

2025 Cleveland Street Corridor COMMUNITY REDEVELOPMENT PLAN

Prepared for:



The City of Memphis and Shelby County
Community Redevelopment Agency
Memphis, TN

Prepared by:



WITH SUBSTANTIAL INCORPORATION OF THE TIF APPLICATION COMPLETED BY:

The Cleveland Street Corridor Partnership Team

AND COMMUNITY REDEVELOPMENT PLAN COMPLETED BY:

LRK

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CHAPTER 1: INTRODUCTION

The Purpose of the Act¹

The Community Redevelopment Act of 1988 was enacted by the State of Tennessee to empower counties and municipalities with certain power and authority to utilize public resources and take certain actions to alleviate conditions of slum and blight. This power and authority is described in Section 2 of the Act, below:

SECTION 2.

(a) It is hereby found and declared that there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.

(b) It is further found and declared that certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this act, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.

(c) It is further found and declared that the powers conferred by this act are for public uses and purposes for which public money may be expended and the power of eminent domain and police power exercised, and the necessity in the public interest for the provisions herein enacted is hereby declared as a matter of legislative determination.

(d) It is further found and declared that the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.

(e) It is further found and declared that there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards

¹ The City of Memphis and Shelby County Community Redevelopment Agency Tax Increment Financing Manual (Revised March 7, 2024)

their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.

The Community Redevelopment Agency²

Role of the Community Redevelopment Agency and CRA Process

The City of Memphis and Shelby County Community Redevelopment Agency (the "CRA") Board (the "Board") was established by the City of Memphis (the "City") and County of Shelby (the "County") governments to preserve or enhance the tax base; provide housing for low and moderate income residents, including the elderly; and assist in the financing of community redevelopment activities to prevent, reduce or eliminate the conditions of slum and blighted areas. The agency was organized in accordance with the Tennessee Community Redevelopment Act of 1998 (the "Act").

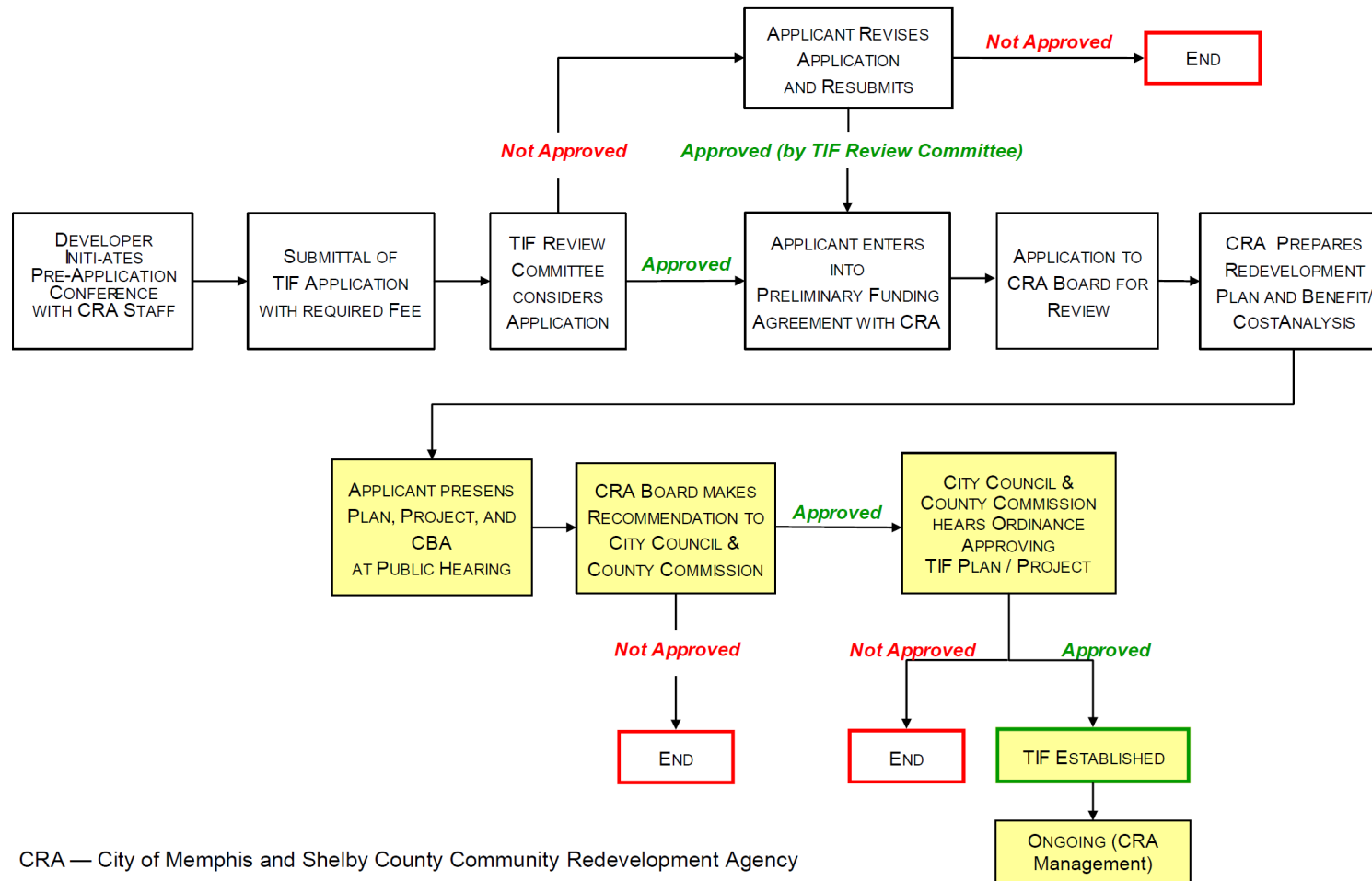
The CRA TIF Manual provides a process for "City/County-Initiated TIFs" and "Developer- and Community Organization-Initiated TIFs." Developer-Initiated TIFs allow developers and community organizations who believe they have a qualifying project to petition the CRA to consider their proposal to create a Community Redevelopment Plan. **The Cleveland Street Corridor Community Redevelopment Plan is a Developer/Community Organization-Initiated TIF.**

The CRA reviews and approves (or denies) all applications for Community Redevelopment Plans before going before the City of Memphis and Shelby County for adoption. Applications are first reviewed by CRA Staff against the redevelopment plan and project criteria outlined within the CRA Workable Plan. After CRA staff finds that applications meet minimum requirements, applications are reviewed for approval or rejection by the TIF Review Committee, and subsequently the Board, in accordance with the provisions of the Act and the intent of the City and County in establishing the CRA.

The full process for "Developer- or Community Organization-Initiated TIFs" is described in the flow chart shown on the following page.

² The City of Memphis and Shelby County Community Redevelopment Agency Tax Increment Financing Manual (Revised March 7, 2024)

City of MEMPHIS & SHELBY COUNTY COMMUNITY REDEVELOPMENT AGENCY
TAX INCREMENT FINANCING PROGRAM
PROCEDURE DIAGRAM FOR DEVELOPER OR COMMUNITY ORGANIZATION -INITIATED TIF



CRA — City of Memphis and Shelby County Community Redevelopment Agency

CRA Workable Program

The Community Redevelopment Act Workable Program was adopted in 2001 by the City of Memphis and Shelby County as a guide for development and redevelopment of slum and blight areas in Memphis and Shelby County. The program was subsequently amended in 2007, 2019, and 2022 to align with community planning efforts, namely the Memphis 3.0 Comprehensive Plan, and acknowledging, the creation of new community redevelopment areas.

The Memphis 3.0 Plan's "Build Up, Not Out" motto facilitates and encourages investment in communities, people, and access to shape the City's future. Several of the community input goals established by the plan align with the criteria for designating community redevelopment areas, including addressing blight, growth in communities and neighborhoods, enhancing public transportation, crime reduction, business investment and opportunities, and the provision of quality and affordable housing options.

Purpose of this Redevelopment Plan

The Cleveland Street Corridor Community Redevelopment Plan ("the Plan") is proposed by the Cleveland Street Corridor Partnership, a coalition of neighborhood stakeholders who have come together to transform the Cleveland Street Corridor Redevelopment Area ("the Area") into a safe, vibrant, multimodal, and well connected commercial and residential district.

The Cleveland Street Corridor Partnership ("the Applicant") is comprised of three development and community organizations currently serving the Area: Mississippi Boulevard Christian Church ("MBCC"), Crosstown Memphis Community Development Corporation ("CMCDC"), Crosstown Redevelopment Cooperative Association ("CRCA") These partners are equipped with the financial resources and technical ability to successfully implement the Plan.

In addition to being the most trafficked north/south corridor in the City of Memphis, the Cleveland Street Corridor is anchored by several large-scale institutional stakeholders and is home to a vibrant local flavor and culture including a significant Vietnamese community. Despite this high level of varied activity, there is a highly disjointed experience of spaces, out of sync traffic signals, little to no streetscape and tree canopy, a lack of pedestrian connectivity, and grave concerns from area stakeholders regarding safety and security. To exacerbate the real and perceived issues of blight, there are 50.4 acres of vacant, blighted, and/or underutilized land in the Area.

In response to the current environment, the Cleveland Street Corridor Partnership Team has developed a Plan to identify potential urban design approaches, private investment opportunities, and public space improvements that can be implemented to revitalize the Area and holistically knit the corridor together for multimodal use.

The Plan is intended to utilize incremental revenues generated within the Area, along with other development tools and incentives, to advance projects and attract private investment to alleviate conditions of slum and blight while building on the synergies of existing projects like Crosstown Concourse and elevating community assets. The Plan has been developed in accordance with Memphis 3.0 and feedback from community stakeholders, including residents. As a result, of its community-centered vision, the Plan yields strong community support.

CHAPTER 2: DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

Redevelopment Area Boundaries

The designated Community Redevelopment Area identified for redevelopment shall be known as the Cleveland Street Corridor Community Redevelopment Area ("the Area"). The general boundaries of the Area are as follows:

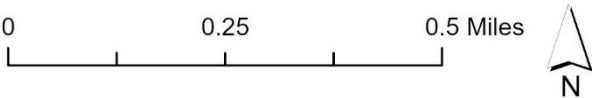
The northern most boundary intersects with the southern boundary of the Klondike Community Redevelopment Area between Interstate 240 to the west and North Watkins Street to the east; from the intersection of Lick Creek and North Watkins Street, the eastern boundary extends south along North Watkins Street to its intersection with North Parkway where the boundary jogs west to touch the V&E Greenline which crosses North Parkway; the boundary continues south along North Parkway to its intersection with Poplar Avenue; the boundary then extends east along Poplar Avenue to its intersection with North McNeil Street; the boundary then exists further south along North/South McNeil Street to its intersection with Union Avenue; the southernmost boundary then extends west along Union Avenue ending at its intersection with Interstate 240; the western most boundary extends west along Union Avenue crossing I-240 where intersects with and follows the eastern boundary of the Uptown Community Redevelopment Area north to Jefferson Avenue.

The Area's boundary encompasses 544 acres of land, including parcels and rights-of-way. A map of the Redevelopment Area is shown on the following page. A boundary description of the Area is included as **Appendix A.**

Exhibit 1: Boundary Area Overview



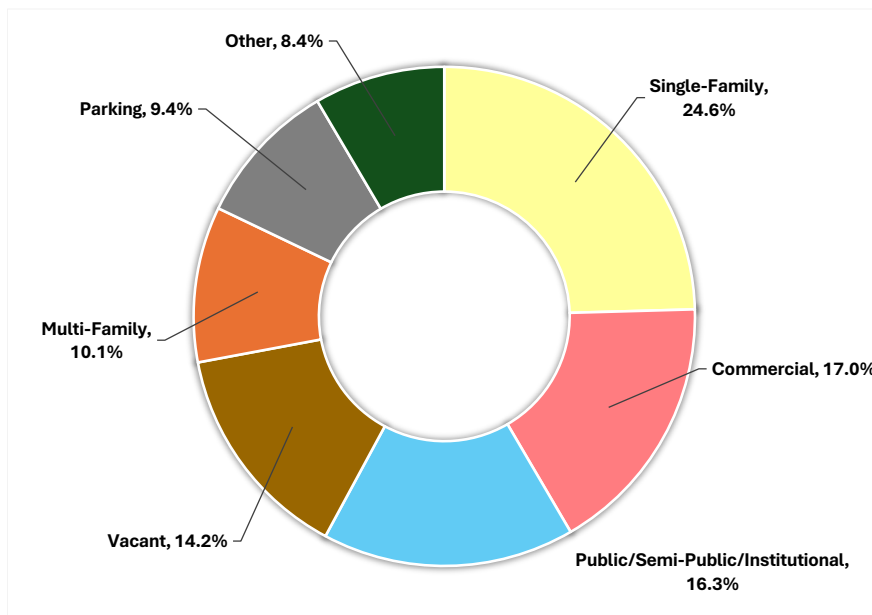
BOUNDARY AREA OVERVIEW
Cleveland Street Corridor Redevelopment Area
Memphis, TN



Existing Land Use

The Area is comprised of 1,243 parcels and covers approximately 554 acres of land (355 acres involving parcels and 199 acres comprised of rights-of-way). With 487 parcels covering approximately 87 acres of land (24.6% of total parcel acres) single family residential is the predominant land use within the Area. Commercial land uses (17% of total parcel acres, 128 parcels) are also prevalent within the Area. These land uses are concentrated along the Cleveland Street corridor and throughout the southern half of the Area between Poplar Avenue and Union Avenue. The Area also has a high concentration of public/semi-public/institutional land uses (16.3% of total parcel acres, 37 parcels), including churches, educational institutions, and government administration offices. Vacant land is the fourth most prevalent land use, accounting for 184 parcels covering 14.2% of total parcel acres. These four land uses together account for 72% of the Areas total parcel acres. Other land uses including multi-family, parking lots, mixed-use developments, two-family residential, industrial, right-of-way (ROW), utility, and green space account for 28% of the Areas total parcel acres.

Exhibit 2: Land Use Mix (% of Total Parcel Acres)



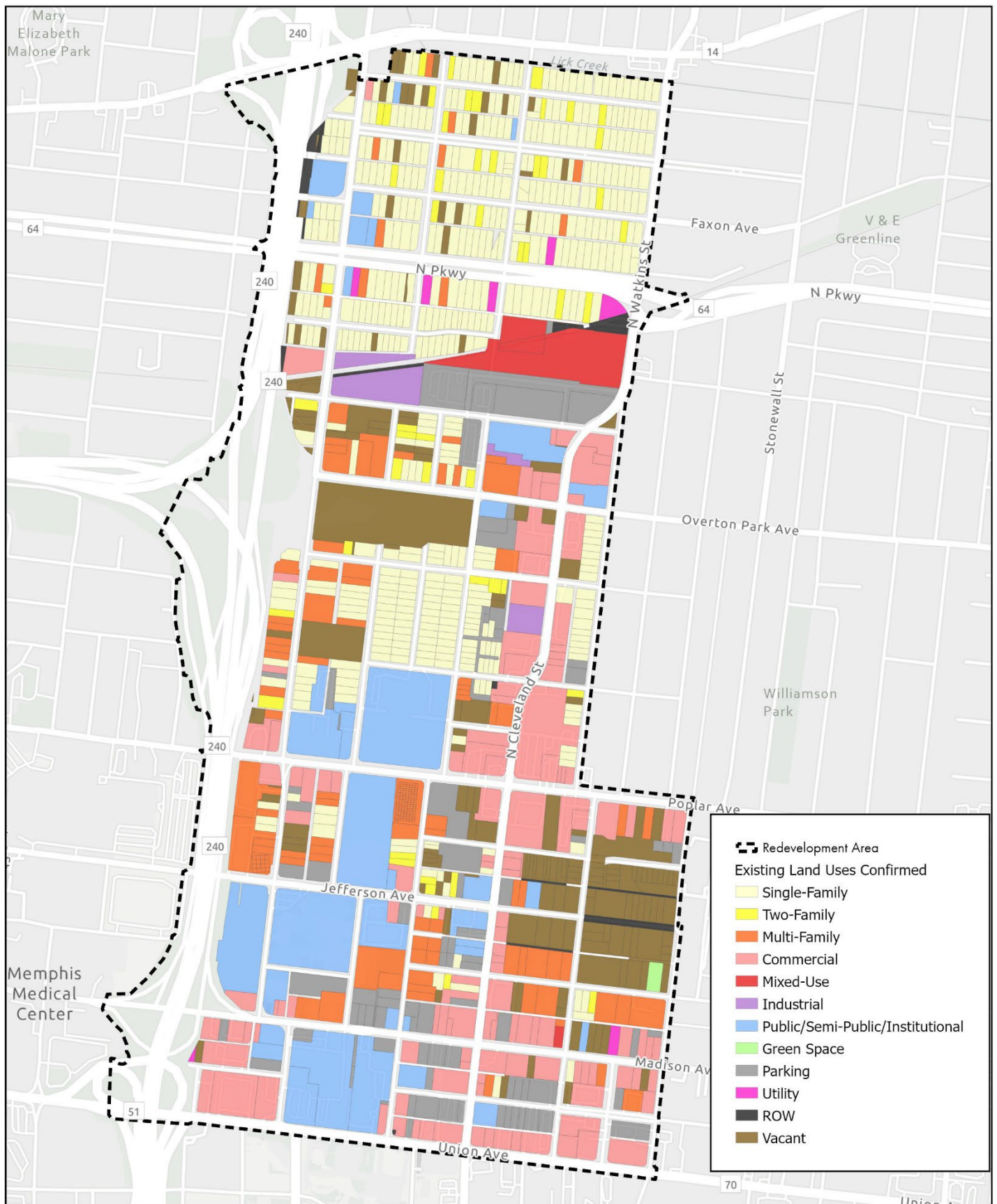
The table and chart below summarize the Area's land use mix. The map on the following page depicts existing land uses within the Area as of October 5, 2024³.

Exhibit 3: Area Existing Land Use Mix (by acres of land)

Land Use Mix				
Land Use	Land Area (Acres)	% of Total Land Area	Parcel Count	% of All Parcels
Single-Family	87	24.6%	487	39%
Commercial	61	17.1%	128	10%
Public/Semi-Public/Institutional	58	16.3%	37	3%
Vacant	50	14.2%	184	15%
Multi-Family	36	10.1%	237	19%
Parking	33	9.4%	84	7%
Mixed-Use	9	2.6%	4	0.3%
Two-Family	9	2.5%	50	4%
Industrial	6	1.6%	4	0.3%
ROW Parcels	4	1.0%	20	2%
Utility	2	0.6%	7	1%
Green Space	0.5	0.1%	1	0.1%
Totals (excludes dedicated rights-of-way)	355	100.0%	1,243	100.0%

³ Based on data collected by PGAV during field surveys completed October 4-5, 2024.

Exhibit 4: Existing Land Use



EXISTING LAND USE

Cleveland Street Corridor Redevelopment Area
Memphis, TN

0 0.13 0.25 0.5 Miles



Existing Zoning

The Area is governed by the Memphis and Shelby County Unified Development Code. The current zoning district classification for properties within the Area can be found by viewing the Shelby County Zoning Atlas (<https://gis.shelbycountyttn.gov/zoning/>).

Cleveland Street Corridor Study Area Background

The Cleveland Street Corridor Redevelopment Area has a rich history that dates to the late 19th Century. The study area consists of sections of the Southeast portion of North Memphis and a Central portion of Midtown Memphis. These sections originally developed as the city expanded beyond the riverfront, with the neighborhood of North Memphis becoming home to early immigrant communities, including Irish, Italian, and later Jewish residents. The region experienced significant changes in the mid-20th century when the construction of I-40 disrupted established neighborhoods, districts and commercial areas, contributing to urban decline that is present in Memphis today.

Over time, the area evolved, with the growth of the Medical District bringing a focus on healthcare and education. The Crosstown District, once known for its Sears anchor store and catalog fulfillment center, has maintained its historical character while evolving into a self-sustaining vertical community. Today, traces of its storied past persist amid redevelopment efforts, reflecting the study area's resilience and transformation over the decades.

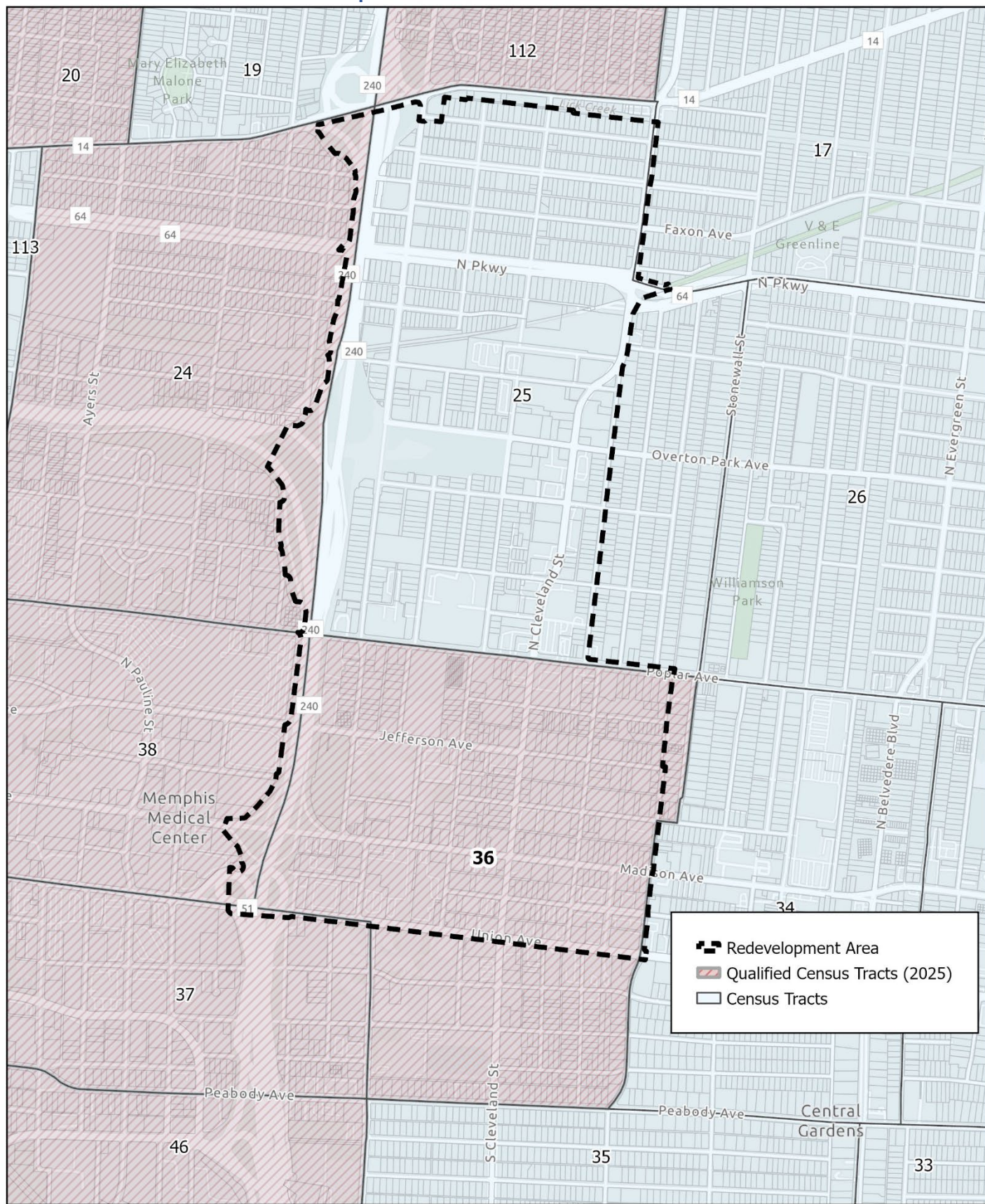
Low- or Moderate-Income Housing

Qualified Census Tracts (QCTs) are census tracts within which 50 percent or more of the area's households have median incomes less than 60 percent of the area median income, or where the poverty rate is 25 percent or higher. The southern portion of the Area between Poplar Avenue and Union Avenue is located within a Qualified Census Tract (i.e., Census Tracts 24, 36, and 36). The map on page 14 shows QCT boundaries (effective January 1, 2025) within and nearby the Area.

