		564,953	9,505	--	--	--	--	--
Sep 2009		Torrence-Lytle School, 302 Holbrooks Rd, Huntersville	(p)	0	137,916		137,916	0	--	--	--	--	--
Sep 2014		Philips House, 131 West Charles St, Matthews		205,686	-		205,686	0	--	--	--	--	--
Aug 2015		Outen Pottery, 430 Jefferson St, Matthews	(q)	289,700	18,413		308,113	0	--	--	--	--	--
Jan 2015		Delburg House, 303 Delburg St, Davidson		124,693	2,250		126,943	0	--	--	--	--	--
Total				856,590	487,021		1,343,611	9,505					

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Miscellaneous													
NA 1992	NA	GM Bus	(r)	NA	29,597		29,597	0	-	-	--	--	--
Jun 2001	NA	Ratcliffe-Rotterburg House	(s)	155,000	-		155,000	0	-	-	--	--	--
NA 2003	NA	Rural Hill School	(t)	0	116,302		116,302	0	-	-	--	--	--
NA 2005	NA	Bethesda School	(u)	0	43,020		43,020	0	-	-	--	--	--
Oct 2014	NA	Trolley Car 85	(v)	0	14,778		14,778	0	-	-	--	--	--
Dec 2014	Dec 2014	Richard Wearn House, 4928 Tuckaseegee Rd, West Charlotte	(w)	0	500		500	0	1,374	1,374	874	--	--
Total				155,000	174,600		329,600	0	1,374	1,374	874		

*See next page for notes. Figures for property costs and net sales amounts were provided by Mecklenburg County Asset and Facility Management.

1,498,611

Notes

- (a) School house required substantial stabilization/restoration which contributed to loss on sale.
- (b) Historic Landmarks Commission (HLC) purchased the Charlotte Cotton Mill in 2002, stabilized/restored the building and sold condominium shares to four buyers. Substantial renovation costs and depressed Uptown office space market contributed to loss on sale.
- (c) House required substantial stabilization/restoration which contributed to loss on sale. Rare example of early 1800's brick federal style architecture.
- (d) HLC obtained the McCauley House at no cost and relocated it to County park property in 2002 (became Oehler Park). Substantial expenditures incurred to move house twice including move to County donated land near the Oehler House. Low sales price due to condition.
- (e) HLC obtained the Palmer Fire School site at no cost from the County.
- (f) House required substantial stabilization/restoration and HLC added bathrooms and other improvements to make market ready. Value of improvements not realized, contributing to loss on sale.
- (g) House was donated to HLC but required relocation, purchase of a lot and stabilization/restoration. These factors and location on busy Providence Road contributed to loss on sale.
- (h) HLC has a \$654,000 note from the purchaser with monthly principal and interest payments and a maturity in June 2020. Substantial initial purchase price necessary to save one of few examples of 1790's federal architecture which contributed to loss.
- (i) HLC obtained farm house and land at no cost from the County, which had acquired the Oehler Farm. The farm became Oehler Park.
- (j) Building required substantial stabilization/restoration which contributed to loss on sale.
- (k) HLC retains ownership of a 1.013 acre parcel; Discussions underway with current owner of house to purchase.
- (l) HLC has a \$442,000 promissory note from Johnson C Smith University with monthly payments of principal and a final maturity of April 2021.
- (m) HLC purchased house and sold to nearby property owner who did renovations with HLC deed restrictions attached to property.
- (n) Excluding these four properties from the project list results in substantially different calculations for average % additional expenditures, loss on sale and months to sell. Both the Cotton Mill and the Grier Rea House had unusual aspects that justify exclusion for analytical purposes. Additionally the Grier Rea House and the other two houses had internal improvements that went beyond stabilization. This occurred before the HLC's 2003 adoption of a policy limiting such expenditures.
- (o) HLC approved entering into sales contract at 12/14/15 meeting with a \$240,000 seller note to purchaser Mountain Island Day School.
- (p) HLC has approved abatement of asbestos in all buildings on site and stabilization of the original 1937 building to be followed by remarketing of the property.
- (q) Town of Matthews is expected to purchase Outen Pottery once deed restriction limiting use is resolved.
- (r) BOCC has approved up to \$50K for repairs to the GMC Bus.
- (s) House is used as HLC office.
- (t) This is a small education pavillion at Rural Hill Plantation funded by the HLC and a Knight Foundation grant.
- (u) This building was donated to the HLC and moved to Rural Hill to support their historic educational curriculum.
- (v) Trolley car 85 was repurchased by the HLC recently; negotiations are underway to move the trolley to the NC Transportation Museum in Spencer.
- (w) HLC had a contract to purchase the Wearn House for \$20,000 which it sold to a buyer for \$1,374 assignment fee.