

PURCHASE OFFER WORKSHEET

Prepare a separate worksheet for each property in your Proposal.
 Include the worksheet and any required rationale in your Proposal.

Proposer: _____

Property name: _____

DISCOUNTED PURCHASE PRICE (minimum purchase price)

1. Market value (per County): \$ _____
2. Total number of housing units you propose to build on this site: _____
3. Number of sale or rental units proposed at 0-30% AMI: _____
 - 3a. % of total units (maximum 15%) at 0-30% AMI: _____ %
 - 3b. Multiply line 3a by 0.75: _____ %
4. Number of units proposed for rent at 0-50% AMI, excluding those counted in line 3 above: _____
 - 4a. % line 4 represents of total units: _____ %
 - 4b. Multiply line 4a by 0.50: _____ %
5. Number of units proposed for sale at 50.1-80% AMI: _____
 - 5a. % of total units for sale at 50.1-80% AMI: _____ %
 - 5b. Multiply line 4a by 0.50: _____ %
6. Number of units proposed for sale at 80.1-100% AMI: _____
 - 6a. % of total units for sale at 80.1-100% AMI: _____ %
 - 6b. Multiply line 5a by 0.25: _____ %
6. Add lines 3b, 4b, 5b and 6b. This is your affordable housing discount percentage: _____ %
7. Subtract line 6 from 100% _____ %
8. Multiply line 7 by line 1. This is the Discounted Purchase Price if you are not proposing to buy all 3 properties and you are not proposing to buy Brooks Village and one other property. \$ _____
- 9.a. If you are proposing to buy all 3 properties, multiply line 8 by 90%. This is the Discounted Purchase Price with both the affordable housing discount and the discount for purchase of all 3 properties. \$ _____
- OR
- 9.b If you are proposing to buy Brooks Village and one other property, multiply line 8 by 95%. This is the Discounted Purchase Price with both the affordable housing discount and the discount for purchase of Brooks Village and one other property. \$ _____
10. Enter the applicable Discounted Purchase Price here (line 8, 9a, or 9b): \$ _____

PROPOSED PURCHASE OFFER LOWER THAN THE DISCOUNTED PURCHASE PRICE

11. Proposed purchase price, if any, below the Discounted Purchase Price (line 10). Include with this Worksheet a clear, concise rationale for why the county should consider a lower purchase price. \$ _____

EVALUATION POINTS FOR PURCHASE OFFER EXCEEDING THE DISCOUNTED PURCHASE PRICE

12. Enter the price above the Discounted Purchase Price (line 10) you are offering for this property: \$ _____
13. Divide line 12 by line 10 (carry to 5 decimals): _____
14. Subtract 1.00 from line 13 and multiply the result by 100. This is the percentage your offer exceeds the Discounted Purchase Price: _____ %
15. Divide line 14 by 5% and round down the result to a whole number: _____ rounded
16. Multiply line 15 by 2 points. This is the number of evaluation points your proposal receives for exceeding the Discounted Purchase Price: _____ Points

EXHIBIT 24

PURCHASE OFFER WORKSHEET
EXAMPLE

Prepare a separate worksheet for each property in your Proposal.
Include the worksheet and any required rationale in your Proposal.

Proposer: _____

Property name: Kitt's Corner

DISCOUNTED PURCHASE PRICE (minimum purchase price)

1. Market value (per County): \$ 2,262,000
2. Total number of housing units you propose to build on this site: 100
3. Number of sale or rental units proposed at 0-30% AMI: 20
 - 3a. % of total units (maximum 15%) at 0-30% AMI: 15 %
 - 3b. Multiply line 3a by 0.75: 11.25 %
4. Number of units proposed for rent at 0-50% AMI, excluding those counted in line 3 above: 45
 - 4a. % line 4 represents of total units: 45.0 %
 - 4b. Multiply line 4a by 0.50: 22.5 %
5. Number of units proposed for sale at 50.1-80% AMI: 30
 - 5a. % of total units for sale at 50.1-80% AMI: 30.0 %
 - 5b. Multiply line 4a by 0.50: 15.0 %
6. Number of units proposed for sale at 80.1-100% AMI: 5
 - 6a. % of total units for sale at 80.1-100% AMI: 5.0 %
 - 6b. Multiply line 5a by 0.25: 1.25 %
6. Add lines 3b, 4b, 5b and 6b. This is your affordable housing discount percentage: 50 %
7. Subtract line 6 from 100%: 50 %
8. Multiply line 7 by line 1. This is the Discounted Purchase Price if you are not proposing to buy all 3 properties and you are not proposing to buy Brooks Village and one other property. \$ 1,131,000
- 9.a. If you are proposing to buy all 3 properties, multiply line 8 by 90%. This is the Discounted Purchase Price with both the affordable housing discount and the discount for purchase of all 3 properties. \$ 1,017,900
- OR
- 9.b. If you are proposing to buy Brooks Village and one other property, multiply line 8 by 95%. This is the Discounted Purchase Price with both the affordable housing discount and the discount for purchase of Brooks Village and one other property. \$ NA
10. Enter the applicable Discounted Purchase Price here (line 8, 9a, or 9b): \$ 1,017,900

PROPOSED PURCHASE OFFER LOWER THAN THE DISCOUNTED PURCHASE PRICE

11. Proposed purchase price, if any, below the Discounted Purchase Price (line 10). Include with this Worksheet a clear, concise rationale for why the county should consider a lower purchase price. \$ NA

EVALUATION POINTS FOR PURCHASE OFFER EXCEEDING THE DISCOUNTED PURCHASE PRICE

12. Enter the price above the Discounted Purchase Price (line 10) you are offering for this property: \$ 1,400,000
13. Divide line 12 by line 10 (carry to 5 decimals): 1.37538
14. Subtract 1.00 from line 13 and multiply the result by 100. This is the percentage your offer exceeds the Discounted Purchase Price: 37.54 %
15. Divide line 14 by 5% and round down the result to a whole number: 7 rounded
16. Multiply line 15 by 2 points. This is the number of evaluation points your proposal receives for exceeding the Discounted Purchase Price: 14 Points