Per Section 14 (4) of the Act, a neighborhood impact element must be prepared if the redevelopment area contains low or moderate-income housing. The Neighborhood Impact Element (provided on page 49) must describe in detail the impact on the residents of the redevelopment area and the surrounding areas in terms of:

- Relocation;
- Traffic Circulation;
- Environmental Quality;
- Availability of Community Facilities and Services;
- Effect on School Population; and
- Other Matter Affecting the Physical and Social Quality of the Neighborhood.

Exhibit 5: Qualified Census Tract Map



QUALIFIED CENSUS TRACTS
Cleveland Street Corridor Redevelopment Area
Memphis, TN

0 0.15 0.3 0.6 Miles



PG&V PLANNERS LLC



CHAPTER 3: DESCRIPTION OF THE COMMUNITY REDEVELOPMENT PLAN

Community Redevelopment Plan Map⁴

The Cleveland Street Redevelopment Plan (September 2023) prepared by LRK ("LRK Plan"), proposed by Mississippi Boulevard Christian Church ("MBCC"), Crosstown Memphis Community Development Corporation ("CMCDC"), and Crosstown Redevelopment Cooperative Association ("CRCA.")- collectively referred to as the Applicant, describes and depicts the projects and improvements planned for the Area. The goals and vision for the Area are summarized in a framework that includes three sub areas where concentrations of development, redevelopment, and improvements are proposed.

Cleveland & Watkins

The first study area focuses on Cleveland & Watkins, including Crosstown Concourse, surrounding properties, and the unique streetscape frontage from Overton Park Avenue to Galloway Avenue. Activation of "the Square" at Crosstown from the southeast and a focus on providing street trees within the pedestrian realm along Cleveland can promote activation along the corridor.

Madison Heights

The second study area focuses on Madison Heights, adjacent Washington Bottoms and a variety of infill opportunities. There is an opportunity to activate Cleveland Street with new construction, revitalization of blighted properties, and streetscape improvements that can extend down east / west streets to connect the residential fabric to the corridor.

Cleveland & Union

The third study area focuses on Cleveland & Union, a major institutional intersection with Methodist Hospital and the future Innovation Corridor along Union Avenue. The dense institutional fabric adjacent to commercial outparcel properties with the introduction of the Innovation Corridor provides an opportunity for the intersection of Cleveland & Union to become a transit node. Adjacent infill opportunities can transition into the existing tree covered, residential neighborhoods to the south along Peabody.

The LRK Plan, included as **Appendix E**, includes maps and graphics which generally describe the projects and improvements which the Cleveland Street Corridor Community Redevelopment Plan proposes for the sub areas (as described above) within the Area.

Private Development Projects

Private development projects include identifying ownership and acquiring or facilitating the sale of property for redevelopment in alignment with the overall vision of the Plan. Incentivizing property owners to rehabilitate or rebuild dilapidated structures within the Area is also included in the Plan's private development strategy.

Publicly Funded Capital Projects

Publicly funded capital projects and improvements proposed by the Plan include are categorized as "Neighborhood Identity & Streetscape" projects and "Infrastructure & Connectivity" projects. Neighborhood Identity & Streetscapes projects include public art, parks and open space, right-of-way landscaping, street furniture, and lighting. These projects have a total estimated cost of \$6.86 million. Infrastructure & Connectivity projects include street right-sizing, intersection improvements, upgrades to bike/ped facilities, alley improvements,

⁴ The sub area and project descriptions, maps and graphics, and estimated project costs discussed in this section are provided by the Cleveland Street Corridor Plan (LRK), page 15. This plan is attached as Appendix E.

and underground utilities. These projects have a total estimated cost of \$36.75 million. Other public improvement projects may include, but are not limited to the following:⁵

- Demolitions
- Sewer expansion and repair
- Stormwater infrastructure
- Public utilities
- Public parking garage
- Transit facilities, stops, and shelters
- Environmental remediation
- Land trust capacity building
- Telecommunication lines and broadband
- Streets, curbs, and sidewalk work
- Streetlights
- Bike facilities
- Parks, greenways, and community center improvements
- Streetscape/landscaping

Implementation Safeguards

Upon approval of the Plan, future projects within the Area requesting TIF funding will be evaluated by the CRA staff and the Cleveland Street Corridor Community Advisory Committee pursuant to CRA policies and procedures before being recommended for award of funding. The Cleveland Street Corridor Partnership and its community partners have the capacity and experience to implement the proposed projects and, in the case of Crosstown Redevelopment Cooperative Association, have a long track record of working with the City of Memphis and Shelby County for financing and developing large real estate projects.

Retention of Controls for Land to be in Private Use

As a “Developer- or Community-Initiated TIF,” there is no specific site control needed as would be the case in a site specific TIF. Private development projects related to the Plan will have site control handled on a project-by-project basis with developers encouraged to have site control or a clear path to it prior to applying for future project -specific TIF funding.

The use of eminent domain should only be used as a last resort in property acquisition; however, relocation of existing homeowners is specifically excluded as contemplated by the plan. It is anticipated that most, if not all, of any acquisitions will be through negotiations with a willing seller. However, in the rare case that is not possible, three of the primary causes may be the absence of clear title information, the seller’s opinion that they are not being offered fair compensation, or unwilling sellers.

⁵ See Appendix A of the Cleveland Street Corridor Redevelopment Plan (LRK) for a more detailed list of proposed public improvements and associated costs. This plan is attached as Appendix E.

In those rare occasions, if a property owner is unwilling to sell at or near market rate, won't sell at all, and is not willing to develop the property in accordance with the Redevelopment Plan, in collaboration with the CRA, a decision will be made as to whether the commercial parcels should be acquired through eminent domain. If the decision to proceed with condemnation is made, condemnation authority granted to the CRA will be utilized. The condemnation process will be consistent with the Community Redevelopment Act, however eminent domain should avoid all owner-occupied residential properties.

The Plan calls for the conversion of surplus/unused street right-of-way into developable lots for public or private development. In these instances, areas of public right-of-way may be vacated by a public entity to facilitate the creation of buildable lots in accordance with the Plan.

Replacement Housing for Relocated Persons

The Plan is not anticipated to relocate existing residential uses, rather the Plan intends to elevate the quality and frequency of those uses. The philosophy of the Plan is that it is important to maintain the current social structure and neighborhood network that exists in the area today. Newly constructed residential dwellings are envisioned for currently vacant lots or where structures are in poor physical condition, while vacant and underutilized residential buildings should be renovated. It is anticipated that no homeowner will be unwillingly displaced from their home as the residential program is intended to be focused on infill and vacant property.

Residential Element

As identified in Chapter 2, portions of the Area between Poplar Avenue and Union Avenue are located within a Qualified Census Tract.

The Plan seeks to increase the supply of workforce and graduate student housing available near key Memphis job centers of Midtown, the Medical Center, the Edge and Downtown districts. All these districts have experienced growth and development over the last two decades, while the Cleveland Street Corridor has remained stagnant. The supply of nearby workforce and student housing that is affordable has not increased to match these district's growth. The plan will seek to replace blighted, decaying or underutilized properties with new residential properties that can be owned or rented by people working in the area, and at all income levels.

The Plan strives to be a catalyst for new development within the Area. While displacement can be a naturally occurring indirect effect of increased development and increased costs of living, this Plan prioritizes the development of affordable housing in addition to market rate housing in order to provide a mix of high quality and affordable housing units. It is estimated that a maximum of 80% of multi-family units within the planned new residential properties shall be market rate units and a minimum of 20% shall be affordable units available to residents with up to 80% of Area Median Income (AMI). An estimate of the market rate and affordable units by project for the proposed Plan is provided below in Exhibit 6.

Exhibit 6: Market Rate and Affordable Units

Multi-family Development ¹	Market		Affordable ²		Total Units
	Units	Percentage	Units	Percentage	
70 N Bellevue	600	80%	150	20%	750
Crosstown Mound	104	80%	26	20%	130
Overton Park	108	80%	27	20%	135
Court Ave	97	80%	24	20%	121
¹ Does not include existing multi-family units at Crosstown Concourse.					
² Affordable units will be available to residents with up to 80% Area Median Income (AMI.)					

Parks and Recreational Facilities

The Plan proposes to improve and create parks, public outdoor spaces, and amenities. Three major parks, recreation, and open space projects include:

- Citizens Park: The creation of a public park at the heart of the proposed Crosstown Mound mixed-use residential development. Shown as Spot Improvement #4 on page 16 of the LRK Plan.)
- V&E Greenline: Extending the V&E Greenline into Crosstown Concourse, across N. Watkins Street; and improving the existing bridge and plaza over N. Parkway with new pavement, lighting, and fencing.

Statement of Project Costs

The Plan proposes public and private development and redevelopment costs totaling \$337.6 million. This is comprised of \$292.6 million in private development and redevelopment costs, and \$45 million in public projects and improvements. These projects and their estimated costs are summarized in the table below.

Exhibit 7: Estimated Cost of Private and Public Development Projects

Project Description	Estimated Cost
Private Development	
Vacant Lots & Dilapidated Structures	\$ 10,000,000
Other Private Redevelopment and Development Projects ¹	\$ 282,562,846
Total Estimate Cost of Private Development Projects	\$ 292,562,846
Public Projects and Improvements	
Asphalt Art	\$ 60,000
ROW Conversion	\$ 250,000
Murals	\$ 100,000
Overpass Fencing, Gateways, and Signage	\$ 100,000
Mid-bloc Crossings at SCO and Galloway	\$ 500,000
Citizens Park	\$ 250,000
V&E Greenline Improvements	\$ 500,000
Street Furniture	\$ 1,600,000
Pedestrian-scale Lighting	\$ 2,000,000
ROW Landscaping	\$ 2,500,000
Intersection Improvements	\$ 3,320,000
Alley Maintenance	\$ 3,400,000
Street Right-sizing	\$ 8,700,000
Bicycle & Pedestrian Facilities	\$ 1,000,000
Utilities	\$ 13,250,000
Demolitions	\$ 2,000,000
Telecommunications Lines and Broadband	\$ 3,000,000
Environmental Remediation	\$ 1,000,000
Streets, Curbs, and Sidewalks	\$ 1,500,000
Total Estimated Cost of Public Projects and Improvements	\$ 45,030,000
Total Estimate Private and Public Development Costs	\$ 337,592,846

Sources: Cleveland Street Corridor Redevelopment Plan (LRK) (pages 19-24 of Appendix E) and other information as provided by the TIF Applicant.

Note: ¹ Other Private Redevelopment and Developments are listed in Exhibits 11-12.

Project Sources and Uses

The Project is projected to generate \$127.6 million in net incremental property tax revenue, including \$121.2 million in projected incremental property tax revenue available for TIF and \$6.4 million in fees for the City and County. The Cleveland Street Corridor Community Redevelopment Plan has an estimated budget of approximately \$337.6 million. This amount represents the amount that the Applicant may spend on projects and improvements proposed by the Plan. The anticipated sources and uses of funds for the Plan are described in the table below.

Exhibit 8: Projected Sources and Uses of Funds

Projected Sources and Uses of Funds	
Estimated Budget	\$ 337,592,846
Anticipated Sources	Total Funds
Projected Incremental Property Tax Revenue Available for TIF ¹	\$ 127,592,846
Private Investment ²	\$ 210,000,000
Total Sources	\$ 337,592,846
Anticipated Uses	Estimated Cost
Public Projects and Improvements ²	\$ 45,030,000
Vacant Lots and Dilapidated Structures ²	\$ 10,000,000
Residential Development and Redevelopment ³	\$ 141,281,423
Commercial Development and Redevelopment ³	\$ 141,281,423
Total Uses	\$ 337,592,846

Sources:

¹ MuniCap, Inc. Revenue Analysis. See Appendix C. This line represents total incremental tax revenues from fiscal years 2025 through 2055, and is the 95% pledge and amounts after deducting the 5% CRA fees and expenses. Additional information regarding the capitalization of these incremental tax revenues is still to be determined.

² Cleveland Street Corridor Redevelopment Plan (LRK).

³ The Cleveland Street Corridor Redevelopment Plan (LRK) does not specify estimated costs of residential and commercial development and redevelopment project with the Area. Estimates for these projects are assumed based on the following formula: ('Total Sources' - 'Public Project and Improvements' - 'Vacant Lots and Dilapidated Structures' / 2).

Incremental Revenues⁶

MuniCap, Inc. completed an analysis of the estimated value and incremental property tax revenues generated by the Plan's proposed private development and redevelopment projects. The purpose was to determine the feasibility of establishing the Cleveland Street Corridor TIF Redevelopment Area to provide public financing for projects and investments within the Area to alleviate conditions of slum and blight and attract private investment to revitalize the Area.

MuniCap's analysis estimates that implementation of the Plan's current projects may generate \$121.2 million in net incremental property tax revenues (after TIF-related expenses and fees) over the 30-year period beginning in 2025 and ending in 2055. This includes \$54.4 million in net incremental property tax revenue for the City of Memphis, and \$66.8 million in net incremental property tax revenue for Shelby County.

⁶ A complete revenue analysis was completed by MuniCap, Inc. in January 2025.

The table below summarizes the projected net incremental property tax revenues for the Cleveland Street Corridor Community Redevelopment Area.⁷ A complete copy of MuniCap's revenue analysis is included as **Appendix C**. This table is included as Schedule VI-C within Appendix C. The estimated values and incremental property tax revenues are based on a series of assumptions that must be considered when interpreting the results of this analysis. Users of this analysis are cautioned to study the assumptions noted in the footnotes of each table in Appendix C summarizing the analysis of the Area's valuation or revenues.

Exhibit 9: Projected Net Available TIF Revenues After Expenses and Fees - Total

Tax Due Date		Available Real Property Tax Increment Revenues After Fees/CRA Expenses		
City	County	City ¹	County ²	Total
31-Aug-24	28-Feb-25	\$0	\$0	\$0
31-Aug-25	28-Feb-26	\$0	\$0	\$0
31-Aug-26	28-Feb-27	\$0	\$0	\$0
31-Aug-27	28-Feb-28	\$0	\$0	\$0
31-Aug-28	28-Feb-29	\$253,489	\$311,405	\$564,895
31-Aug-29	28-Feb-30	\$380,961	\$468,001	\$848,962
31-Aug-30	28-Feb-31	\$380,961	\$468,001	\$848,962
31-Aug-31	28-Feb-32	\$380,961	\$468,001	\$848,962
31-Aug-32	28-Feb-33	\$380,961	\$468,001	\$848,962
31-Aug-33	28-Feb-34	\$380,961	\$468,001	\$848,962
31-Aug-34	28-Feb-35	\$380,961	\$468,001	\$848,962
31-Aug-35	28-Feb-36	\$380,961	\$468,001	\$848,962
31-Aug-36	28-Feb-37	\$380,961	\$468,001	\$848,962
31-Aug-37	28-Feb-38	\$715,245	\$878,661	\$1,593,906
31-Aug-38	28-Feb-39	\$1,346,511	\$1,654,158	\$3,000,669
31-Aug-39	28-Feb-40	\$1,625,081	\$1,996,374	\$3,621,456
31-Aug-40	28-Feb-41	\$2,835,176	\$3,482,948	\$6,318,124
31-Aug-41	28-Feb-42	\$3,058,032	\$3,756,721	\$6,814,753
31-Aug-42	28-Feb-43	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-43	28-Feb-44	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-44	28-Feb-45	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-45	28-Feb-46	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-46	28-Feb-47	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-47	28-Feb-48	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-48	28-Feb-49	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-49	28-Feb-50	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-50	28-Feb-51	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-51	28-Feb-52	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-52	28-Feb-53	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-53	28-Feb-54	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-54	28-Feb-55	\$3,193,203	\$3,922,775	\$7,115,977
Total		\$54,392,857	\$66,820,347	\$121,213,204

MuniCap, Inc.

¹See MuniCap Revenue Analysis, Schedule VI-A.

²See MuniCap Revenue Analysis, Schedule VI-B.

⁷ Schedule VI-C: Projected Net Available TIF Revenues After Expense and Fees – Total

Financial Analysis Assumptions

The following summarizes assumptions relating to the financial analysis attached hereto as Appendix C estimating the real property tax increment revenues.

District-Specific Assumptions

- **Term:** The term of the TIF District is 30 years.
- **Base Year:** Assumes the TIF District is created in 2025, the base year taxes are set as of tax year 2024, and the values for setting the base are as of 2024. The base value of all district parcels is \$62,772,635.
- **Tax Rates:** Tax rates remain at the fiscal year 2025 level with no increase over the life of the TIF.
 - **City of Memphis Net Tax Rate:** $\$2.34 = \$3.19 \text{ base tax rate} * (100\% - 26.5\% \text{ of Property Tax Revenues allocated to Debt Service Fund})$
 - **Shelby County Net Tax Rate:** $\$2.86 = \$3.39 \text{ base tax rate} * (100\% - 13.3\% \text{ of Property Tax Revenues allocated to Debt Service Fund})$

Project-specific Assumptions

- **Development Assumptions:** Assumptions regarding development types, units, and square footage provided by Crosstown Redevelopment Cooperative Association ("CRCA"), except where noted.
- **PILOT Assumptions:** Timing of anticipated future PILOTs provided by CRCA. Timing of current PILOTs provided by CRCA and the Memphis Community Redevelopment Agency ("CRA.")
- **Appraised Value:** Appraised value remains at the current level with no increase over the life of the TIF.

Time Certain for Completion

The Act establishes the maximum life of Community Redevelopment Areas as being no later than 30 years after the fiscal year in which the Plan is approved, adopted, or amended (Sect.14 (10)). The fiscal year for both the City of Memphis and Shelby County runs from July 1 to June 30. The Cleveland Street Corridor Redevelopment Plan is proposed for adoption in 2025. This establishes a base year of 2024 for the calculation of incremental revenues. The estimated time schedule for implementing and completing the Plan is 30 years after Fiscal Year 2024-2025. Therefore, the Redevelopment Area will be terminated no later than June 30, 2055.

Conformance with Existing Plans

The Cleveland Street Corridor TIF Redevelopment Plan has in its preparation referred to and incorporated elements of applicable plans within the City of Memphis and Shelby County. These plans include:

- Memphis 3.0 Comprehensive Plan
- Memphis and Shelby County Unified Development Code (UDC)
- Memphis Innovation Corridor: Transit Oriented Development Plan
- Memphis and Shelby County Community Redevelopment Act Workable Program

Conformance with the Memphis 3.0 Comprehensive Plan (2019)⁸

In 2019, the City of Memphis completed its first comprehensive plan in nearly 40 years: Memphis 3.0. Signaling a new era of planning in the City in which planning is no longer conducted in an ad-hoc manner, the Plan establishes a roadmap for future development and a new vision for Memphis: *Build Up, Not Out*. Memphis 3.0 aims to transform Memphis into a more prosperous and inclusive city by guiding growth and policy for the next 20 years. The Plan identifies 14 distinct planning districts that each have a unique and unified vision, along with shared goals and strategic actions developed with residents and community stakeholders with the intention of guiding future investments and land use decisions in each district. Memphis 3.0's future growth strategy is based on "anchor areas" and future land uses that are intended to provide a guide as to where investments like housing, infrastructure, and transportation should be made.

"Anchors are the places where communities do things together. In some cases, they are places where Memphians from across the City gather to work, shop, learn, play, and celebrate. In others, anchors might serve primarily the people who live nearby. Anchors are where the action is or has been, and where it will be in the future. Just as an anchor steadies a ship, community and Citywide Anchors in Memphis are meant to provide steady support for the neighborhoods around them. Anchors may be places of unique historic and cultural significance, or they might just be the place where neighbors rub elbows while buying a gallon of milk or stopping by an event at the local community center. In any case, they are places that support and empower surrounding communities by providing vital daily goods and services while reinforcing the unique identity of Memphis communities. By focusing on these places, Memphis 3.0 can positively impact the largest number of Memphians."

-Memphis 3.0

The Cleveland St Corridor TIF Redevelopment Area is located within the Core City District and North District. The vision, priorities, and anchor areas for the two districts are described below to demonstrate alignment with the Plan.

Core City District Vision: As an economic engine, the Core City district envisions safe, walkable neighborhoods with thriving mixed-use centers, diverse housing options, active public spaces, and strong connections between anchors and neighborhoods.

Core City District Priorities:

- Encourage growth and density by improving underutilized land for development.
- Improve multimodal connectivity across the district.
- Ensure quality architecture and design that promotes beautiful buildings, streets, and public realm.

⁸ Memphis 3.0 Comprehensive Plan. 2019.

- Encourage civic space investments that affect economic competitiveness and quality of life.

Core City Anchor Areas:

Crosstown:

- *Increase cultural identity around anchors through set asides for public art and programming within public spaces. **The Plan proposes the installation of artistic fencing to the highway overpass at North Parkway and I-40, and the use of asphalt art at the public plaza at the intersection of Autumn Avenue and Cleveland Street.***
- *Improve roadway infrastructure at North Parkway and Cleveland to increase multimodal connectivity between North Memphis and Crosstown. **The Plan proposes improvements to the V&E Greenline and safety improvements to the intersection of North Parkway and Cleveland Street.***

Poplar & Cleveland and Cleveland & Madison Anchors:

- *Increase density and affordability through mixed-use development around anchors. **A mix of single-family, multifamily, and live/work housing is proposed for the blocks flanking Cleveland Street***
- *Incentivize the rehab and adaptive reuse of structures to reference the character of the neighborhood. **The Plan proposes a variety of housing types and scales to support the incremental filling of gaps in the community and to better create housing that is attainable by existing and new residents.***

North District Vision: The North District includes clean, green, safe, and beautiful neighborhoods, many with rich architectural character and legendary histories. Families of all types, cultures, and backgrounds find ample job, educational, and housing opportunities. Locally owned stores and restaurants are in thriving walkable, neighborhood business districts. Formerly blighted properties are transformed into places to work, play, and learn.

