



**Attachment A
PROPERTY AT A GLANCE**

Lafayette Towers FHA #: 044-11151

ADDRESS: **1301 & 21 Orleans** EARNEST MONEY: **\$100,000** SALES PRICE: **HUD to Bid the Debt**
Detroit, MI 48207 TERMS **"All Cash- As Is"; 30 calendar days to close**
 COUNTY: **Wayne** LETTER OF CREDIT/CASH ESCROW: **\$2,524,428** SALE TYPE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete footings, foundation walls, basement
584	Revenue 584	0	Roof:	Multiply builtup membrane/gravel
	Non-Revenue 0		Exterior:	Aluminum frame, glass panel
Building/Site Type 2 high-rise buildings			Floors/Finish:	Concrete/carpet, tile

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
2	22	1964	N/A	9.86	384,836

Mechanical Systems

Heating:	Air Conditioning
Fuel Gas	PTAC
System Individual	Windows Single pane
Hot Water:	
Fuel Gas	
System Central	

Utilities

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input checked="" type="checkbox"/>
Electric	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>

Parking

Street	Asphalt
Curb	Concrete
Sidewalk	Concrete
Parking Lot	Asphalt
Parking Spaces	Site and garage 551

Apartment Features

<input checked="" type="checkbox"/>	Air Conditioning
<input checked="" type="checkbox"/>	Dishwasher (2 & 3 Bdr)
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Refrigerator
Elec	Range/Oven
<input checked="" type="checkbox"/>	Drapes/Blinds

Community Features

<input checked="" type="checkbox"/>	Garage
<input type="checkbox"/>	Covered Parking
<input checked="" type="checkbox"/>	Laundry Facility
<input checked="" type="checkbox"/>	Cable/Sat Hookup
<input checked="" type="checkbox"/>	Playground
<input checked="" type="checkbox"/>	Pool
<input checked="" type="checkbox"/>	Community Space

Owner Expense

Water (hot and cold)
Pool, playground
Community Space
Refuse Removal

Tenant Expense

Electricity
Garage Parking

OCCUPANCY: Approximate data provided:

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	70%	71%	71%	72%	73%	76%	76%	78%	82%			
2011	68%	65%	62%	62%	65%	64%	63%	65%	66%	68%	68%	68%

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent
35	0	414	512	512	\$17,920
82	0	528	544	544	44,608
72	0	570	572	572	41,184
74	1	761	734	734	54,316
82	1	781	743	743	60,926
79	1	781	789	789	62,331
71	2	1188	916	916	65,036
73	2	1230	915	915	66,795
4	2	1400	1,173	1,173	4,692
4	3	1500	1,425	1,425	5,700
8	3	1800	1,575	1,575	12,600
Estimated/Possible Monthly Total					\$436,108

Total Estimated/Possible Annual Income	
Rent	\$5,233,296
Commercial	
Parking	65,790
TOTAL	\$5,299,086
Estimated Annual Expenses	
Administrative	\$697,000
Utilities	980,000
Operating	631,000
Taxes/Insurance	803,000
Reserve/Replace	175,200
O&M Maintenance	2,000
TOTAL	\$3,288,200

COMMENTS CONCERNING PROJECT INFORMATION:

HUD intends to "bid the debt" at the foreclosure sale.
 HUD is not offering financing with this sale. There is no project-based Section 8 Housing Assistance Payment Contract being offered with this sale.

Persons planning to attend the foreclosure sale should be aware that building security requires "walk-through" screening. Plan to arrive at the building early to allow for the security clearance.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

USE RESTRICTIONS

Rent protection for eligible very low-income residents.

TERMS OF SALE

- HUD intends to submit a bid in the amount of the indebtedness at the foreclosure sale.
- This is an "All-Cash" – "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- HUD **is not** offering Section 8 Project-Based **or** Tenant Based Rental Assistance with this sale.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at [24 C.F.R. § 200.215](#).)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as required in the Invitation. High Bidder will be reviewed to determine if qualified to purchase, own and manage the Project.
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. **For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.**
- Repairs estimated at \$10,097,714, must be completed to HUD's satisfaction within eighteen (18) months of Closing. Refer to the Use Agreement, Rider "Required Rehabilitation", for more information. Closing is to be held thirty (30) calendar days after HUD notifies the High Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$40.80 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Required Rehabilitation, Rent Protection for Pre-Existing Very Low-Income Tenants, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders, Relocation, Historic Preservation, Environmental Hazards, Residual Receipts (Applies Only to Non-Profit Ownership), Conveyance to a Non-Public or For-Profit Entity, Equity Participation, Enforcement.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

<http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l>. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

Bids for Lafayette Towers Apartments:

MUST BE PRESENTED ON: November 30th, 2012

At: 1:30 pm (local time)

Location of Foreclosure Sale:

McNamara Federal Building

Room 1725

477 Michigan Avenue

Detroit, MI 48226

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office

Multifamily Property Disposition Center, 6AHMLAT

801 Cherry Street, Unit #45, Ste. 2500

Fort Worth, TX 76102

Realty Specialist: Debie Bolin

Phone: (817) 978-5822

Fax: (817) 978-6018

Email: debie.f.bolin@hud.gov

INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.