

## Recap of Information regarding Phase 1 of the property sale transaction completed to date.

\$4,765,824	Sale Price of CVI Building in June 2008
-\$1,752,322	Debt from Purchase of St Marks Half of CVI building
-\$ 243,207	Brokerage and transfer taxes
-\$ 822,020	Approx. remaining debt from initial 4 <sup>th</sup> street purchase
-\$ 194,266	Approx. remaining CVI partnership expense
<u>-\$ 185,000</u>	Misc Costs (bank fees, legal fees, masterplanning costs)
\$1,569,009	Cash Reserves Held by Redeemer as of Dec 31, 2009

## Information regarding the Current Vote on Phase 2 of the property contract.

Affirm the Resolution to Complete the Sale	Deny the Resolution, Buy Back the CVI Property, and not allow CRB to develop
According to the contract, Redeemer would receive approximately <b>\$8million</b> once the phase 2 closing occurs (representing sale of the 4 <sup>th</sup> street surface parking lot).	Redeemer will be obligated under the contract to repurchase the CVI building from CRB by August 9, 2010 for approx \$5,456,391 (including interest). In order to do this, Redeemer must raise about <b>\$4million through donations and/or a new mortgage loan</b> . The church council generally believes that a loan is not currently possible.
Continue to use 70 existing parking spaces on the 4 <sup>th</sup> street lot until CRB begins construction of a proposed mixed-use high rise building. Then, use available spaces in new CRB deck for worship and special events (likely more than 100 available for special events).	Keep 100% ownership of the 4 <sup>th</sup> street property and CVI building, currently used as 70 existing parking spaces for exclusive use by Redeemer 7days/week.
Does NOT mean we will build the Redeemer portion of the masterplan, but does allow CRB to build their project.	Will need to reevaluate Redeemer's future use of the CVI building and 4 <sup>th</sup> street parking lot.

### 1) *What happens if we vote to complete the sale, but CRB is unable to close based on economics?*

- Under the current contract, Redeemer will retain 100% ownership of the 4<sup>th</sup> street parking lot and will have the option, but not the obligation to repurchase the CVI building at some point in the future.

### 2) *Why hasn't a budget been prepared for the buildings in the masterplan?*

- The current vote is not for the purpose of authorizing a building program of the sample masterplan that has been drafted.

### 3) *Does this vote lock us into this masterplan?*

- No, the contract with CRB does not require Redeemer to build anything on this masterplan. The purpose of the conceptual masterplan was to understand how Redeemer's Vision *might* be accomplished in the future without the property on the north side of 4<sup>th</sup> street.

### 4) *Can we get a loan to help repurchase the CVI building if we vote to do that?*

- Immediately after the original contract was executed, the church leadership was able to secure a loan commitment for \$3 million from a bank in case Redeemer might need assistance in the repurchase the CVI building. Due to a number of factors surrounding the overall changes in the economy, that loan commitment is no longer available and a new one would need to be secured. At this time, the council generally believes it would not be possible to secure a new loan.

### 5) *When would the sale of the parking lot close?*

- Under the contract, the property sale could close as soon as February 10, 2010. There are options for some extensions available in the current contract and it is not believed that the sale would close in 2010. CRB has indicated that even if they do not close in February, they intend to close under all of the other terms of the contract (ie price, covenants and parking issues).

### 6) *What are Pastor Smith's thoughts on the masterplan and the transaction?*

- The search team fully informed Pastor Smith of the decision before us. He was given copies of the programming and other masterplanning documents. He understands that the masterplan is conceptual in nature. In conversations with masterplanning team members, Pastor Smith expressed confidence that the congregation will "make a faithful decision" during the vote and that he is prepared for whatever outcome he is presented with.