North District Priorities:

- Strategically address blight and vacancy through land assembly with infill development, open space, and agricultural uses.
- Encourage reuse of brownfield sites.
- Increase access to fresh and healthy foods for the entire district.
- Improve the pedestrian and bicyclist realm through infrastructure improvements with a focus on multimodal options.
- Address flooding and stormwater issues throughout the district

North District Anchor Areas:

Jackson & Watkins:

- *Utilize incentives and other financial tools to encourage economic development and investment. **The Plan is intended to support the designation of the Cleveland Street Corridor TIF Redevelopment Area, which will establish tax increment financing as a tool to encourage economic development.***
- *Encourage and promote high quality design infill and new construction and encourage a mix of rehabilitated structures and new construction. **The Plan has identified more than 20 infill development opportunity sites within the north portion of the Area, between Lisk Creek and North Parkway.***

2024 Update to Memphis 3.0

It has been 5 years since the 2019 comprehensive plan was adopted and reinvesting in disinvested community anchors is still paramount. In 2023 alone, one billion dollars was invested in neighborhoods throughout Memphis that have some sort of historical or cultural significance, and where residential and foot traffic density are highest. Continued investment in these spaces is cost-effective for the city, has the potential to impact the greatest number of Memphians, and helps strengthen the entire neighborhood around it, helping communities reach their full potential.

In August 2024, 42 workshops were scheduled to be held amongst the 14 planning districts, which will provide residents, businesses, and civic organizations the opportunity to collaborate, and collectively envision how to enhance their neighborhoods' vitality and resilience through zoning and community investments. The five-year update focuses on aligning future land use and zoning changes with community priorities determined by residents and key stakeholders to identify strategic factors and guide new investments.

Conformance with the Memphis/Shelby County Unified Development Code

In 2010, the City of Memphis and Shelby County adopted a unified development code (UDC). Unified development codes are intended to combine traditional zoning regulations with other regulations that typically impact development, including subdivision regulations, design standards, stormwater and floodplain management, etc. UDC's provide a one-stop-shop for relevant regulations and streamlined processes that reflect a community's desired vision for land use and development. The Memphis/Shelby County UDC utilizes overlay districts to promote a more carefully tailored standard of development within certain geographic sub areas of Memphis. The Cleveland Street Corridor Redevelopment Area is located within the Midtown District Overlay (-MD) and Medical Overlay District (-MO).

Midtown Overlay District

The Midtown District overlaps the Cleveland Street Corridor Redevelopment Area between Faxon Avenue and Larkin Avenue. The purpose of this district is to provide carefully tailored zoning categories that will preserve and reinforce the Midtown District by encouraging rehabilitation and new construction that is sensitive to the existing urban form and reflects appropriate uses, scale and character of the neighborhood. The district is intended to promote development by providing owners, public officials, and other interested citizens with direction when considering rehabilitation, redevelopment, new construction, infrastructure or streetscape improvements within the Midtown District.

Zoning in this portion of the Area primarily includes Residential Urban (RU-), Residential Work (RW), and Commercial Mixed Use (CMP-) districts. The RU districts are intended to accommodate a variety of housing types including residential infill on single lots and smaller tracts, as well as new development on larger tracts in a manner that is compatible with development patterns of the established surrounding neighborhoods. The RW district is intended to facilitate the development of small-scale residential and office uses (live/work units). The CMP districts are intended to facilitate the development of commercial uses, apartments and upper-story residential to promote live/work and mixed-use opportunities.

The Plan's proposed projects and improvements within the Cleveland and Union Study Area include opportunities for small-scale commercial, live-work infill investments, and residential infill development. These uses are consistent with the land uses permitted by the underlying zoning categories within the district. The Plan also proposes public improvements infrastructure and streetscape improvements like intersection improvements to enhance pedestrian and motorist safety; creating a new public park at the Crosstown Mound site; and adding street trees, seating, pedestrian-scale lighting, and branded wayfinding signage to enhance the pedestrian experience in the Cleveland Street corridor. These improvements are consistent with the Midtown Overlay District's goals for infrastructure and streetscape improvements.

Medical District Overlay

The Medical District overlaps the Cleveland Street Corridor Redevelopment Area between Faxon Avenue and Union Avenue. The purpose of this district is to support the investment efforts of the various institutional uses located within the district by providing restrictions on those uses deemed incompatible with the future land uses anticipated in the area. Development within this district is intended to have a more urban, pedestrian-friendly, walkable character.

The Plan's proposed projects and improvements within the Cleveland and Union Study Area include opportunities for higher intensity development around the intersection of Cleveland Street and Union Avenue. Projects include mixed-use development consisting of ground floor commercial with residential units above, multifamily, and live/work units, all of which are permitted within the Midtown Overlay District. The Plan also proposes public improvements like roadway improvements to reduce speed and increase safety, public art to improve the area's identity, wayfinding, and aesthetic character. These improvements are consistent with the district's goal of creating a more pedestrian-friendly and walkable environment.

Memphis Innovation Corridor: Transit Oriented Development Plan Subarea 2B – Medical District East

Union Avenue, the southern boundary of the proposed Redevelopment Area, is an important segment of the Memphis Innovation Corridor. In 2019 the City of Memphis was awarded a \$12 million BUILD grant from the federal government to design and construct the Memphis Innovation Corridor BRT System, which became "mConnect," the City's new transit network. In January 2021, the city launched the Memphis Innovation Corridor Transit-Oriented Development (TOD) plan to maximize the impact of mConnect and foster growth along the corridor. The innovation corridor plan aims to improve areas adjacent to transit stops, and the transit stops in the project area are located along major corridors like Cleveland Street. This identifies the Cleveland transit station area as a prime location for future residential and mixed-use developments. These developments would provide housing options for students and employees of both Methodist University Hospital and the Southern College of Optometry.

The Cleveland Street Corridor TIF Redevelopment Plan proposes the establishment of a transit hub at the intersection of Cleveland Street and Union Avenue. This concept creates the framework of the Plan's Cleveland and Union Study Area. The Plan's proposed projects and improvements aligned with the Memphis Innovation Corridor include:

- ***Creating a designated "drop-off/pick-up" space for the Groove on Demand, the City's micro-transit service, reinforces the Innovation Corridor's vision for public transit within the area.***
- ***The proposed high density mixed-use and multifamily developments near the intersection of Cleveland Street and Union Avenue would create new housing options, especially those supporting students and employees in the surrounding area.***

Conformance with the Workable Program

The CRA Workable Program is one of nine core TIF policies and guidelines generally applicable to all TIF projects under the CRA's authority. The CRA takes the goals listed below into account when considering community redevelopment projects:

- Maximize the use of existing infrastructure and give public funding priority to preserving and rebuilding existing neighborhoods. **The Plan calls for the conversion of unused and dead-end areas of right-of-way to create developable property.**

- Encourage the preservation of natural resources and use environmentally sustainable development practices. **The Plan promotes multimodal transportation and addresses the need for additional greenspace within the Area. Intersection improvements, bicycle and pedestrian facilities, additional streetscape improvements, greenway and park improvements are all intended to encourage walking, biking, and greater use of outdoor spaces.**
- Provide for parks, playgrounds and other public improvements. **Citizens Park represents a \$250,000 investment in park space serving the Area.**
- Encourage the repair and rehabilitation of deteriorated or deteriorating structures. **The Plan prioritizes the redevelopment and rehabilitation of vacant lots and dilapidated structures to support residential and commercial development.**
- Incorporate green spaces as a part of neighborhoods. **The Plan proposes \$2.5 million in street landscaping throughout the Area.**
- Encourage usable alternatives to the automobile as a part of a transportation system that is accessible to all citizens and that supports good neighborhood design. **The Plan proposes more than \$20 million in public improvements to improve safety for all modes and users, enhance connections between the corridor and surrounding residential neighborhoods, and create on-street accommodations for the Groove on Demand public transit service.**
- Improve job availability and economic opportunity. **Implementation of the Plan is anticipated to create temporary jobs associated with construction as well as permanent jobs associated with new and expanded use within the Area. Primary job growth is anticipated to occur within the following sectors: construction, retail, food, job training, entertainment and personal services.**
- Are compatible with and enhance the existing neighborhood fabric. **The Plan proposes infill residential development that is compatible with the development character and context of existing neighborhoods.**
- Increase housing choice and affordability. **The Plan proposes a mix of housing types including single-family, multifamily, live/work, and mixed-use developments. Infill residential development within the Area is geared towards providing attainable housing options for new and existing residents. Housing along the Innovation Corridor may be more attractive to students and employees in and the Area.**
- Assist the revitalization of commercial areas. **The Plan identifies key commercial development and redevelopment opportunities along Cleveland Street, the focal point of the Area. To the north, a cluster of commercial development is envisioned between Galloway Avenue and Overton Park Avenue. To the south, the intersection of Cleveland Street and Union Avenue is identified as an opportunity to support transit-oriented development aligned with the Innovation Corridor plan.**

Maximum Opportunity for Private Enterprise

Although incremental progress has been made, the Cleveland Street Corridor will require significant additional capital investment for improving aging infrastructure in order to continue momentum and eventually reach its fullest potential as the most important north/south corridor in Memphis. As a result, the purpose of such an initiative is the creation of a Tax Increment Financing District (TIF) that leverages this community development tool to attract additional development and investment to improve the lives of the Area's residents, business, and anchor stakeholders.

CHAPTER 4: DESCRIPTION OF THE COMMUNITY REDEVELOPMENT PROJECT

Project Description⁹

As discussed in Chapter 1, implementation of the Plan is centered around development, redevelopment, and public investments in three defined nodes: Cleveland and Watkins, Madison Heights, and Cleveland & Union. The goals for these nodes and connecting areas have been distilled from consistent themes that emerged from conversations over the course of stakeholder and community meetings. The guiding principles below provide a framework for the distinct spaces, businesses, and stakeholders that operate within the Cleveland Street Corridor.

- **Sustainable Framework:** encourage a sustainable framework that supports existing stakeholders and inspires bold small- and large-scale investments that are inclusive of both the existing community and new businesses and residents.
- **Improve Streetscape:** improve the streetscape visually and experientially for businesses, residents and visitors with a design that further develops a unique sense of place, prioritizes bikes and pedestrians, adds trees and lighting, and synchronizes currently disconnected traffic signals and blocks.
- **Enhance Connections:** identify and strengthen physical connections and stakeholder partnerships throughout the corridor to facilitate implementation of an inclusive plan that addresses the needs of the corridor's diverse population.
- **Infuse Local Culture:** Authentically integrate the unique narrative, streetscape elements, and aesthetics of the diverse people, places, and history to cultivate community and ideas for ongoing programming.
- **Multimodal Transportation:** Encourage multiple modes of transportation to improve the experience along the corridor and improve walkability by addressing safety, landscaping, accessibility, and a rehabilitated pedestrian zone.
- **Build the Local Tax Base:** One key objective is to stimulate private sector capital investment thereby building the local tax base through creation of a sustainable business environment.

⁹ The general project description included in this section is provided by the Cleveland Street Corridor TIF Application.

The Plan's proposed private development projects and public projects and improvements are listed below:

Exhibit 10: Private & Public Projects

Private Development Projects
Vacant Lots & Dilapidated Structures
Multi-family (70 N Bellevue Blvd.)
Commercial (70 N Bellevue Blvd.)
Event Venue (70 N Bellevue Blvd.)
Office (70 N Bellevue Blvd.)
Single-family (Crosstown Mound)
Townhouses (Crosstown Mound)
Multi-family (Crosstown Mound)
Mixed-use (Concourse)
Multi-family Renovation (Overton Park Ave.)
Hotel (Bellevue Blvd.)
Indoor Entertainment Venue (Autumn Ave.)
Multi-family Renovation (Court Ave.)

Public Projects and Improvements
Asphalt Art
ROW Conversion
Murals
Overpass Fencing, Gateways, and Signage
Mid-bloc Crossings at SCO and Galloway
Citizens Park
V&E Greenline Improvements
Street Furniture
Pedestrian-scale Lighting
ROW Landscaping
Intersection Improvements
Alley Maintenance
Street Right-sizing
Bicycle & Pedestrian Facilities
Utilities
Demolitions
Telecommunications Lines and Broadband
Environmental Remediation
Streets, Curbs, and Sidewalk Work

The Plan identifies seven key projects for initial private development and redevelopment within the Area. These projects are anticipated to deliver 950 new residential dwelling units, 256 rehabilitated residential dwelling units, 100,000 square feet of commercial and healthcare-related office space, a 200-room hotel, two event venues with nearly 5,000 seats, and a mixed-use development totaling more than 1 million square feet in size. The table below summarizes key private development projects proposed by the Plan.

Exhibit 11: Summary of Key Development Projects

Project Description	Year Completed	Seats	Units	Per Unit		Total	
				Net Square Footage	Gross Square Footage	Net Square Footage	Gross Square Footage
70 N Bellevue							
Multi-family	2031	0	750	750	882	562,500	661,765
Commercial	2031	0	0	0	0	25,500	30,000
Event Venue	2028	3,500	0	0	0	0	0
Healthcare-Related Office	2028	0	0	0	0	75,000	88,235
70 N Bellevue Total		3,500	750	750	882	663,000	780,000
Crosstown Mound							
Single-family	2027	0	35	1,800	1,800	63,000	63,000
Townhouses	2027	0	35	1,400	1,400	49,000	49,000
Multi-family	2027	0	130	800	941	104,000	122,353
Crosstown Mound Total		0	200	4,000	4,141	216,000	234,353
Concourse ¹							
Mixed-use	Completed	0	0	0	0	1,190,089	1,400,105
Overton Park							
Multi-family Renovation	2028	0	135	800	941	108,000	127,059
Bellevue							
Hotel	2028	0	200	446	525	89,250	105,000
Autumn							
Indoor Entertainment Venue	2026	1,300	0	0	0	35,000	35,000
Court Avenue							
Multi-family Renovation	2024	0	121	800	941	96,800	113,882
Development Totals		4,800	1,406			2,398,139	2,795,399

Source: Schedule II: Summary of Projected Development, Cleveland St Corridor TIF Revenue Projections. MuniCap, Inc.

Note: ¹ Multi-family units within the completed Concourse development are not included, as it was not possible to separate the value of the residential portion of the Concourse building from the commercial. Square footage shown includes both commercial and residential development.

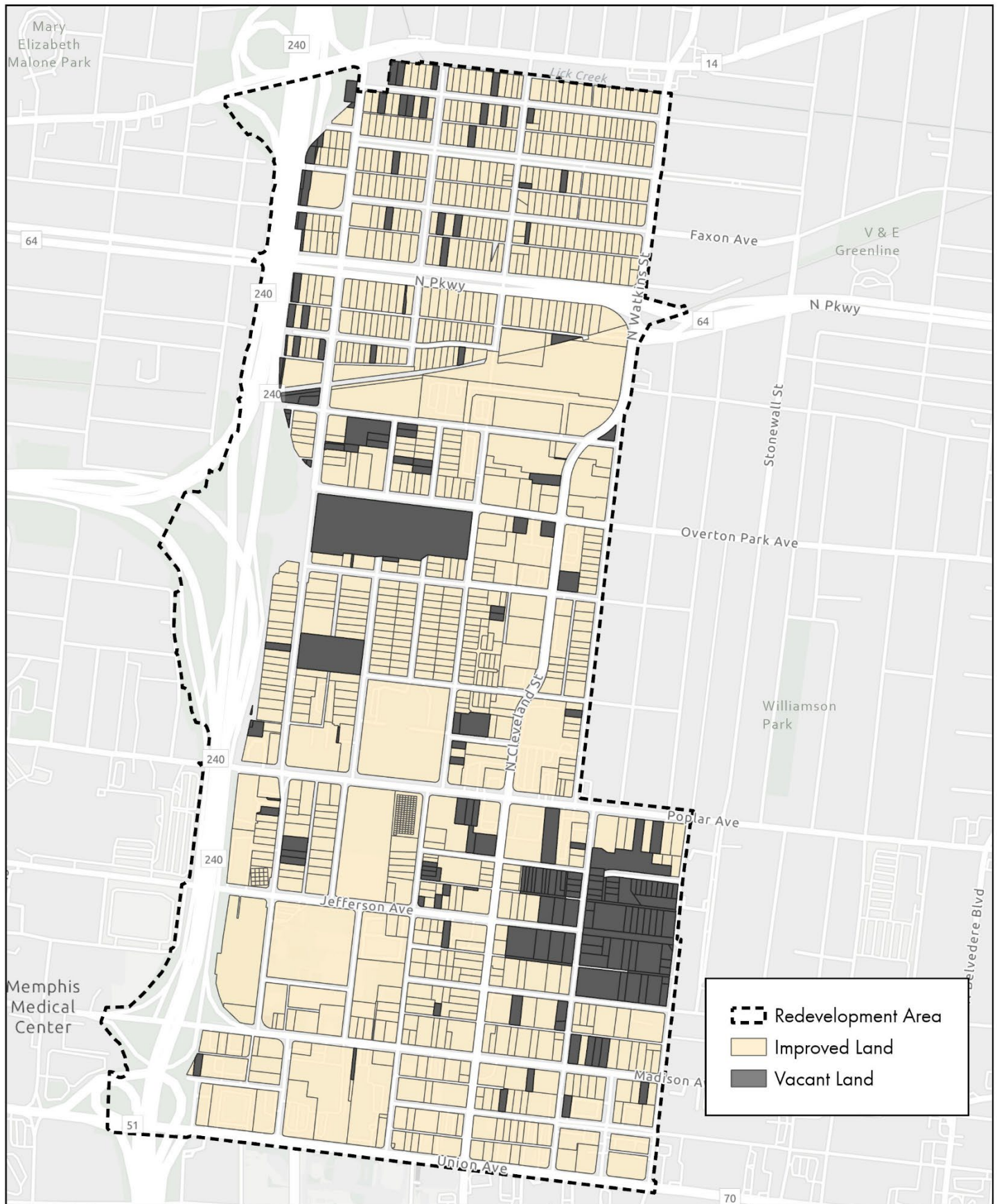
Elimination or Prevention of the Development or Spread of Slums and Blight

The removal of blight, decay and underutilized properties (over 50.4 acres) within the Area will have a positive impact on nearby developments since the blight and distress of these properties are not contained on their sites but have a detrimental impact the entire surrounding area. New public infrastructure that will be built for the neighborhood and adjoining areas will improve the entire area and help to cast the neighborhood in a different, more positive and safer light. Further, the new mixed-income, mixed-use developments envisioned for the properties will attract private investments directly to the site and neighborhood. The mix of income among the residents will raise the purchasing power of the community and create more commercial opportunities within the neighborhood. All these factors will further attract new investment and development of the neighborhood and improve the investment opportunities.

The Plan identifies potential infill development and redevelopment opportunities within the Area. The map on the following page shows where vacant land exists throughout the area. The maps on pages 31-33 are excerpts from the LRK Plan which show identified infill development and redevelopment opportunities within the context of existing developments and institutional uses to emphasize how the Plan intends to utilize tax increment financing and other economic development tools to alleviate conditions of slum and blight (vacancy being a contributing factor) and repair the fabric of the Cleveland Street Corridor Redevelopment Area.¹⁰

¹⁰ Source: Cleveland Street Corridor Community Redevelopment Plan (LRK).

Exhibit 12: Vacant Land Map



VACANT LAND MAP

Cleveland Avenue Corridor Redevelopment Area
Memphis, TN

0 0.13 0.25 0.5 Miles



Exhibit 13: Infill Opportunities



Claybrook St



N Parkway



N Bellevue Blvd



Forrest Ave



Larkin Ave



Crosstown Mound

Exhibit 14: Infill Opportunities, continued



Known Developments and Improvements

- | | | |
|----|------------------|--|
| 38 | 495 N Watkins | Memphis Center City Reviv. Finance Corporation |
| 39 | 1325 Autumn | United States Postal Service |
| 40 | 1549 Autumn | MSM Investments LLC |
| 41 | 431 N Cleveland | Collins, Patrick S |
| 42 | 5050 N Claybrook | Warehouse Garage LLC |
| 43 | 413 N Cleveland | Memphis Urban League Inc |
| 44 | 405 N Cleveland | Kirama Investment Group LLC |
| 45 | 403 N Cleveland | Skefos, Catherine |
| 46 | 438 N Cleveland | Bluff City Enterprises |
| 47 | 430 N Cleveland | Skefos, H Jerry |
| 48 | 419 N Watkins | Bluff City Enterprises |
| 49 | 400 N Watkins | Memphis, TN Assembly Hall of Jehovah's Witnesses |

- | | | |
|-----------|-------------------|--|
| 50 | 1372 Overton Park | Pragulman Investment Group I LLC |
| 52 | 1378 Overton Park | Memphis, TN Assembly Hall of Jehovah's Witnesses |
| 53 | Overton Park | State of Tennessee |
| 54 | 385 N Cleveland | Autazone Development Corp. |
| 55 | 385 N Cleveland | Autazone |
| 56 | 337 N Cleveland | Drif-Co Laundry LLC |
| 57 | 376 N Cleveland | True Property LLC |
| 58 | 340 N Cleveland | WO SFR LLC |
| 60 | 328 N Cleveland | Phan Trung |
| 61 | 3 N Claybrook | Nga, David |

Potential Opportunities

- | | | |
|----|-----------------------------------|---|
| 1 | 1201 Jackson | 1201 Jackson GP |
| 2 | 1217 Jackson | Jackson GP |
| 3 | 1243 Jackson | Preston, Julia & Shoner, William |
| 4 | 1279 Jackson | Mid-Continent Laboratories |
| 5 | 1198 Snowden | Spoken Word Church Inc |
| 6 | 1206 Snowden | Spoken Word Church Inc |
| 7 | Snowden | Sullivan, Alonzo & Deloris |
| 8 | Snowden-Montgomery Dead-end ROW | City of Memphis |
| 9 | 1278 Snowden | Hughes, James K & Sherry J |
| 10 | 1191 Snowden | Jones, Kenneth L & Terri L |
| 11 | 1211 Snowden | Grace Investment LLC |
| 12 | 1217 Snowden | Robinson, Lois S |
| 13 | 1229 Snowden | Elchlim World Outreach Ministries Inc |
| 14 | 1271 Snowden | Ahmed, Aliya |
| 15 | 1295 Snowden | Clean Green Memphis LLC |
| 16 | 1305 Snowden | Harris, James Jr. & Grace Albright, George W & Maxine J |
| 17 | 1176 Tutwiler | Living Trust |
| 18 | Parcel adjacent to 1176 Tutwiler | Albright, Alan |
| 19 | 1327 Tutwiler | Haimed, Nabil H |
| 20 | 570 N Bellevue | City of Memphis |
| 21 | 1251 Faxon | Henderson, Jacelyn V |
| 22 | Faxon lot between 1305 & 1315 | Pipe Dreams Properties Inc |
| 23 | N Parkway ROW between 1324 & 1334 | City of Memphis |
| 24 | 124 N Cleveland | Nguyen, Tina & Kevin Pham |
| 25 | 116 N Cleveland | Tong, Karina |

- | | | |
|-----------|--------------------------------------|--|
| 26 | 153 N Cleveland | Lamaniao, Edwin & Maria |
| 27 | 1162 Forrest | Samies, Joshua M & Deirdre L |
| 28 | 1177 Forrest | Uiles, Mike Jr. & Patrick R |
| 29 | 1231 Forrest | Crosstown Group LLC &
Midtown Restoration LLC |
| 30 | Multiple at N Bellevue & Autumn | Tennison Brothers Inc |
| 31 | 419, 425, 431 N Bellevue | Dashier, Edith |
| 32 | 423 & 427 Montgomery | Butler, Benjamin |
| 33 | 438 Montgomery | Roeder, Michah |
| 34 | 436 Montgomery | Karimnia, Mary Jo |
| 35 | 416 Montgomery | Crosstown Group LLC |
| 36 | 415 Malvern | West, Rebecca |
| 37 | 411 Malvern | Robin Round LLC |
| 59 | 333 N Claybrook - Crosstown
Mound | City of Memphis |
| 61 | 3 N Claybrook | Ngo, David |
| 62 | 277 Montgomery | Memphis Recovery Centers Inc |

Exhibit 15: Infill Opportunities, continued



Known Developments and Improvements

- | | |
|--|---|
| 78 1292 & 1302 Court | Bellwether Capital Partners (Waddell) |
| 79 1312 & 1318 Court and 28 & 35 Claybrook and 43 N Cleveland | BMH Partners |
| 80 61 N Cleveland | Shelby County Tax Sale |
| 81 51 N Cleveland & 1328 Court | Le Tuyen |
| 82 44 N Claybrook | Cglent LLC Series 4A N Claybrook |
| 83 1309 & 1317 Court | Le Tieng |
| 87 32 N Cleveland | Pham, Kristine & Monica & Karin Tong (Viet Hoa) |
| 88 1300 Block of Court | Red Ace Capital |
| 91 1400 Madison | Krosstown LLC, Kinsey Thompson |
| 96 37 N Cleveland | Nguyen, Lee J & Trang T Le |

Potential Opportunities

- | | |
|--------------------------------------|---|
| 24 124 N Cleveland | Nguyen, Tina & Kevin Pham |
| 25 116 N Cleveland | Tong, Karina |
| 63 1302 William Fields | Eastern Star Missionary Baptist Church, Inc |
| 65 156 N Bellevue | EZE Capital LLC |
| 66 128 N Bellevue | EZE Capital LLC |
| 67 126 N Bellevue | Spikner, Dorothy & Darrell Treadwell & Elmo Spikner III & ZEE Capital LLC |
| 68 1295 Poplar | Friends Properties LLC |
| 70 1359 Poplar | Spencer Square Ltd (Walgreens) |
| 72 Washington Bottoms | ADG LLC |
| 74 1295 Jefferson | Schneider, Robert |
| 75 1292 Beaugard | 1292 Beaugard LLC |
| 76 1302 Beaugard | 1291 Beaugard LLC |
| 84 1306 Madison | MATA |
| 85 1292 Madison | Bryant, Cleophus & Lois Skafos |
| 89 1329, 1335, & 1348 Madison | St Vincent de Paul of Memphis |
| 90 1306 Monroe | Schneider, Robert |
| 92 1289 Madison | |

Institutions

- | |
|---|
| 64 Kroger |
| 69 Catholic Charities |
| 71 Kroger |
| 73 Mississippi Blvd Baptist |
| 77 Catholic Diocese |
| 86 Teen Challenge |
| 93 Southern College of Optometry |
| 94 City of Memphis |

Summary of Slum and Blight Conditions

In October 2024, PGAV completed a field survey of the Area to confirm the extent to which conditions of slum and blight exist and their impact the social character of the Area overall, and the physical character of structures, parcels, and public infrastructure. Based on a field survey of the Area and analysis of parcel, building, and right-of-way conditions, PGAV found that conditions ascribed to the statutory definition of a “slum area” are prevalent throughout the Area. Within the Area, 991 or 79.7% of the Area’s total 1,243 parcels exhibit one or more “slum area” conditions. The maps on pages 35-36 summarize the existing conditions of slums and blight within the Area

Exhibit 16: Summary of Parcel-level Slum Area Conditions

Summary of Parcel-level Slum Area Conditions Cleveland Street Corridor Community Redevelopment Area					
Indicators	Slum Area Indicators Present ¹	Parcels with Dilapidated or Deteriorated Buildings	Parcels with Dilapidated or Deteriorated Improvements	Overcrowding of Buildings	Conditions which Endanger Life or Property
# of Parcels	991	696	763	2	53
% of Parcels ²	79.7%	56.0%	61.4%	0.2%	4.3%

¹ Indicates that one or more Slum Area indicators are present.

² Based on the total number of parcels within the Redevelopment Project Area: 1,243.

Blighted Area Indicators:

Based on a field survey of the Area and analysis parcel, building, and right-of-way conditions, PGAV found that conditions ascribed to the statutory definition of a “blighted area” are prevalent throughout the Area. Within the Area, 1,031 or 83% of the Area’s total 1,243 parcels exhibit one or more “blighted area” conditions.

Exhibit 17: Summary of Parcel-level Blighted Area Conditions

Summary of Parcel-level Blighted Area Conditions Cleveland Street Corridor Redevelopment Area							
Indicators	Blighted Area Indicators Present ¹	Dilapidated or Deteriorated Buildings	Deteriorated Site Improvements	Conditions which Endanger Life or Property	Unsanitary or unsafe conditions	Predominance of Defective and Inadequate Street Layout	Inadequate parking facilities
# of Parcels	1,031	696	763	53	73	55	37
% of Parcels ²	83%	56.0%	61.4%	4.3%	5.9%	4.4%	3.0%

¹ Indicates that one or more Blighted Area indicators are present.

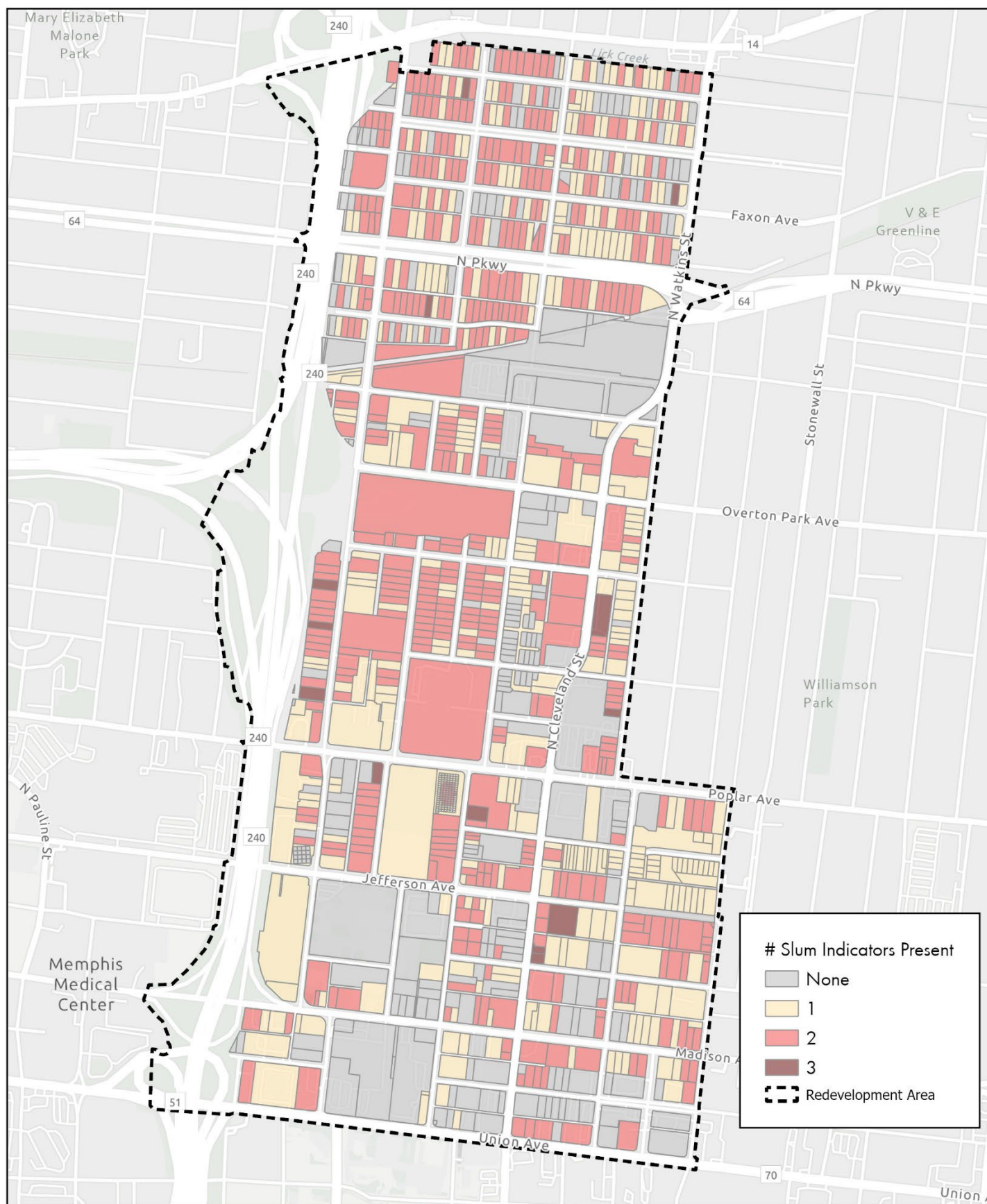
² Based on the total number of parcels within the Redevelopment Project Area: 1,243.

See **Appendix B – Qualifications Analysis** for a complete analysis of the conditions qualifying the Area as a Community Redevelopment Area.

Eligibility with Section 17

Section 17 of the Act confers and defines the powers that a county and municipality are authorized to carry out and effectuate concerning the purposes and provisions of the Act. Subsection (3) gives counties and municipalities the authority to undertake and carry out community redevelopment and related activities within a community redevelopment area. These activities include but are not limited to acquisition of slum or blighted areas; demolition or removal of building or improvements; installation, construction, or reconstruction of public infrastructure/capital improvements; acquisition of real property; to close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality. These and other undertakings are anticipated to be carried out within the Cleveland Street Corridor Community Redevelopment Area in accordance with the Plan.

Exhibit 18: Slum Area Indicators Map



SLUM AREA INDICATORS MAP

Cleveland Street Corridor Redevelopment Area
Memphis, TN

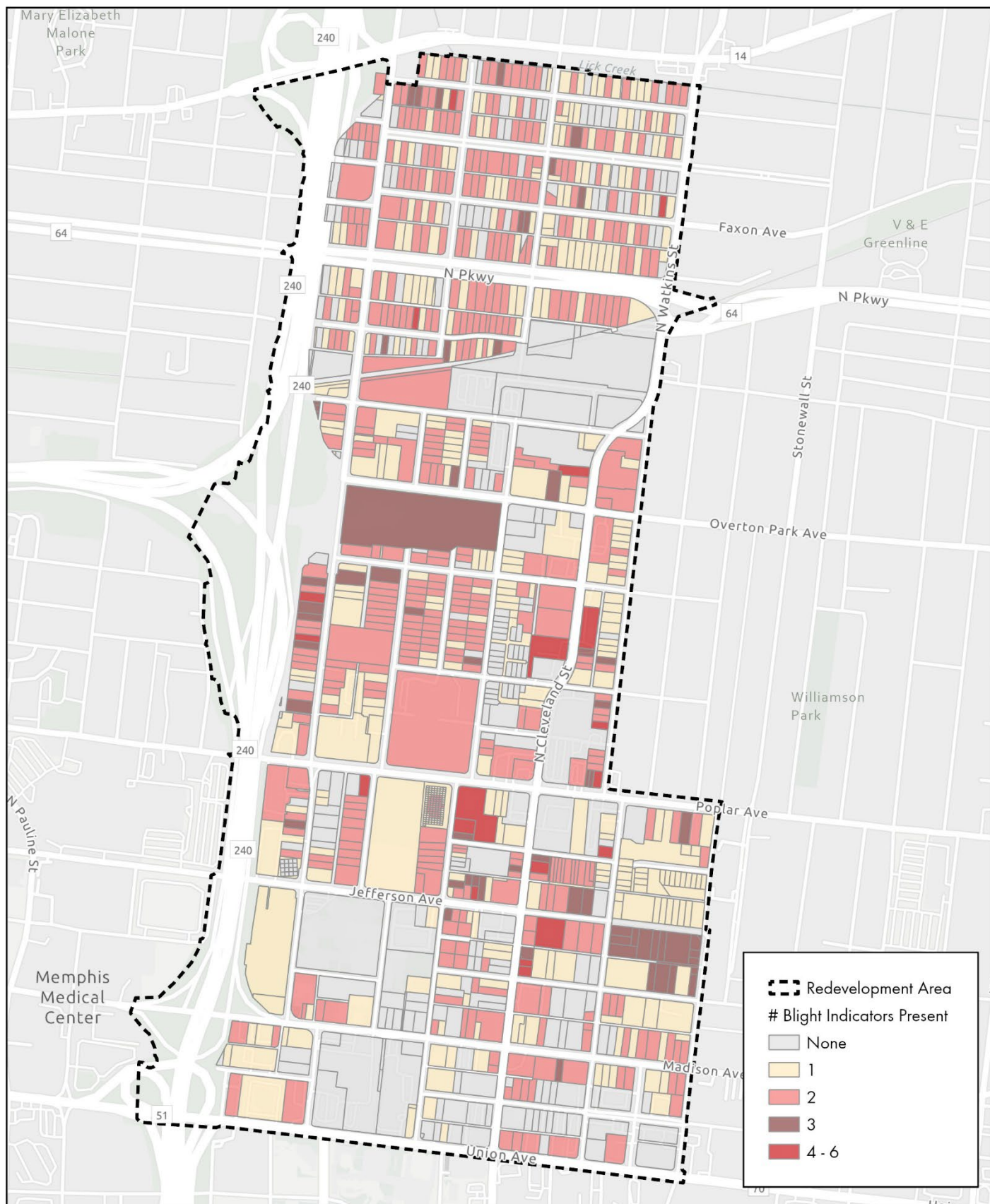
0 0.13 0.25 0.5 Miles



PGAV PLANNERS LLC



Exhibit 19: Blight Area Indicators Map



BLIGHTED AREA INDICATORS MAP

Cleveland Street Corridor Redevelopment Area
Memphis, TN

0 0.13 0.25 0.5 Miles



CHAPTER 5: ECONOMIC FEASIBILITY STUDY

For purposes of estimating the economic feasibility of the project and future economic impacts through the creation of new tax increment revenues, MuniCap completed research to develop an appropriate estimated valuation of the TIF district, specifically the planned properties to be developed within the TIF.

Overview of Proposed Project

As seen in Exhibit 11, the project is proposed to be developed as a mixed-use development comprised of single-family detached and attached homes for sale and multi-family units for-rent, retail, restaurant, office, and hotel components, and two indoor venues for music and other entertainment. It also includes the completed mixed-use Crosstown Concourse building with substantial multi-family and commercial space. The planned mixed-use development will create a live-work environment for residents and commercial tenants of the site.

Assumptions

Tax increment revenues are calculated based on a parcel's assessed values. Shelby County assesses residential property at 25% of appraised value and commercial property, including multi-family, at 40% of appraised value. Properties are assumed to be on the tax roll as developed property based on estimates of when they will be substantially completed. This report does not estimate interim construction values. Exhibit 11 outlines the completion dates or estimated completion dates, which can be found in MuniCap's revenue analysis provided **Appendix C** of this report.

To estimate the appraised values, MuniCap conducted a review of three valuation approaches, comparable properties, income capitalization, and construction cost, and engaged in discussions with the County Assessor and with the CRCA.

Income Capitalization:

For most property types that generated operating income, MuniCap used assumptions from CoStar Real Estate Database regarding rent, other income, vacancy rate, expenses, and capitalization rate. These assumptions were based on the overall Memphis metropolitan area market or appropriate submarket covering the smaller geographic area including the development site as appropriate. Estimated rent for affordable multi-family units was provided by the CRCA. MuniCap assumed a net-to-gross ratio of 85% for the purposes of converting CoStar values given per net square foot to the gross square foot provided in the rest of the revenue analysis.

Construction Cost:

MuniCap's construction cost assumptions were based on analysis of the relevant property types using Marshall & Swift "Commercial Estimator 7" software. In addition to the number of units and square footage, the CRCA provided other details used in this analysis, for example stories and construction materials for various development categories. MuniCap made assumptions regarding several other details used in the analysis, for example rank of the projected development for each category within the overall market for that category.

Comparable properties:

MuniCap researched comparable properties for all relevant development types. Comparable properties were the only valuation method used for for-sale residential development, which does not generate income and cannot be evaluated using Marshall & Swift. MuniCap determined comparable properties for each category by searching for properties in close geographic distance to the development, built as recently as possible while having a stabilized appraised value on the Shelby County Assessor's website, and of similar square footages to the properties of the same category in the planned development. The analysis of the properties selected as most comparable is provided the tables shown in Appendix B of the revenue analysis.

Additional values:

The projected appraised values for the Event Venue within the 70 N Bellevue block and the Indoor Entertainment Special Events Center within the Autumn block were provided directly by the CRCA due to the unusual nature of these properties and the difficulty of finding appropriate income or cost assumptions or comparable properties. The appraised value of the completed Crosstown Concourse building was provided by CRCA and was based on an appraisal performed by CBRE. The existing appraised value provided by the assessor is low compared to all comparable properties. For this reason, and because the building is currently subject to a PILOT that will expire after future reappraisals, the MuniCap analysis does not rely on this value in Appendix C.

The following tables from the revenue analysis included as Appendix C of this report present MuniCap's research on property valuation for tax purposes, which contributes to the future economic tax base in the Plan Area.

- Appendix B-1.a: Projected Appraised Value - Comparison of Valuation Methods - Residential
- Appendix B-1.b: Projected Appraised Value - Comparison of Valuation Methods - Commercial
- Appendix B-2.a: Projected Appraised Value - Income Capitalization - Multi-family
- Appendix B-2.b: Projected Appraised Value - Income Capitalization - Retail
- Appendix B-2.c: Projected Appraised Value - Income Capitalization - Office
- Appendix B-2.d: Projected Appraised Value - Income Capitalization - Hotel
- Appendix B-3: Projected Appraised Value - Cost
- Appendix B-4.a: Projected Appraised Value - Comparable Properties - Multi-family
- Appendix B-4.b: Projected Appraised Value - Comparable Properties - Single Family
- Appendix B-4.c: Projected Appraised Value - Comparable Properties - Office
- Appendix B-4.d: Projected Appraised Value - Comparable Properties - Hotel

CHAPTER 6: BENEFIT/COST ANALYSIS¹¹

The purpose of the Plan is to facilitate redevelopment of the Area, to alleviate those conditions that cause the Area to be a “slum area” or “blight area”, to provide adequate housing for a diverse range of constituents, including affordable and market rate units, and to facilitate private reinvestment through a unified, planned program for economic redevelopment. The Plan calls for residential, retail and commercial uses that will:

- Take advantage of the Area’s location, access, and potential trade area.
- Significantly address the City’s need for both economic development and new neighborhood-oriented commercial development.
- Provide a diverse range of housing opportunities including for low- and moderate-income residents.
- Provide revenue for the affected taxing districts; and
- Create new jobs within the City.

There are numerous expected benefits to the City of Memphis and Shelby County from the implementation of the Plan. A primary benefit of the Project and related redevelopment of the Area will be to create vibrant, walkable, mixed-use neighborhoods in the inner city. Through the creation of a TIF District and attraction of additional development and investment, potential opportunities abound to enhance the pedestrian experience, including the planting of street trees, investing in the public realm, and improving pedestrian-scale lighting along the corridor. Development of roughly 50 acres of vacant, blighted and underutilized properties along the Cleveland and Watkins corridors are critical to bridging the gaps which act as barriers to businesses, pedestrians, and visitors. The Plan identifies opportunities for blight remediation, upgrading utilities, streetscape improvements, relocation of streets, environmental remediation, etc. that will be necessary to make key large-scale redevelopment sites (Ex: Washington Bottoms and Mississippi Boulevard Christian Church) suitable for investment by private enterprise. As such, revitalization will occur through blight remediation, infrastructure improvements, equitable community redevelopment, vacant lot improvements, and by encouraging commercial developments that offer goods and services to existing residents and provide living wage jobs.

This transformation and planned investment, taken in combination with the existing fabric and character of the Area, provides ample opportunities for investment in varied commercial and residential infill development. Despite being a densely developed urban area, the Cleveland Street Corridor has several large vacant or drastically underutilized sites at roughly 50 acres (i.e., the Mound, Washington Bottoms, Mississippi Boulevard Christian Church, etc.) that offer an incredible opportunity for redevelopment. These sites have been hindered by blight and an unfeasible business environment that will be highly encouraged to incorporate opportunities made possible through the community’s commitment to improving infrastructure and transportation alternatives along the corridor. A unified and connective urban fabric will serve to tie into and build upon the existing nodes of activity along Cleveland Street while also incorporating flexibility to better enable appropriate scales, types, and forms of public and private improvements. Incorporating a mixed-use approach to land use development in a way that provides a greater variety of amenities will improve the corridor’s vibrancy and desirability. Creating a safe and comfortable environment along the corridor is a first step that knits together the Area’s business, residents, and institutions.

The Cleveland Street Corridor Community Redevelopment Plan seeks to maintain the Area’s authenticity while accommodating infill developments and serving the affordable housing and commercial needs of its residents. With this direction in mind, the redevelopment plan will help facilitate a neighborhood-based implementation strategy in prioritizing the use of potential TIF funds for the benefit of the neighborhood. As a result, the plan will improve property values, expand the tax base, and preserve and create jobs within the City and the County.

¹¹ This section summarizes the revenue analysis as completed by MuniCap, Inc.

City and County residents will benefit from the development of new living conditions, new shopping and entertainments options, services, and employment prospects in a close-in urban neighborhood adjacent to downtown and the Medical Center. The neighborhood will gain a safe and secure environment to live, work and recreate.

Statement of Existing Assessed Valuations of Real Property¹²

Assuming that the Plan is adopted prior to December 31, 2025, the base value will be set as of the prior year, 2024. The total assessed value of parcels within the Area, as of calendar year 2024, was \$62.8 million. Based on the information about known projects, as provided by the Applicant, and estimated valuation, the proposed Redevelopment Area is projected to generate a total assessed value of \$213.7 million following construction completion and expiration of current and future PILOTs. Exhibit 20 on the following page provides a summary of projected assessed values for the Area from 2025 to 2055.

¹² This section summarizes the revenue analysis as completed by MuniCap, Inc.

Exhibit 20: Schedule IV.B: Projected Assessed Value - Development Total¹

Development Year Ending	Assessed As of Date	Final Tax Due Date		Assessed Value ²								Remainder of District	Total
		City	County	70 N Bellevue	Crosstown Mound	Concourse	Overton Park	Bellevue	Autumn	Court Ave			
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	\$0	\$11,979,373	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$74,752,008	
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	\$15,797,564	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$96,573,621	
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	\$35,816,805	\$11,979,373	\$0	\$7,126,969	\$9,813,129	\$0	\$0	\$61,669,715	\$126,405,991	
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	\$48,981,441	\$11,979,373	\$0	\$7,126,969	\$9,813,129	\$0	\$0	\$61,669,715	\$139,570,627	
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	\$48,981,441	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$0	\$61,669,715	\$196,757,227	
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$0	\$61,669,715	\$207,288,937	
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	

Source: MuniCap, Inc.

14-Jan-25

Note:

¹ See Schedule IV-A.

² Assessed value based on valuation approaches determined through communications with Shelby County Assessor's Office and Applicant. See Appendix B-1. Valuation is preliminary and subject to change based on future updates to relevant statistics (e.g. county reappraisal.)

Projected Incremental Property Tax Revenues Generated by the Project¹³

The amount of projected incremental property tax revenue generated by the Project is based on the amount of property tax revenue that will be generated in each of the next 30 years, accounting for parcels subject to PILOTs, that is above and beyond the base year's tax revenue. Incremental property tax revenue is calculated on a parcel-by-parcel basis for known development and redevelopment projects. The revenue analysis includes parcels in the larger area to capture project growth in property values for the remainder of the Area's parcels that are part of a known project, as allowed under the Act. The revenue analysis currently assumes no change in appraised values on remaining parcels in the Plan Area for which redevelopment is not yet known.

The Plan proposes that 95% of incremental property tax revenue, after payment of statutorily required expenses and fees to the City and County, be paid to the Community Redevelopment Trust Fund (the "Trust Fund"). Assuming that the Plan is adopted prior to December 31, 2025, the Community Redevelopment Area created will have a base year of 2024 and the projected property tax revenues generated by the Project for the City of Memphis and Shelby County area for the next 30 years are estimated as follows:

City of Memphis:

- Total Base Real Property Tax Revenues: \$45.6 million
- Total Projected Incremental Property Tax Revenue Generated: \$60.3 million
- Projected Incremental Property Tax Revenues Eligible for the District (95% of total incremental revenue): \$57.3 million
- Total Projected Incremental Property Tax Revenue Generated (after expenses and fees): \$54.4 million.

Shelby County:

- Total Base Real Property Tax Revenues: \$57.2 million
- Total Projected Incremental Property Tax Revenue Generated: \$75.6 million
- Projected Incremental Property Tax Revenues Eligible for the District (95% of total incremental revenue): \$71.8 million
- Total Projected Incremental Property Tax Revenue Generated (after expenses and fees): \$66.8 million.

This baseline revenue will continue to flow directly to the City and County in future years, however any natural increase in appraised values which results in an increase in tax assessments, and any new tax revenue from PILOT (payments in lieu of taxes) projects completing that program, will result in additional property taxes above the 2024 baseline to be directed to the Community Redevelopment Trust Fund. The baseline revenue amount continues to go to the taxing bodies serving the Area. This system does not lower the tax revenue collected by the varying taxing districts; nor does it impose special assessments on the Area. Exhibits 21-24 on the following pages provide a summary of projected tax increment revenues from TIF for both the City of Memphis and Shelby County, respectively.

Projected Sales Tax

While sales tax-generating projects are anticipated over the 30-year life of this Community Redevelopment Area, identified commercial, hospitality, and entertainment projects are preliminary and will require more concrete development information including future tenants in order to determine projected sales tax revenues.

¹³ This section summarizes the revenue analysis as completed by MuniCap, Inc.

Exhibit 21: Schedule V-A: Projected Incremental Real Property Tax Revenues – City

Final Tax Due Date	Total Assessed Value - Development ¹	Total Assessed Value - Base ²	Tax Rate per \$100 of Assessed Value - City of Memphis ³	Debt Service Deduction ⁴	Net Tax Rate Per \$100	Development Real Property Tax Revenues	Base Real Property Tax Revenues ⁵	City Incremental Real Property Tax Revenues
31-Aug-24	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-25	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-26	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-27	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-28	\$74,752,008	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,752,673	(\$1,471,799)	\$280,874
31-Aug-29	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-30	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-31	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-32	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-33	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-34	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-35	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-36	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-37	\$96,573,621	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$2,264,313	(\$1,471,799)	\$792,515
31-Aug-38	\$126,405,991	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$2,963,778	(\$1,471,799)	\$1,491,979
31-Aug-39	\$139,570,627	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$3,272,443	(\$1,471,799)	\$1,800,644
31-Aug-40	\$196,757,227	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$4,613,268	(\$1,471,799)	\$3,141,470
31-Aug-41	\$207,288,937	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$4,860,200	(\$1,471,799)	\$3,388,401
31-Aug-42	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-43	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-44	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-45	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-46	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-47	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-48	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-49	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-50	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-51	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-52	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-53	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-54	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
Total						\$105,894,850	(\$45,625,756)	\$60,269,094

Source: MuniCap, Inc.

14-Jan-25

Notes:

¹ See Schedule IV-B.

² See Schedule IV-C.

³ Source: Shelby County Trustee.

⁴ 26.5% of City Property Tax Revenues are allocated to Debt Service Fund. Source: City of Memphis FY 2025 Adopted Budget.

⁵ Represents Total Assessed Value - Base multiplied by Net Tax Rate per \$100.

Exhibit 22: Schedule V-B: Projected Incremental Real Property Tax Revenues - County

Final Tax Due Date	Total Assessed Value - Development ¹	Total Assessed Value - Base ²	Tax Rate per \$100 of Assessed Value - Shelby County ³	Debt Service Deduction ⁴	Net Tax Rate Per \$100	Development Real Property Tax Revenues	Base Real Property Tax Revenues ⁵	Incremental Real Property Tax Revenues
28-Feb-25	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-26	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-27	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-28	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-29	\$74,752,008	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,197,059	(\$1,844,969)	\$352,089
28-Feb-30	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-31	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-32	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-33	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-34	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-35	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-36	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-37	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-38	\$96,573,621	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,838,424	(\$1,844,969)	\$993,455
28-Feb-39	\$126,405,991	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$3,715,236	(\$1,844,969)	\$1,870,267
28-Feb-40	\$139,570,627	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$4,102,162	(\$1,844,969)	\$2,257,193
28-Feb-41	\$196,757,227	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$5,782,951	(\$1,844,969)	\$3,937,981
28-Feb-42	\$207,288,937	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,092,491	(\$1,844,969)	\$4,247,522
28-Feb-43	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-44	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-45	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-46	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-47	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-48	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-49	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-50	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-51	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-52	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-53	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-54	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-55	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
Total						\$132,744,218	(\$57,194,050)	\$75,550,169

Source: MuniCap, Inc.

14-Jan-25

Notes:

¹ See Schedule IV-B.

² See Schedule IV-C.

³ Source: Shelby County Trustee.

⁴ 13.3% of County Property Tax Revenues are allocated to Debt Service Fund. Source: Shelby County FY 2025 Adopted Budget.

⁵ Represents Total Assessed Value - Base multiplied by Net Tax Rate per \$100.

Exhibit 23: Schedule VI-A: Projected Net Available TIF Revenues After Expenses and Fees - City

Development Year Ending	Assessed As Of	City Tax Due Date	Remittance Date to CRA	Incremental City Taxes ¹	Percentage Eligible For District ²	Projected Incremental City Taxes Eligible for District	Less: CRA Available 5% Admin. Fees ³	Net Available TIF Revenues After Expenses and Fees
31-Dec-23	1-Jan-24	31-Aug-24	31-Mar-25	\$0	95%	\$0	\$0	\$0
31-Dec-24	1-Jan-25	31-Aug-25	31-Mar-26	\$0	95%	\$0	\$0	\$0
31-Dec-25	1-Jan-26	31-Aug-26	31-Mar-27	\$0	95%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	31-Aug-27	31-Mar-28	\$0	95%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	31-Aug-28	31-Mar-29	\$280,874	95%	\$266,831	(\$13,342)	\$253,489
31-Dec-28	1-Jan-29	31-Aug-29	31-Mar-30	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-29	1-Jan-30	31-Aug-30	31-Mar-31	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-30	1-Jan-31	31-Aug-31	31-Mar-32	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-31	1-Jan-32	31-Aug-32	31-Mar-33	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-32	1-Jan-33	31-Aug-33	31-Mar-34	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-33	1-Jan-34	31-Aug-34	31-Mar-35	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-34	1-Jan-35	31-Aug-35	31-Mar-36	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-35	1-Jan-36	31-Aug-36	31-Mar-37	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-36	1-Jan-37	31-Aug-37	31-Mar-38	\$792,515	95%	\$752,889	(\$37,644)	\$715,245
31-Dec-37	1-Jan-38	31-Aug-38	31-Mar-39	\$1,491,979	95%	\$1,417,380	(\$70,869)	\$1,346,511
31-Dec-38	1-Jan-39	31-Aug-39	31-Mar-40	\$1,800,644	95%	\$1,710,612	(\$85,531)	\$1,625,081
31-Dec-39	1-Jan-40	31-Aug-40	31-Mar-41	\$3,141,470	95%	\$2,984,396	(\$149,220)	\$2,835,176
31-Dec-40	1-Jan-41	31-Aug-41	31-Mar-42	\$3,388,401	95%	\$3,218,981	(\$160,949)	\$3,058,032
31-Dec-41	1-Jan-42	31-Aug-42	31-Mar-43	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-42	1-Jan-43	31-Aug-43	31-Mar-44	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-43	1-Jan-44	31-Aug-44	31-Mar-45	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-44	1-Jan-45	31-Aug-45	31-Mar-46	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-45	1-Jan-46	31-Aug-46	31-Mar-47	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-46	1-Jan-47	31-Aug-47	31-Mar-48	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-47	1-Jan-48	31-Aug-48	31-Mar-49	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-48	1-Jan-49	31-Aug-49	31-Mar-50	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-49	1-Jan-50	31-Aug-50	31-Mar-51	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-50	1-Jan-51	31-Aug-51	31-Mar-52	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-51	1-Jan-52	31-Aug-52	31-Mar-53	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-52	1-Jan-53	31-Aug-53	31-Mar-54	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-53	1-Jan-54	31-Aug-54	31-Mar-55	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
Total				\$60,269,094		\$57,255,639	(\$2,862,782)	\$54,392,857

Source: MuniCap, Inc.

14-Jan-25

Notes:

¹ See Schedule V-A.

² A maximum of 95% of incremental tax revenues shall be deposited into the redevelopment trust fund. Source: Tennessee Community Redevelopment Act of 1998.

³ Up to 5% of incremental tax revenues may be set aside for administrative expenses. Source: 2012 Amendment to Tennessee Community Redevelopment Act of 1998.

Exhibit 24: Schedule VI-B: Projected Net Available TIF Revenues After Expenses and Fees - County

Development Year	Assessed	County Tax Due	Remittance Date to	Incremental	Percentage Eligible	Incremental County	Less:	Net County	Less:	Net Available TIF
Ending	As Of	Date	CRA	County Taxes ¹	For District ²	Taxes Eligible For District	County 2% Trustee Fees	Revenues After Trustee Fees	CRA Available 5% Admin. Fees ³	Revenues After Expenses and Fees
31-Dec-23	1-Jan-24	28-Feb-25	31-Mar-25	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-24	1-Jan-25	28-Feb-26	31-Mar-26	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-25	1-Jan-26	28-Feb-27	31-Mar-27	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	28-Feb-28	31-Mar-28	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	28-Feb-29	31-Mar-29	\$352,089	95%	\$334,485	(\$6,690)	\$327,795	(\$16,390)	\$311,405
31-Dec-28	1-Jan-29	28-Feb-30	31-Mar-30	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-29	1-Jan-30	28-Feb-31	31-Mar-31	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-30	1-Jan-31	28-Feb-32	31-Mar-32	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-31	1-Jan-32	28-Feb-33	31-Mar-33	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-32	1-Jan-33	28-Feb-34	31-Mar-34	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-33	1-Jan-34	28-Feb-35	31-Mar-35	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-34	1-Jan-35	28-Feb-36	31-Mar-36	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-35	1-Jan-36	28-Feb-37	31-Mar-37	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-36	1-Jan-37	28-Feb-38	31-Mar-38	\$993,455	95%	\$943,782	(\$18,876)	\$924,907	(\$46,245)	\$878,661
31-Dec-37	1-Jan-38	28-Feb-39	31-Mar-39	\$1,870,267	95%	\$1,776,754	(\$35,535)	\$1,741,219	(\$87,061)	\$1,654,158
31-Dec-38	1-Jan-39	28-Feb-40	31-Mar-40	\$2,257,193	95%	\$2,144,333	(\$42,887)	\$2,101,447	(\$105,072)	\$1,996,374
31-Dec-39	1-Jan-40	28-Feb-41	31-Mar-41	\$3,937,981	95%	\$3,741,082	(\$74,822)	\$3,666,261	(\$183,313)	\$3,482,948
31-Dec-40	1-Jan-41	28-Feb-42	31-Mar-42	\$4,247,522	95%	\$4,035,146	(\$80,703)	\$3,954,443	(\$197,722)	\$3,756,721
31-Dec-41	1-Jan-42	28-Feb-43	31-Mar-43	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-42	1-Jan-43	28-Feb-44	31-Mar-44	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-43	1-Jan-44	28-Feb-45	31-Mar-45	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-44	1-Jan-45	28-Feb-46	31-Mar-46	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-45	1-Jan-46	28-Feb-47	31-Mar-47	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-46	1-Jan-47	28-Feb-48	31-Mar-48	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-47	1-Jan-48	28-Feb-49	31-Mar-49	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-48	1-Jan-49	28-Feb-50	31-Mar-50	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-49	1-Jan-50	28-Feb-51	31-Mar-51	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-50	1-Jan-51	28-Feb-52	31-Mar-52	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-51	1-Jan-52	28-Feb-53	31-Mar-53	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-52	1-Jan-53	28-Feb-54	31-Mar-54	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-53	1-Jan-54	28-Feb-55	31-Mar-55	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
Total				\$75,550,169		\$71,772,660	(\$1,435,453)	\$70,337,207	(\$3,516,860)	\$66,820,347

Source: MuniCap, Inc.

14-Jan-25

Notes:

¹ See Schedule V-B.

² A maximum of 95% of incremental tax revenues shall be deposited into the redevelopment trust fund. Source: Tennessee Community Redevelopment Act of 1998.

³ Up to 5% of incremental tax revenues may be set aside for administrative expenses. Source: 2012 Amendment to Tennessee Community Redevelopment Act of 1998.

CHAPTER 7: FISCAL IMPACT STATEMENT

Existing Market

The projected development will occur within the Cleveland Street Corridor. As noted in Exhibits 2 and 3, the TIF District, which includes this corridor and surrounding areas, currently contains a variety of development types, with the top 5 being single-family (24.6% of total acres), commercial (17.6%), public/semi-public/institutional (16.3%), vacant land (14.2%) and multi-family (10.1%). Despite this significant mix of uses within the TIF District, approximately 80% of parcels in the District include at least one indicator of slum or blight.

Emerging Market

Despite the presence of slum and blight indicators within the Cleveland Street Corridor, demand exists for additional high-quality development. The recently renovated Crosstown Concourse building, which will be within the TIF District, contains extensive residential, retail, and office space. According to CoStar Real Estate Database as of December 2024, this building has a vacancy rate of only 4.3%. This high occupancy rate reveals demand for additional high-quality residential and commercial space in the Cleveland Street Corridor. The current renovation of the Court Avenue apartments, which will also be included in the TIF District, indicates demand for additional residential units. Finally, recent development in the Medical District and other nearby Memphis neighborhoods suggests an interest on the part of developers, investors, and tenants in residential and commercial development in and near the Cleveland Street Corridor.

Public Purpose

The following bullets detail multiple public purposes defined by the Community Redevelopment Act of 1998 and the ways in which this project furthers those goals:

- Provision of additional housing affordable to residents of low or moderate incomes, including the elderly.
 - This project entails construction of over 225 affordable housing units.
- Acquisition, clearing, and disposition of slum and blight areas.
 - This project entails development of vacant lots and rehabilitation of dilapidated structures within the Cleveland Street Corridor.
- Preservation and enhancement of the tax base.
 - The new commercial and residential development from this project will lead to preservation of the existing real property tax base, the creation of \$121.2 million of incremental tax revenue used for public financing and, following the expiration of the TIF District, permanent additional real property tax revenue to the City of Memphis and Shelby County.

Economic Growth

In addition to the creation of new property tax revenue at the development site, the project will lead to additional tax revenues, most notably sales taxes but also including hotel/motel tax and business tax fees, that will yield direct economic benefit to the governments of the City of Memphis and Shelby County.

In addition to future projected revenues, the new development will create temporary and permanent jobs, wages, and output from the construction period jobs of the residential and commercial development in addition to future jobs at the commercial development upon completion.

The project may lead to additional economic growth through the following indirect means:

- Construction of a transit hub and other infrastructure updates will facilitate a more pedestrian-friendly and walkable environment that may attract additional economic activity.
- Completion of the development may lead to increases in appraised value of other properties near the TIF District, leading to increased tax revenue.
- Completion of the development may create an economic environment conducive to additional new development in and near the TIF District not currently contemplated in the MuniCap analysis.

Future Project Value

The structuring of any future public financing related to this project, and thus the value of TIF obligations (such as bonds) issued in support of the project, is not yet known. However, as shown in Exhibit 9, the expected real property tax increment revenues of \$127,592,846 over the term of the TIF District is proposed to be supported by \$210,000,000 in private funds to implement the Plan which has estimated public projects and improvement costs of \$45,030,000 and the \$292,562,846 in total private development and redevelopment projects.

CHAPTER 8: NEIGHBORHOOD IMPACT ELEMENT

Per Section 14 (4) of the Act, a neighborhood impact element must be prepared if the redevelopment area contains low or moderate-income housing. The Neighborhood Impact Element must describe in detail the impact on the residents of the redevelopment area and the surrounding areas.

Relocation

The Plan does not propose to relocate any existing commercial or residential uses, rather the Plan intends to prioritize the development and redevelopment of vacant land, as well as vacant or underutilized and dilapidated buildings to increase the availability of housing options for new and existing residents and businesses.

Traffic Circulation

The Plan proposes \$43.1 million in public improvements, including \$23 million for intersection improvements, alley maintenance, street re-sizing (road diet), and adding pedestrian and bicyclist amenities. These types of street improvements can help traffic flow by managing vehicle movements more efficiently, reducing congestion points, reducing motorist-pedestrian conflict points, and enhancing safety for all modes and users, especially along high traffic corridors and at busy intersections.

Environmental Quality

The Plan proposes \$43.1 million in public improvements. Much of this investment will be geared towards improving the street right-of-way within the Area. The Plan proposed to incorporate elements like street trees, urban landscaping, and pedestrian and bicyclist amenities which can improve air quality, reduce urban heat islands, help to manage stormwater runoff, encourage active transportation, and generally create a more aesthetically pleasing and comfortable urban space that encourages walking, biking, and outdoor activity. Thus, the Plan intends to make the environment more sustainable and healthier for residents, workers, and visitors alike.

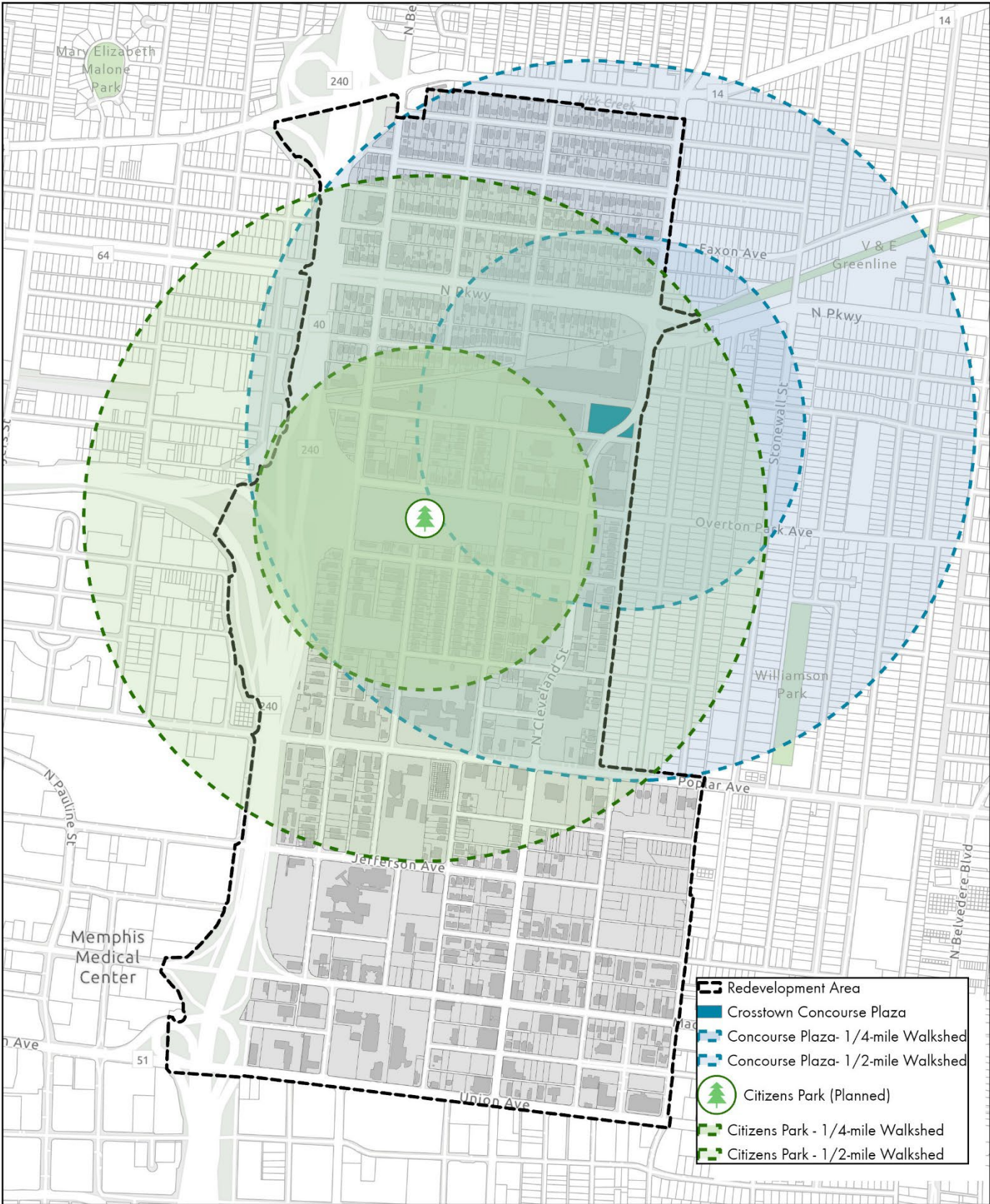
Available Community Facilities and Services

There are no existing public parks within the Area. The nearest park is Williamson Park, about a 1/4 -mile walk from the Area's eastern boundary (Cleveland Street). The Plan includes two public parks and recreation areas: the creation of Citizens Park and extending the current Vollintine and Evergreen Greenline across North Parkway via the former CSX railroad bridge. The area south of the bridge will be improved to include exercise and wellness spaces that will flank the greenline extension as it is extended from North Parkway to the North Watkins intersection. These two recreation areas will serve new and existing residents, workers, and visitors to the Area. The map on the following page shows the pedestrian walkshed around these two areas. A 1/4-mile to 1/2-mile walkshed is generally accepted as comfortable walking distance for pedestrians to reach a destination. As shown on the map, these two parks will be accessible to the majority of the Area within a comfortable walking distance.

Effect on School Population

U.S. Census ACS data for 2018-2022 estimates that 8% (239 students) of the Area's population was enrolled in primary or secondary school (Preschool - 12th grade), and 7% (280 students) of the population was enrolled in college. The Plan proposes to deliver 950 new housing units by 2031. With an average household size of two people, these new households may generate 1,900 new residents. Based U.S. Census school enrollment data, new housing proposed by the Plan could potentially be home to 152 students enrolled in school from Preschool - 12th grade. Likewise, the new housing may be home to 133 students enrolled in college. However, some internal migration can be expected as some existing residents seek to "move up" into higher quality housing or "downsize" from larger single-family homes. It can also be assumed that not all students living within the Area are enrolled in schools located within the Area. Therefore, the anticipated effect on school enrollment may be less than provided by these population projects.

Exhibit 25: Park and Recreation Areas



PARK AND RECREATION AREAS

Cleveland Street Corridor Redevelopment Area
Memphis, TN

0 0.25 0.5 Miles



CHAPTER 9: FINDINGS

Section 12(f) of the Act provides that the governing body may approve the community redevelopment and the plan therefor if it finds that:

- (1) A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (2) The community redevelopment plan conforms to the general plan of the county or municipality as a whole;
- (3) The community redevelopment plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans; and
- (4) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Relocation Method Exists

It must be found that "A feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families." (Sect. 12 (f) (1))

The Plan does not propose to relocate any existing commercial or residential uses, rather the Plan intends to prioritize the development and redevelopment of vacant land, as well as vacant or underutilized and dilapidated buildings as a means to increase the availability of housing options for new and existing residents and businesses.

Conformance of the Community Redevelopment Plan

It must be found that "The Community Redevelopment Plan conforms to the general plan of the county or municipality as a whole." (Sect. 12 (f) (2))

In conformance with the goals and objectives of the CRA Workable Program, this Community Redevelopment Plan desires to:

- Improve access to decent quality housing for low- and moderate-income households and increase housing choice and affordability.
- Create a neighborhood in which people share a sense of belonging.
- Preserve and rebuild an existing neighborhood that encourages a mixture of uses and activities that welcome and serve citizens of diverse incomes and ages.
- Use the best design practices available to increase personal safety and social interaction.
- Focus on preservation of natural resources and use environmentally sustainable development practices.
- Improve public green spaces and foster a pedestrian-friendly environment that encourages usable alternatives to the automobile.
- Create a business climate that encourages business start-ups and expansion.

- Create a sustainable mixed income community that promotes a sense of place and improves the quality of life for residents in the district.

Provision of Adequate Park and Recreational Areas and Facilities

The Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans." (Sect. 12 (f) (3))

As shown by the map on page 50, the Plan includes two public parks and recreation areas: Citizens Park and the Crosstown Concourse outdoor plaza areas. The two event venues proposed by the Plan (one indoor and one outdoor) will be able to host more than 4,000 attendees for community and regional events.

Maximum Opportunity for Private Enterprise

The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise." (Sect. 12 (f) (4))

The Plan intends to promote maximum opportunity for other enterprises to participate in the development, redevelopment, and rehabilitation of the Area, in accordance with the Act, through coordinated efforts around property acquisition and aligning efforts with the CRA's inclusion policies. The Cleveland Street Corridor Partnership Team itself is comprised of diverse community stakeholders who are committed to ensuring that redevelopment activities within the Area are informed by and reflective of the community. The Cleveland Street Corridor Partnership Team includes Mississippi Boulevard Christian Church (The BLVD), Crosstown Memphis CDC, AND Crosstown Redevelopment Cooperative Association (CRCA).

Coordinated Effort for Property Acquisition

It is recommended that through a public/private partnership between the non-profit Cleveland Street Corridor Partnership, the City of Memphis, and the CRA, a coordinated effort be made to acquire and develop real estate according to the Cleveland Street Corridor Community Redevelopment Plan. Acquisition of property may be completed by various entities, including private developers, non-profit organizations, public/private partnerships, CRA, and other partners.

Inclusion Goals

The Plan seeks to ensure that a minimum of 25% of overall project dollars are spent with certified M/WBEs. Since the improvements are essentially all public infrastructure, the City of Memphis and MLGW may undertake much of the construction and will accomplish M/WBE objective under their contracting processes.

The Plan will also comply with CRA policies regarding participation of Minority/Women Business Enterprises (M/WBE) and Locally Owned Small Businesses (LOSB). It is the policy of the CRA that M/WBE shall have the maximum opportunity to participate in the performance of contracts using taxpayer funds.

- For all projects, the CRA sets an overall combined goal of 40% M/WBE participation for Professional Services, with 26% for MBE and a 14% goal for WBE, as defined by Shelby County ordinance, as it may be updated.
- Within this overall goal for M/WBE participation, the CRA sets goals for goods and services categories consistent with those of the City of Memphis as outlined in Ordinance 5384, Sec. 2-327, using the ratio of the M/WBE participation goals for each sector. These goals are to be updated when the City of Memphis revises their goals.

- The CRA's LOSB participation goal is 10%.
- The CRA will monitor its projects, requiring contractors to submit regular reports, and reviewing the goals on an annual basis.

Appendix A – Boundary Description

Boundary Description

Cleveland Street Corridor Redevelopment Area

The Cleveland Corridor TIF boundaries are as follows: Commencing at the southwest corner of the southbound I-240 exit ramp at Union Avenue and the west side of I-240, continuing eastward along Union Avenue to the corner of McNeil Street and south side of Union Avenue. Thence, from the southeastern corner, continuing northward to the north side of Poplar Avenue at McNeil Street. Then proceeding west until the corner of the east side of N Watkins Street and the North side of Poplar Avenue. Then continuing north until the north side of the exit way of North Parkway, then curves along the exit way and goes northeastward until abutting the north side barrier of North Parkway. Then advancing westward until meeting the east side of North Watkins Street. Then continuing north until intersecting with Lick Creek, at which point turning west along the north side of Lick Creek and continuing westward until the east side of parcel ID021093 00028, then continuing south until the south side of Snowden Avenue. Then continuing west until the west side of WHICH North Bellevue Boulevard, then continuing north to intersecting with the south side of Jackson Avenue. Then continuing along the south side of Jackson Avenue to the west side of I-240. Thence, progressing south along the west side of I-240 to the point of beginning.

Appendix B – Qualifications Analysis

2024 Cleveland Street Corridor Community Redevelopment Area QUALIFICATIONS ANALYSIS

Prepared for:



The City of Memphis and Shelby County
Community Redevelopment Agency
Memphis, TN

Prepared by:



DECEMBER 2024

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CHAPTER 1: REDEVELOPMENT AREA DESIGNATION

Pursuant to the Community Redevelopment Act of 1998 (herein “the Act”) requires that a Redevelopment Area be evaluated and found to qualify as either a “slum area” or a “blighted area” as such areas are defined by the Act.

In October 2024, PGAV Planners (“PGAV”) conducted a field survey within the Area to identify and document the presence of slum and blight conditions in accordance with the Act. Data collected during the field survey was paired with census data and data from local sources to complete a spatial analysis of slum and blight conditions. This analysis concludes that slum and blight conditions do in fact exist within the Area to a meaningful extent. This in turn supports the determination that the Area meets the eligibility criteria for designating community redevelopment areas within the State of Tennessee.

The following analysis describes PGAV’s analysis and the Area’s qualification as a Community Redevelopment Area.

Basis for Eligibility of the Community Redevelopment Area

The Community Redevelopment Act of 1998 (“the Act”) establishes the criteria for designating community redevelopment areas within the State of Tennessee. The Act defines a **“Community Redevelopment Area”** as a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a combination thereof which the governing body designates as appropriate for community redevelopment. According to the Act, in order for an area to qualify or be designated as a Community Redevelopment Area, the governing body must adopt a resolution finding that:

One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and,

The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

The qualifications document must identify which category will be used to designate the Area as a community redevelopment area.

The Act defines a **“Slum Area”** as:

An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

The Act defines a **“Blighted Area”** as:

(A) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

- (i) Predominance of defective or inadequate street layout;
- (ii) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (iii) Unsanitary or unsafe conditions;
- (iv) Deterioration of site or other improvements;
- (v) Tax or special assessment delinquency exceeding the fair value of the land; and
- (vi) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(B) An area in which there exists faulty or inadequate street layout; inadequate parking facilities; or roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction.

CHAPTER 2: DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

Community Redevelopment Area Boundaries

The designated Community Redevelopment Area identified for redevelopment shall be known as the Cleveland Street Corridor Community Redevelopment Area ("the Area"). The general boundaries of the Area are as follows:

The northern most boundary intersects with the southern boundary of the Klondike Community Redevelopment Area between Interstate 240 to the west, and North Watkins Street to the east; from the intersection of Lick Creek and North Watkins Street, the eastern boundary extends south along North Watkins Street to its intersection with North Parkway where the boundary meanders west to encompass portions of the V&E Greenline which crosses North Parkway; the boundary continues south along North Parkway to its intersection with Poplar Avenue; the boundary then extends east along Poplar Avenue to its intersection with North McNeil Street; the boundary then exists further south along North/South McNeil Street to its intersection with Union Avenue; the southernmost boundary then extends west along Union Avenue ending at its intersection with Interstate 240; the western most boundary follows the centerline of northbound lanes on Interstate 240 and ends at the intersection of the southern boundary of the Uptown Community Redevelopment Area and Jackson Avenue.

Cleveland Street Corridor Study Area Background

The Cleveland Street Corridor Redevelopment Area has a rich history that dates to the late 19th Century. The study area consists of sections of the Southeast portion of North Memphis and a Central portion of Midtown Memphis. These sections originally developed as the city expanded beyond the riverfront, with the neighborhood of North Memphis becoming home to early immigrant communities, including Irish, Italian, and later Jewish residents. The region experienced significant changes in the mid-20th century when the construction of I-40 disrupted established neighborhoods, districts and commercial areas, contributing to urban decline that is present in Memphis today.

Over time, the area evolved, with the growth of the Medical District bringing a focus on healthcare and education. The Crosstown District, once known for its Sears Department Store anchor and catalog fulfillment center, has maintained its historical character while evolving into a self-sustaining vertical community. Today, traces of its storied past persist amid redevelopment efforts, reflecting the study area's resilience and transformation over the decades.

Exhibit 1: Redevelopment Area Boundary



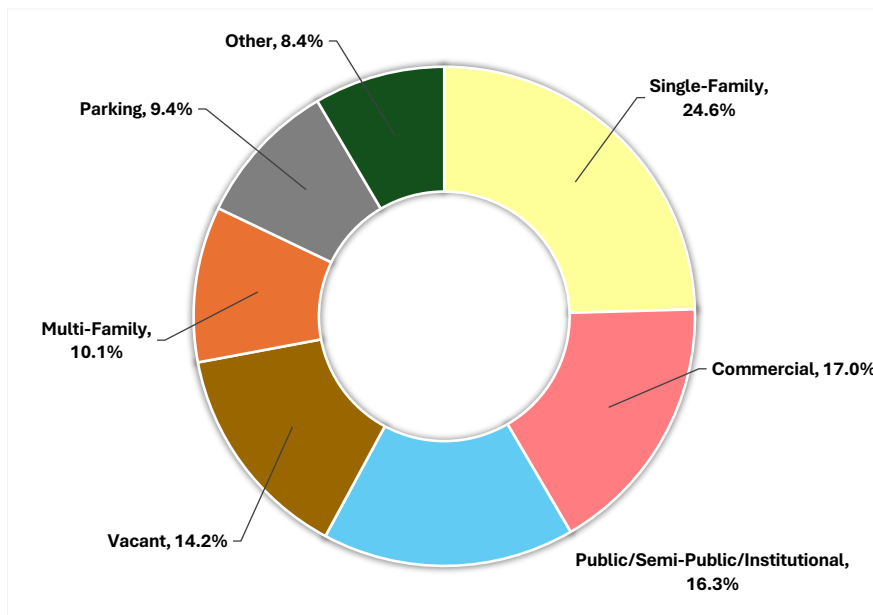
BOUNDARY AREA OVERVIEW

Cleveland Street Corridor Redevelopment Area
Memphis, TN

Existing Land Use

The Area is comprised of 1,243 parcels and covers approximately 554 acres of land (355 parcel acres and 199 right-of-way acres). With 487 parcels covering approximately 87 acres of land (24.6% of total parcel acres, single family residential is the predominant land use within the Area. Commercial land uses (17% of total parcel acres, 128 parcels) are also prevalent within the Area. These land uses are concentrated along the Cleveland Street corridor and throughout the southern half of the Area between Poplar Avenue and Union Avenue. The Area also has a high concentration of public/semi-public/institutional land uses (16.3% of total parcel acres, 37 parcels), including churches, educational institutions, and government administration offices. Vacant land is the fourth most prevalent land use, accounting for 184 parcels covering 14.2% of total parcel acres. These four land uses together account for 72% of the Areas total parcel acres. Other land uses including multi-family, parking lots, mixed-use developments, two-family residential, industrial, right-of-way (ROW), utility, and green space account for 28% of the Areas total parcel acres.

Exhibit 2: Land Use Mix (% of Total Parcel Acres)



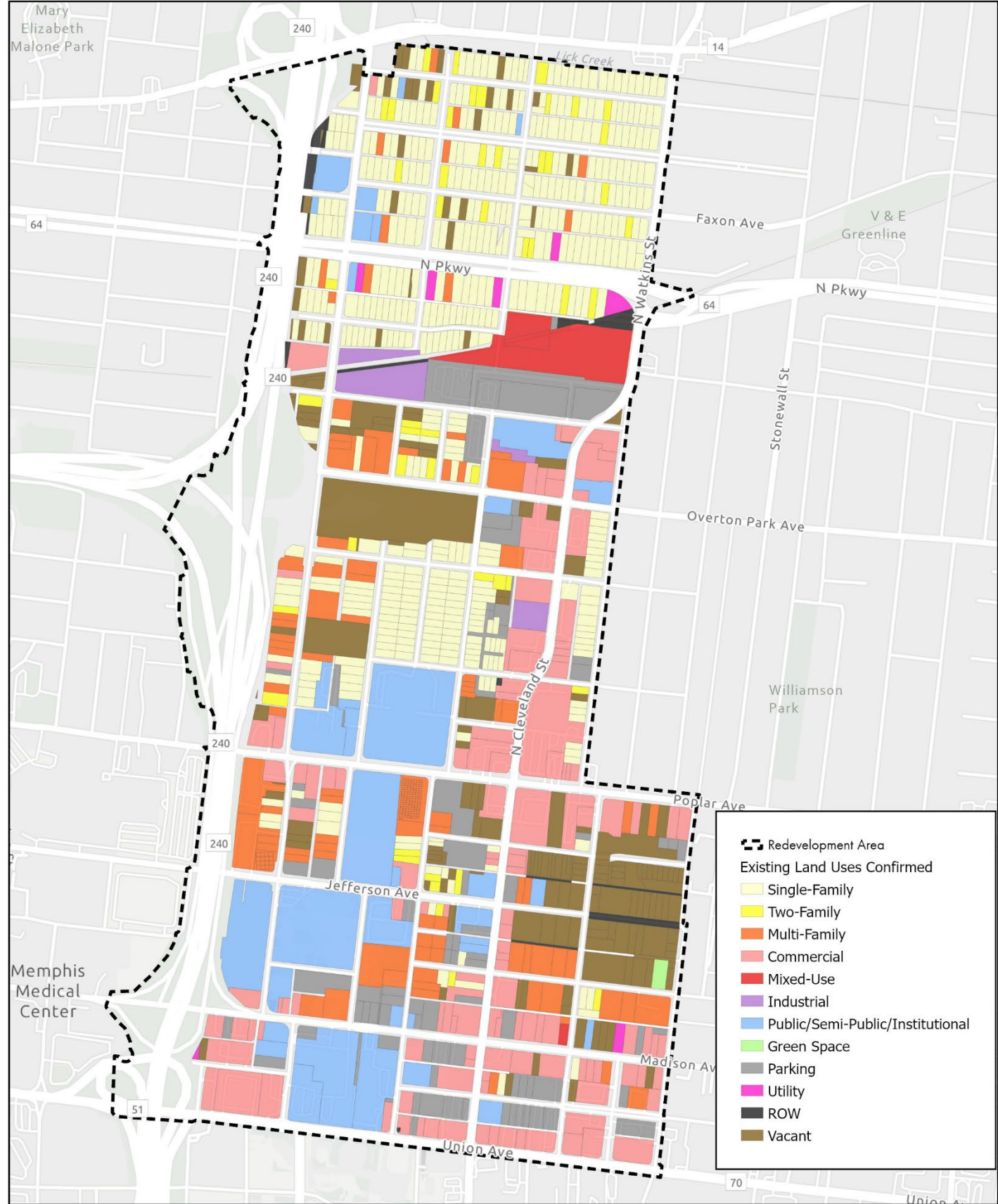
The table and chart below summarize the Area's land use mix. The map on the following page depicts existing land uses within the Area as of October 5, 2024¹.

Exhibit 3: Area Existing Land Use Mix (by acres of land)

Land Use Mix				
Land Use	Land Area (Acres)	% of Total Land Area	Parcel Count	% of All Parcels
Single-Family	87	24.6%	487	39%
Commercial	61	17.1%	128	10%
Public/Semi-Public/Institutional	58	16.3%	37	3%
Vacant	50	14.2%	184	15%
Multi-Family	36	10.1%	237	19%
Parking	33	9.4%	84	7%
Mixed-Use	9	2.6%	4	0.3%
Two-Family	9	2.5%	50	4%
Industrial	6	1.6%	4	0.3%
ROW Parcels	4	1.0%	20	2%
Utility	2	0.6%	7	1%
Green Space	0.5	0.1%	1	0.1%
Totals (excludes dedicated rights-of-way)	355	100.0%	1,243	100.0%

¹ Based on data collected by PGAV during field surveys completed October 4-5, 2024.

Exhibit 4: Existing Land Use Map



EXISTING LAND USE
Cleveland Street Corridor Redevelopment Area
Memphis, TN



Area Demographics

Population Trends

The Cleveland Street Corridor Redevelopment Area mirrors broader population trends observed in the City of Memphis. From 2010 to 2024, the Cleveland Street TIF area experienced a population decline of approximately -0.3% annually, dropping from 3,449 residents in 2010 to an estimated 3,326 residents in 2024. The Area's population declined at a similar rate compared to the City of Memphis, but faster than the decline in Shelby County. Long-term population decline can contribute to systemic challenges faced by communities and neighborhoods where this trend prevails, including issues of vacancy and blight.

The population density within this compact area is notably high at 4,495 residents per square mile compared to the citywide average of 1,930 residents per square mile. Despite these challenges, projections suggest that the rate of population decline within the Area is expected to slow to an annual average rate of -0.1% from 2024 to 2029. While projected population trends of the next five years do not indicate an immediate need for new housing units, other signs of stabilization and revitalization exist within the Area which indicated demand for higher quality housing.

Projects like the Crosstown Concourse mixed-use development, which offer a combination of retail, event, residential, and community resources spaces that appeal to a wide range of consumers and residential, create built-in foot traffic and residential demand. On a smaller scale, continued residential rehabilitation and infill development projects can help to stabilize and revitalize existing neighborhoods where conditions of blight exist. Continuing to attract these types of investments within the Area can help buck the trend of population decline to spur population growth and increase demand for new housing.

Exhibit 5: Population Trends

Population Trends			
	Cleveland Street TIF Area	City of Memphis	Shelby County
<i>Population Totals</i>			
2010 Total Population	3,449	654,407	927,644
2020 Total Population	3,352	635,700	929,744
2024 Total Population	3,326	625,463	915,868
2029 Total Population (Est.)	3,311	612,530	898,397
<i>Population Change</i>			
Annual Pop Growth Rate 2010 - 2024	-0.3%	-0.3%	-0.1%
Annual Pop Growth Rate (Est.) 2024 - 2029	-0.1%	-0.4%	-0.4%
<i>Population Density</i>			
Area (Square Miles)	0.74	324	761
Residents per Square Mile	4,495	1,930	1,203
<i>Household Size</i>			
Average Household Size	2.04	2.37	2.45
<i>Housing Units Needed</i>			
Additional Residents by 2029 (Est.)	(15)	(12,933)	(17,471)
Housing Units Needed (Est.)	(7)	(5,457)	(7,131)

Source: U.S. Census, ESRI (2024)

Income and Housing Trends

The Cleveland Street Corridor Redevelopment Area also experiences economic challenges, with a high percentage of lower income households. Currently, 28.9% of households earn less than \$25,000, a stark contrast to 17.7% in the City of Memphis and 13.7% in Shelby County. The median household income within the Area is \$40,618, notably lower than median household income in the City (\$49,911) and the County (\$62,780). However, median household income within the Area is projected to grow at an annual average rate of 8.3% from 2024 to 2029 when median household income is expected to reach \$60,590 by 2029. These projections indicate the median household incomes may grow faster than incomes in both Memphis (4.1%) and Shelby County (4.9%), significantly closing the gap in median household incomes between the Area and the rest of the City. These trends may be an indication that anticipated development and investment within the Area may cause the Area to become more appealing to higher income households.

Exhibit 6: Household Income

Household Income			
	Cleveland Street TIF Area	City of Memphis	Shelby County
<i>Income by Range</i>			
Less than \$25,000	28.9%	17.7%	13.7%
\$25,000 to \$49,999	15.8%	24.3%	20.1%
\$50,000 to \$74,999	10.5%	15.1%	13.7%
\$75,000 to \$99,999	11.4%	10.4%	10.6%
\$100,000 to \$149,999	16.9%	16.3%	19.3%
\$150,000 or more	16.4%	16.1%	22.6%
<i>Per Capita and Median Household Income</i>			
Per Capita Income	\$35,656	\$33,248	\$39,046
Median Household Income	\$40,618	\$49,911	\$62,780
<i>Household Income Trends</i>			
2029 Median Household Income (Est.)	\$60,590	\$61,024	\$79,885
Annual Increase (Est.) 2024 - 2029	8.3%	4.1%	4.9%

Source: U.S. Census, ESRI (2024)

The Cleveland Street Corridor Redevelopment Area's 2,011 housing units represents just 1% of total housing units in Memphis. However, the Area has a significantly higher concentration of renter-occupied housing units (58%) relative to the City of Memphis (48%). Given historic development pattern and established residential neighborhoods, the Area is likely to continue to be characterized by a higher percentage of multi-family and renter-occupied housing units relative to single-family and owner-occupied units. This trend can be attributed in part to the Area's concentration of commercial and educational institutions and proximity to downtown Memphis. These characteristics are typical of areas where higher concentrations of higher density residential development exist due the physical characteristics often found within such areas (i.e., walkability, convenient access to school, work, and retail/entertainment options, public transit access, and availability of community resources). Of the Area's 2,011 housing units, 338 are vacant, equating to about 16.8% of all housing units, compared to 10.7% in the City, and 8.8% in the County. During the field survey, PGAV witnessed many instances of residential rehab

and infill development for both single family and multi-family developments. This is an indication that investors are broadly aware the Area's existing conditions of blight and investment opportunities. As these trends continue, housing vacancy within the Area can also be expected to decline.

In terms of housing value, homes within the Area have a higher median value than homes in both the City and the County. The median home value in the Area is currently \$296,324, far exceeding the median home value of \$203,833 in the City, and \$282,348 in the County. Over the next five years, the median home values within the Area are projected to grow at an annual average rate of 11.1% from 2024 to 2029 while the median home value is expected to reach \$500,977. This is comparable to annual growth rates projected in the City (11.9%), but faster than projected growth in the County (7%) during the same time. The Area has a significantly higher proportion of higher valued homes compared to the City and County. Only 6.8% of homes within the Area are valued at less than \$200,000 compared to 50.3% in the City, and 34.4% in the County. The majority of homes within the Area (69.4%) have a median value ranging from \$200,000 to \$399,999. The Area also has a high concentration of homes with a median value of \$500,000 or greater (16.6%).

Exhibit 7: Housing Occupancy and Value

Housing Occupancy and Values			
	Cleveland Street TIF Area	City of Memphis	Shelby County
Occupancy			
Owner-Occupied	25.2%	41.2%	50.1%
Renter-Occupied	58.0%	48.1%	41.1%
Housing Unit Vacancy			
Total Housing Units	2,011	290,459	403,748
Vacant Housing Units	338	31,079	35,530
Median Housing Value			
2024 Median Home Value	\$296,324	\$203,833	\$282,348
2029 Median Home Value (Est.)	\$500,977	\$357,128	\$395,989
Annual Increase (Est.) 2024 - 2029	11.1%	11.9%	7.0%
Housing Value by Range			
Less than \$100,000	2.0%	29.8%	18.7%
\$100,000 to \$199,999	4.8%	19.5%	15.7%
\$200,000 to \$299,999	44.4%	16.4%	19.4%
\$300,000 to \$399,999	25.0%	12.2%	18.7%
\$400,000 to \$499,999	7.5%	8.7%	11.8%
\$500,000 to \$999,999	16.4%	11.0%	14.2%
\$1,000,000 or Greater	0.2%	2.2%	1.6%

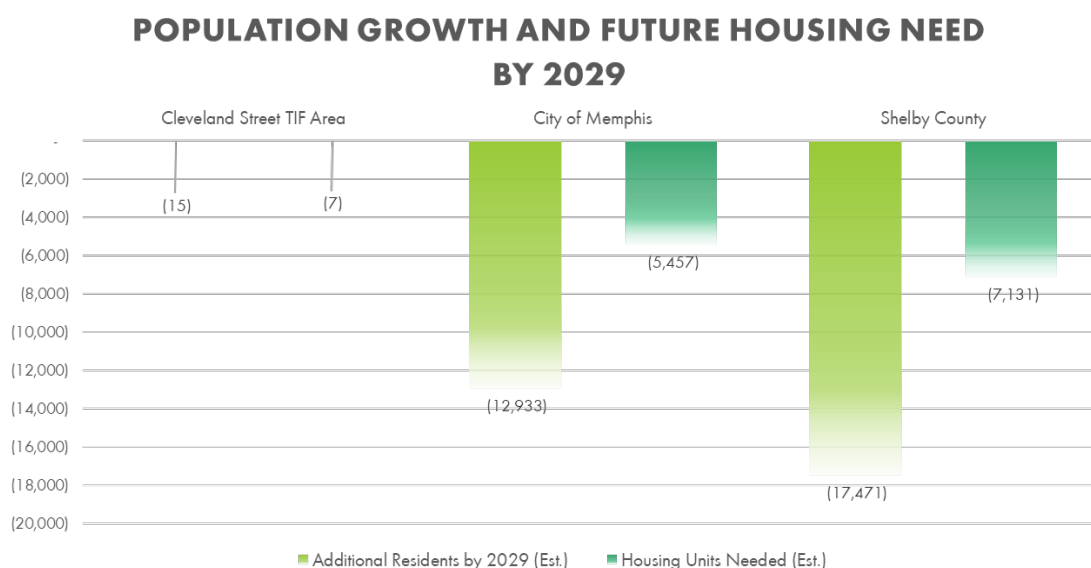
Source: U.S. Census, ESRI (2024)

These projections are an indication that the Area may continue to have a lower proportion of lower valued homes and see the stock of higher valued homes increase and/or continue to see reinvestments in the vacant and deteriorated housing stock over the next few years. However, the projected growth in median home values is an indication that the Area's may see significant reinvestment and/or new development over the next five years. To sustain this level of increasing home values the Area's the population demographics (age, race, household composition, income, etc.) may also begin to see more significant changes. This may help to explain some of the projected growth in the Area's median household income over the five years. These dynamics suggest that special attention to strategies supporting housing affordability may be needed to encourage "development without displacement" within the Area. Overall, these trends also indicate the need for additional investments in with

public infrastructure, more diverse commercial, entertainment, and employment uses, as well as enhanced quality of life amenities to help sustain growth and help the Area's housing stock realize its potential value.

Future housing needs for the Cleveland Street TIF Area, the City of Memphis, and Shelby County by 2029 are estimated based on projected population changes. These estimates suggest that the Cleveland Street TIF Area may experience a minor decline, with a reduction of 15 residents and a decrease in the need for housing units (-7). In contrast, the City of Memphis is expected to face a significant population loss of 12,933 residents, resulting in the need for 5,457 fewer housing units. Shelby County, similarly, is projected to see a decline of 17,471 residents, leading to a reduction in demand for housing units (-7,131). These projections reflect the current trends of population decline within the city and county, as well as the ongoing challenges associated with addressing concentrated slum and blight conditions in the Cleveland Street TIF Area. These estimates do not consider potential impacts from anticipated development and redevelopment efforts planned for the Area.

Exhibit 8: Population Growth & Future Housing Needs by 2029



Investments from both public and private sectors in the Area aimed at addressing slum and blight conditions could stimulate population growth, facilitate renewed community pride, and boost housing and commercial development. As new and existing residents within the Area seek high quality housing options, these trends highlight the importance of designating the Cleveland Street Corridor as a Redevelopment Area. Without this designation, the Area may struggle to attract the critical investment and redevelopment needed to tackle the ongoing challenges of slum, blight, as well as the shortage of affordable housing in the proposed area. This review of demographic trends alone indicates that comprehensive planning and development efforts are needed to create synergistic commercial and residential developments that generate demand that can support each other.

Conformance with Existing Plans

The Cleveland Street Corridor TIF Redevelopment Plan has in its preparation referred to and incorporated elements of applicable plans within the City of Memphis and Shelby County. These plans include:

- Memphis 3.0 Comprehensive Plan, '20
- Memphis and Shelby County Unified Development Code (UDC)

- Memphis Innovation Corridor: Transit Oriented Development Plan
- Memphis and Shelby County Community Redevelopment Act Workable Program

Conformance with the Memphis 3.0 Comprehensive Plan (2019)²

In 2019, the City of Memphis completed its first comprehensive plan in nearly 40 years: Memphis 3.0. Signaling a new era of planning in the City in which planning is no longer conducted in an ad-hoc manner, the Plan establishes a roadmap for future development and a new vision for Memphis: *Build Up, Not Out*. Memphis 3.0 aims to transform Memphis into a more prosperous and inclusive city by guiding growth and policy for the next 20 years. The Plan identifies 14 distinct planning districts that each have a unique and unified vision, along with shared goals and strategic actions developed with residents and community stakeholders with the intention of guiding future investments and land use decisions in each district. Memphis 3.0's future growth strategy is based on "anchors areas" and future land uses that intended to project provide a guide as to where investments like housing, infrastructure, and transportation should be made.

"Anchors are the places where communities do things together. In some cases, they are places where Memphians from across the City gather to work, shop, learn, play, and celebrate. In others, anchors might serve primarily the people who live nearby. Anchors are where the action is or has been, and where it will be in the future. Just as an anchor steadies a ship, community and Citywide Anchors in Memphis are meant to provide steady support for the neighborhoods around them. Anchors may be places of unique historic and cultural significance, or they might just be the place where neighbors rub elbows while buying a gallon of milk or stopping by an event at the local community center. In any case, they are places that support and empower surrounding communities by providing vital daily goods and services while reinforcing the unique identity of Memphis communities. By focusing on these places, Memphis 3.0 can positively impact the largest number of Memphians."

-Memphis 3.0

The Cleveland St Corridor TIF Redevelopment Area is located within the Core City District and North District. The vision, priorities, and anchor areas for the two districts are described below to demonstrate alignment with the Plan.

Core City District Vision: As an economic engine, the Core City district envisions safe, walkable neighborhoods with thriving mixed-use centers, diverse housing options, active public spaces, and strong connections between anchors and neighborhoods.

Core City District Priorities:

- Encourage growth and density by improving underutilized land for development.
- Improve multimodal connectivity across the district.
- Ensure quality architecture and design that promotes beautiful buildings, streets, and public realm.
- Encourage civic space investments that affect economic competitiveness and quality of life.

Core City Anchor Areas:

- **Crosstown:**
 - Increase cultural identity around anchors through set asides for public art and programming within public spaces. **The Plan proposes the installation of artistic fencing to the highway overpass**

² Memphis 3.0 Comprehensive Plan. 2019.

- at North Parkway and I-40, and the use of asphalt art at the public plaza at the intersection of Autumn Avenue and Cleveland Street.
 - *Improve roadway infrastructure at North Parkway and Cleveland to increase multimodal connectivity between North Memphis and Crosstown. The Plan proposes improvements to the V&E Greenline and safety improvements to the intersection of North Parkway and Cleveland Street.*
- **Poplar & Cleveland and Cleveland & Madison Anchors:**
 - *Increase density and affordability through mixed-use development around anchors. A mix of single-family, multifamily, and live/work housing is proposed for the blocks flanking Cleveland Street*
 - *Incentivize the rehab and adaptive reuse of structures to reference the character of the neighborhood. The Plan proposes a variety of housing types and scales to support the incremental filling of gaps in the community and to better create housing that is attainable by existing and new residents.*

North District Vision: The North District includes clean, green, safe, and beautiful neighborhoods, many with rich architectural character and legendary histories. Families of all types, cultures, and backgrounds find ample job, educational, and housing opportunities. Locally owned stores and restaurants are in thriving walkable, neighborhood business districts. Formerly blighted properties are transformed into places to work, play, and learn.

North District Priorities:

- Strategically address blight and vacancy through land assembly with infill development, open space, and agricultural uses.
- Encourage reuse of brownfield sites.
- Increase access to fresh and healthy foods for the entire district.
- Improve the pedestrian and bicyclist realm through infrastructure improvements with a focus on multimodal options.
- Address flooding and stormwater issues throughout the district

North District Anchor Areas:

- **Jackson & Watkins:**
 - *Utilize incentives and other financial tools to encourage economic development and investment. The Plan is intended to support the designation of the Cleveland Street Corridor TIF Redevelopment Area, which will establish tax increment financing as a tool to encourage economic development.*
 - *Encourage and promote high quality design infill and new construction and encourage a mix of rehabilitated structures and new construction. The Plan has identified more than 20 infill development opportunity sites within the north portion of the Area, between Lisk Creek and North Parkway.*

2024 Update to Memphis 3.0

It has been 5 years since the 2019 comprehensive plan was adopted and reinvesting in disinvested community anchors is still paramount. In 2023 alone, one billion dollars was invested in neighborhoods throughout Memphis that have some extent of historical or cultural significance, and where residential and foot traffic density are highest. Continued investment in these spaces is cost-effective for the city, has the potential to impact

the greatest number of Memphians, and helps strengthen the entire neighborhood around it, helping communities reach their full potential.

In August 2024, public workshops were held amongst the City's 14 planning districts, providing residents, businesses, and civic organizations the opportunity to collaborate, and collectively envision how to enhance their neighborhoods vitality and resilience through zoning and community investments. The five-year update focuses on aligning future land use and zoning changes with community priorities determined by residents and key stakeholders to identify strategic factors and guide new investments.

Conformance with the Memphis/Shelby County Unified Development Code

In 2010, the City of Memphis and Shelby County adopted a unified development code (UDC). Unified development codes are intended to combine traditional zoning regulations with other regulations that typically impact development, including subdivision regulations, design standards, stormwater and floodplain management, etc. UDC's provide a one-stop-shop for relevant regulations and streamlined processes that reflect a communities desired vision for land use and development. The Memphis/Shelby UDC utilizes overlay districts to promote a more carefully tailored standard of development within certain geographic sub areas of Memphis. The Cleveland Street Corridor Redevelopment Area is located within the Midtown District Overlay (-MD) and Medical Overlay District (-MO).

Midtown Overlay District

The Midtown District overlaps the Cleveland Street Corridor Redevelopment Area between Faxon Avenue and Larkin Avenue. The purpose of this district is to provide carefully tailored zoning categories that will preserve and reinforce the Midtown District by encouraging rehabilitation and new construction that is sensitive to the existing urban form and reflects appropriate uses, scale and character of the neighborhood. The district is intended to promote development by providing owners, public officials, and other interested citizens when considering rehabilitation, redevelopment, new construction, infrastructure or streetscape improvements within the Midtown District.

Zoning in this portion of the Area primarily includes Residential Urban (RU-), Residential Work (RW), and Commercial Mixed Use (CMP-) districts. The RU districts are intended to accommodate a variety of housing types including residential infill on single lots and smaller tracts, as well as new development on larger tracts in a manner that is compatible with development patterns of the established surrounding neighborhoods. The RW district is intended to facilitate the development of small-scale residential and office uses (live/work units). The CMP districts are intended to facilitate the development of commercial uses, apartments and upper-story residential to promote live/work and mixed-use opportunities.

The Plan's proposed projects and improvements within the Cleveland and Union Study Area include opportunities for small-scale commercial, live-work infill investments, and residential infill development. These uses are consistent with the land uses permitted by the underlying zoning categories within the district. The Plan also proposes public improvements infrastructure and streetscape improvements like intersection improvements to enhance pedestrian and motorist safety; creating a new public park at the Crosstown Mound site; and adding street trees, seating, pedestrian-scale lighting, and branded wayfinding signage to enhance the pedestrian experience the Cleveland Street corridor. These improvements are consistent with the Midtown Overlay District's goals for infrastructure and streetscape improvements.

Medical District Overlay

The Medical District overlaps the Cleveland Street Corridor Redevelopment Area between Faxon Avenue and Avenue. The purpose of this district is to support the investment efforts of the various institutional uses located within the district by providing restrictions on those uses deemed incompatible with the future land uses anticipated

in the area. Development within this district is intended to have a more urban, pedestrian-friendly, walkable character.

The Plan's proposed projects and improvements within the Cleveland and Union Study Area include opportunities for higher intensity development around the intersection of Cleveland Street and Union Avenue. Projects include mixed-use development consisting of ground floor commercial with residential units above, multifamily, and live/work units, all of which are permitted within the Midtown Overlay District. The Plan also proposes public improvements like road diets to reduce speed and increase safety, public art to improve the area's identity, wayfinding, and aesthetic character; a pedestrian bridge across Union Avenue to support increased pedestrian safety. These improvements are consistent with the district's goal of creating a more pedestrian-friendly and walkable environment.

Memphis Innovation Corridor: Transit Oriented Development Plan Subarea 2B – Medical District East

Union Avenue, the southern boundary of the proposed Redevelopment Area, is an important segment of the Memphis Innovation Corridor. In 2019 the City of Memphis was awarded a \$12 million BUILD grant from the federal government to design and construct the Memphis Innovation Corridor BRT System, which became "mConnect," the City's new transit network. In January 2021, the city launched the Memphis Innovation Corridor Transit-Oriented Development (TOD) plan to maximize the impact of mConnect and foster growth along the corridor. The innovation corridor plan aims to improve areas adjacent to transit stops, and the transit stops in the project area are located along major corridors like Cleveland Street. This identifies the Cleveland transit station area as a prime location for future residential and mixed-use developments. These developments would provide housing options for students and employees of both Methodist University Hospital and the Southern College of Optometry.

The Cleveland Street Corridor TIF Redevelopment Plan proposes the establishment of a transit hub at the intersection of Cleveland Street and Union Avenue. This concept creates the framework of the Plan's Cleveland and Union Study Area. The Plan's proposed projects and improvements aligned with the Memphis Innovation Corridor include:

- **A road diet on Union Avenue between Bellevue Blvd. and Cleveland Street adjacent to the Methodist campus is proposed to narrow Union Avenue, widen the pedestrian realms, and add a new signalized and covered pedestrian crosswalk. These roadway improvements are intended to create better connections to the Methodist Campus, Southern College of Optometry, and the surrounding residential neighborhoods.**
- **Creating a designated "drop-off/pick-up" space for the Groove on Demand, the City's micro-transit service, reinforces the Innovation Corridor's vision for public transit within the area.**
- **The proposed high density mixed-use and multifamily developments near the intersection of Cleveland Street and Union Avenue would create new housing options, especially those supporting students and employees in the surrounding area.**

Exhibit 9: Sub Area 2B Concept Plan: Potential Residential Developments along Madison and Union. (Memphis Innovation Corridor | TOD Plan, p.32)

These concepts align with the Community Redevelopment Plan's vision for mixed-use and multifamily development around the intersection of Cleveland Street and Union Avenue.

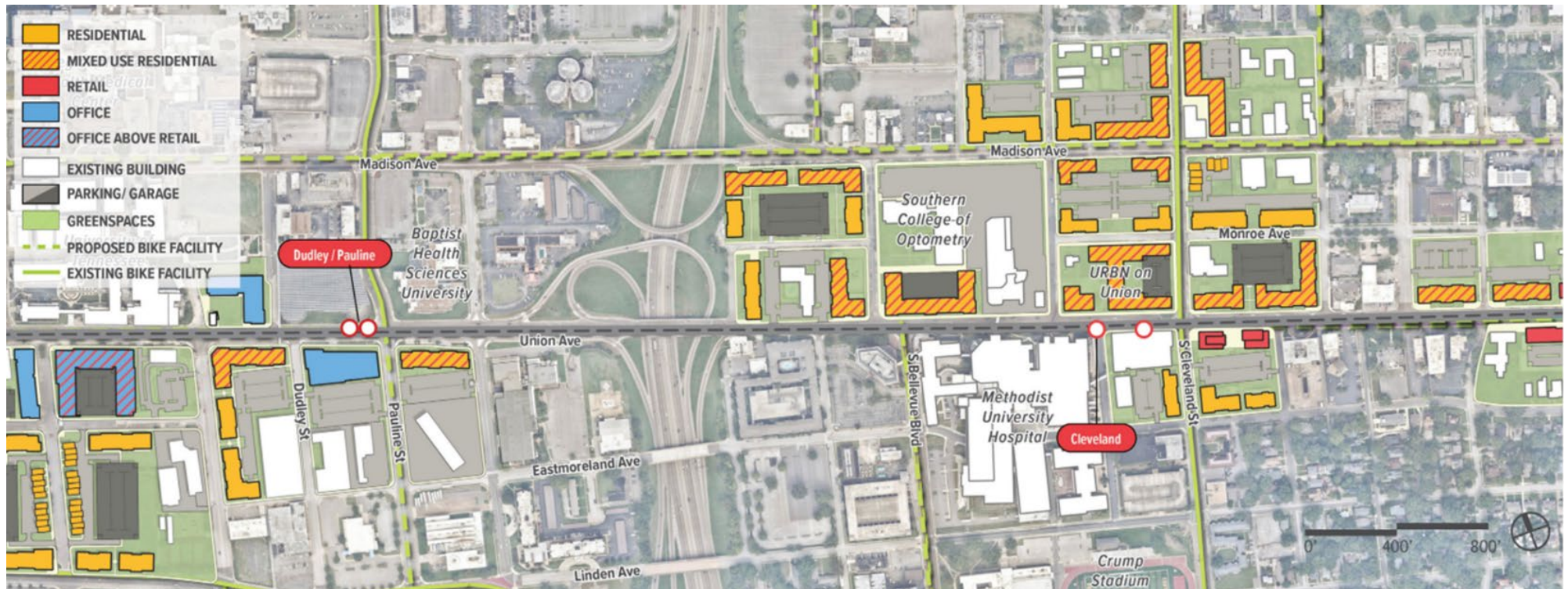
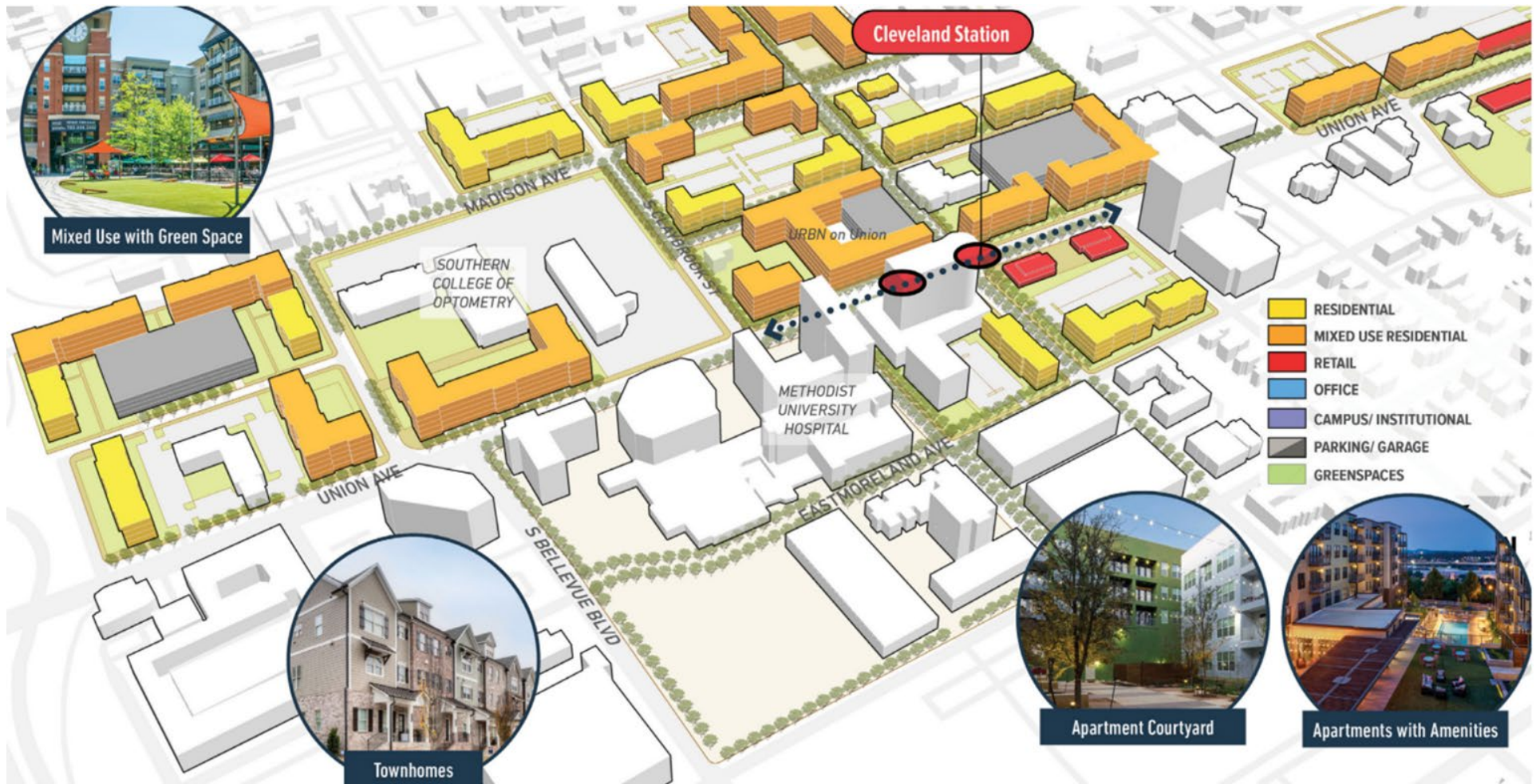


Exhibit 10: Cleveland Station Concept: Concept depicting the variety of new housing and retail options that surround the Cleveland Station (Memphis Innovation Corridor | TOD Plan, p.33)



Conformance with the Workable Program

The CRA Workable Program is one of nine core TIF policies and guidelines generally applicable to all TIF projects under the CRA's authority. The CRA takes the goals listed below into account when considering community redevelopment projects:

- Maximize the use of existing infrastructure and give public funding priority to preserving and rebuilding existing neighborhoods. **The Plan calls for the conversion of unused and dead-end areas of right-of-way to create developable property.**
- Encourage the preservation of natural resources and use environmentally sustainable development practices. **The Plan promotes multimodal transportation and addresses the need for additional greenspace within the Area. Intersection improvements, bicycle and pedestrian facilities, streetscape improvements, greenway and park improvements are all intended to encourage walking, biking, and greater use of outdoor spaces.**
- Provide for parks, playgrounds and other public improvements. **Citizens Park represents a \$250,000 investment in park space serving the Area.**
- Encourage the repair and rehabilitation of deteriorated or deteriorating structures. **The Plan prioritizes the redevelopment and rehabilitation of vacant lots and dilapidated structures to support residential and commercial development.**
- Incorporate green spaces as a part of neighborhoods. **The Plan proposes \$2.5 million in street landscaping throughout the Area.**
- Encourage usable alternatives to the automobile as a part of a transportation system that is accessible to all citizens and that supports good neighborhood design. **The Plan proposes more than \$20 million in public improvements to improve safety for all modes and users, enhance connections between the corridor and surrounding residential neighborhoods, and creating on-street accommodations for the Groove on Demand public transit service.**
- Improve job availability and economic opportunity. **Implementation of the Plan is anticipated to create temporary associated with construction as well as permanent jobs associated with new and expanded use within the Area. Primary job growth is anticipated to occur within the following sectors: construction, retail, food, job training, entertainment and personal services.**
- Are compatible with and enhance the existing neighborhood fabric. **The Plan proposes Infill residential development that is compatible with the development character and context of existing neighborhoods.**
- Increase housing choice and affordability. **The Plan proposes a mix of housing types including single-family, multifamily, live/work, and mixed-use developments. Infill residential development within the Area is geared towards providing attainable housing options for new and existing residents. Housing along the Innovation Corridor may be more attractive to students and employees in and the Area.**
- Assist the revitalization of commercial areas. **The Plan identifies key commercial development and redevelopment opportunities along Cleveland Street, the focal point of the Area. To the north, a cluster of commercial development is envisioned between Galloway Avenue and Overton Park Avenue. To the south, the intersection of Cleveland Street and Union Avenue is identified as an opportunity to support transit-oriented development aligned with the Innovation Corridor plan.**

CHAPTER 3: QUALIFICATIONS ANALYSIS

In October 2024, PGAV completed a field survey of the Area to confirm the extent to which conditions of slum and blight exist and their impact the social character of the Area overall, and the physical character of structures, parcels, public infrastructure. Based on a field survey of the Area and analysis parcel, building, and right-of-way conditions, PGAV found that conditions ascribed to the statutory definition of a “slum area” and “blighted area” are prevalent throughout the Area. These conditions are described in the following sections of this chapter.

Slum Area Indicators

A “slum area” is comprised of a predominance of buildings indicative of dilapidation, deterioration, age, or obsolescence. A slum area is characterized by inadequate ventilation, sanitation, or open space; population density and overcrowding; and conditions, which endanger life or property, and are detrimental to the public health, safety, morals, or welfare. These characteristics are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime. Within the Area, 991 or 79.7% of the Area’s total 1,243 parcel exhibit one or more “slum area” conditions.

The field survey confirmed these conditions and provided insight as to the extent with which the following slum area indicators impact the social character of the Area and the physical character of structures, parcels, public infrastructure.

The most prevalent “slum area” conditions with the Area are:

- Dilapidated or deteriorated buildings
- Dilapidated or deteriorate site improvements

The table below and map on the following page provide an overview of slum area indicators present throughout the Cleveland Street Corridor Community Redevelopment Area.

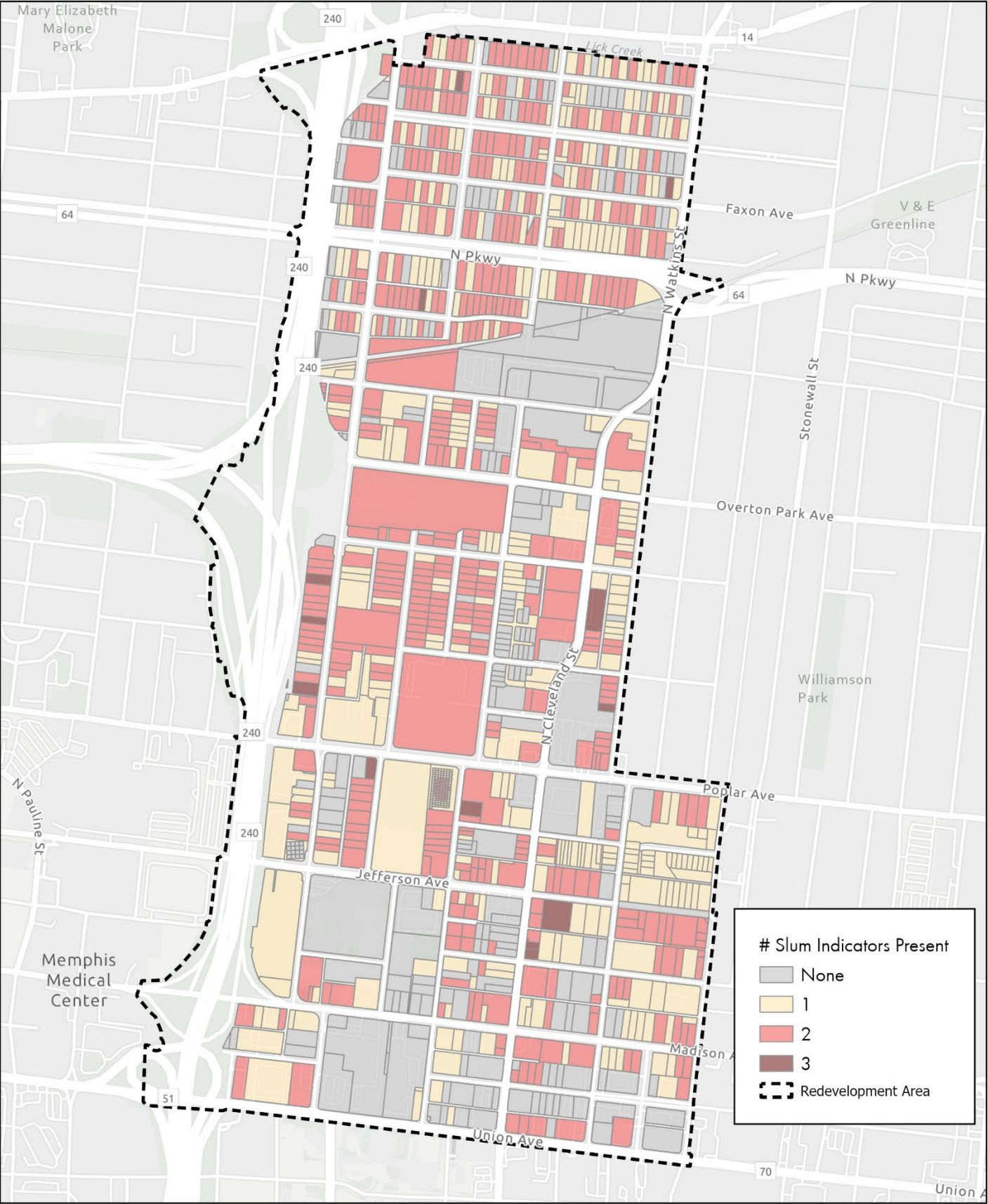
Exhibit 11: Slum Area Indicators

Summary of Parcel-level Slum Area Conditions <i>Cleveland Street Corridor Community Redevelopment Area</i>					
Indicators	Slum Area Indicators Present ¹	Parcels with Dilapidated or Deteriorated Buildings	Parcels with Dilapidated or Deteriorated Improvements	Overcrowding of Buildings	Conditions which Endanger Life or Property
# of Parcels	991	696	763	2	53
% of Parcels ²	79.7%	56.0%	61.4%	0.2%	4.3%

¹ Indicates that one or more Slum Area indicators are present.

² Based on the total number of parcels within the Redevelopment Project Area: 1,243.

Exhibit 12: Existing Land Use Map



SLUM AREA INDICATORS MAP
Cleveland Street Corridor Redevelopment Area
Memphis, TN



Dilapidated or Deteriorated Buildings or Improvements

The Area contains a substantial number of parcels which exhibit indicators of dilapidated or deteriorated buildings or site improvements. The field survey of exterior building and site conditions found defects in primary structural components (exterior walls, roofs, foundations, etc.), secondary structural components (porches, windows, doors, gutters, fascia, etc.), and other site improvements (fencing, pedestrian walkways or ramps/sidewalks, driveways, parking areas, retaining walls, etc.). There are 1,243 parcels within the Area, of which 763 parcels (61.4% of the Area's total parcels) exhibit indicators of dilapidated or deteriorated site improvements, and 696 (56% of the Area's total parcels) exhibit indicators of dilapidated or deteriorated building improvements. There are a total of 1,115 buildings within the Area, of which 840 (75.3% of the Area's total buildings) exhibit signs of dilapidation or deterioration.

Examples of conditions of dilapidation or deterioration found throughout the Area include:

- Roofs: sagging; and rotting or missing soffit and fascia.
- Exterior walls: worn, rotting, warped, or damaged siding; cracked or crumbling masonry.
- Windows: broken, cracked and shattered glass; visual signs of moisture penetration around windowpanes.
- Porches: cracked or crumbling concrete porch stairs; worn porch decking and posts
- Fencing: damaged or missing wooden panels or sections of chain link in disrepair
- Parking Areas: cracked and crumbling driveway and parking surfaces; unimproved driveways where cars are parked.

Age and obsolescence are also contributing factors to dilapidation and deterioration. Natural building deterioration has a positive correlation to the normal and continuous use of structures over time. Housing structures that are older tend to have more issues than newly built structures, and usually require more extensive maintenance responsibilities. Since building deterioration and related structural problems are a function of time, temperature, moisture, and the absence of normal routine maintenance (possibly due to limited funds or absentee landlords), structures that are 35 years and older typically exhibit a higher level of deterioration than recently constructed structures. This age standard is recognized as a key factor that demonstrates the period after which buildings require higher maintenance and are likely to have more interior and exterior deterioration components. This standard was originally promulgated in Federal statutes and urban renewal directives beginning with the original urban renewal acts dating from 1936. Based on available GIS data, PGAV has confirmed that at least 573 of the Area's 1,115 structures (51.4% of all structure) are more than 35 years old (built prior to 1989).

High Density of Population or Overcrowding

A high density of population and overcrowding are characteristics of the Area. The Area has a population density of 4,495 residents per square mile compared to 1,930 residents per square mile and 1,203 residents per square mile in Memphis and Shelby County, respectively. This trend is evident in the existing development pattern and physical character of the neighborhood, including narrow lots size, shotgun style homes, building constructed close to property lines, and residential parcels development with more than one principal structure.

"Overcrowding" is exemplified by the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. During the field review, this condition was observed on two (2) parcels in the Area (0.2% of total parcels) where multiple, non-multifamily, residential structures exist on a single parcel. While not present to a significant extent, this indicator can contribute to and exacerbate those conditions which endanger life or property by fire or other causes and unsafe & unsanitary conditions.

Existence of Conditions Which Endanger Life or Property by Fire or Other Causes and Unsafe & Unsanitary Conditions

The Area contains an insignificant portion of parcels (4.3% of the Area's total parcels) which exhibit indicators of conditions which may endanger life or property by fire or other causes and unsafe and unsanitary conditions. These indicators are exemplified by properties deemed uninhabitable due to potentially hazardous structures and/or site improvements created by fire or other causes; vacant or abandoned structures; high weeds/tall grass; trash, debris, and abandoned vehicles indicative of ongoing dumping on both vacant and occupied parcels. These conditions are not present to a significant extent throughout the Area but are most prevalent on vacant parcels and properties with vacant structures, pointing to a clear need for more adequate public services to accommodate the community's public utility needs.

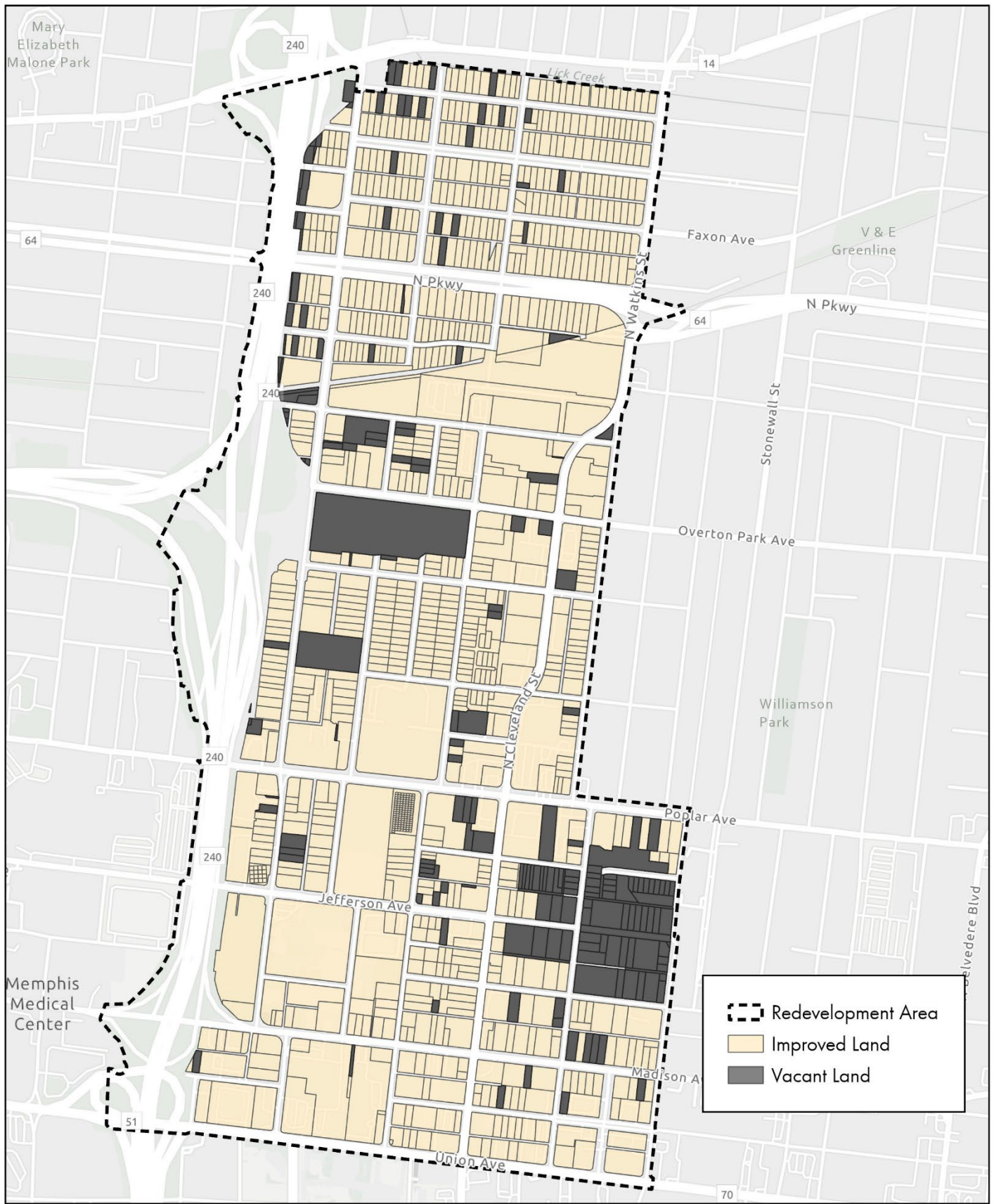
Examples of these conditions, which endanger life or property by fire or other causes and unsafe & unsanitary conditions found throughout the Area, include:

- Bags of garbage, mattresses, furniture, debris, and fallentree limbs piled along the streets and sidewalks in front of vacant parcels, parcels with vacant structures, and some occupied structures.
- Crumbling retaining walls
- Boarded doors and windows
- Damaged and or rotted masonry; siding, fascia and soffit
- Structures overgrown by unmaintained vegetation, including tall grass, high weeds, and large trees.
- Vacant and abandoned structures.

Accounting for 14.2% (184 parcels) of the Area's total parcels and 15% (50.4 acres) of the Area's total acreage, vacant land is one of the most predominant land uses in the Area.

Vacant land and vacant buildings can contribute to the exacerbation of conditions which endanger life or property by fire or other causes and unsafe & unsanitary conditions. The map on the following page provides an overview of the widespread patterns of vacancies that are present throughout the Area.

Exhibit 13 Vacant Land Map



VACANT LAND MAP

Cleveland Avenue Corridor Redevelopment Area
Memphis, TN

0 0.13 0.25 0.5 Miles



PCAV PLANNERS LLC

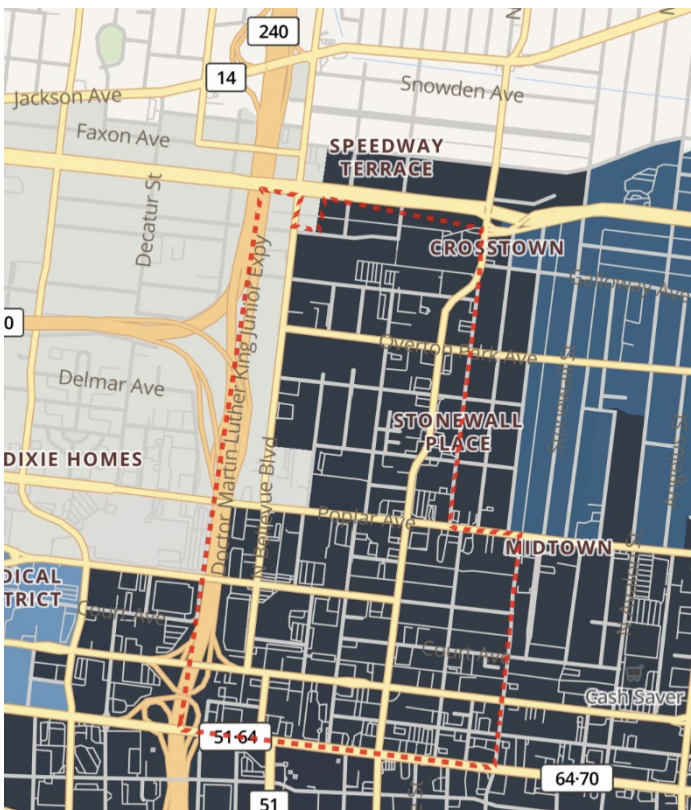
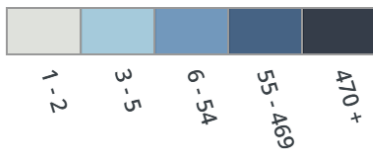


Crime is widely recognized as having a positive correlation with urban blight and decay. Whether crime is a contributing factor to, or a product of blight, crime and blight together can breakdown traditional neighborhood interactions, relationships, and social pride that make a neighborhood an attractive place to live. Crimes impacting property (i.e., property crimes, arson, breaking & entering) exacerbate the presence of unsanitary and unsafe conditions which may endanger life or property. Exhibits 14-18 provide an overview of instances of these types of crimes impacting property which have occurred throughout the Area from January 1, 2023, through September 20, 2024, as reported by Memphis Public Safety. As shown, there is a high concentration of crime throughout the Cleveland Street Corridor Redevelopment Area. Since 2019, property crime rates have varied year over year. Overall, crimes against property have more than doubled from more than 527 reported incidents in 2019 to more than 799 reported incidents in 2023. The exhibits on the following pages provide a historical look at the prevalence of crimes impacting property over the last five years.

Exhibit 14: Prevalence of Crimes Against Property (2024 and 2023)

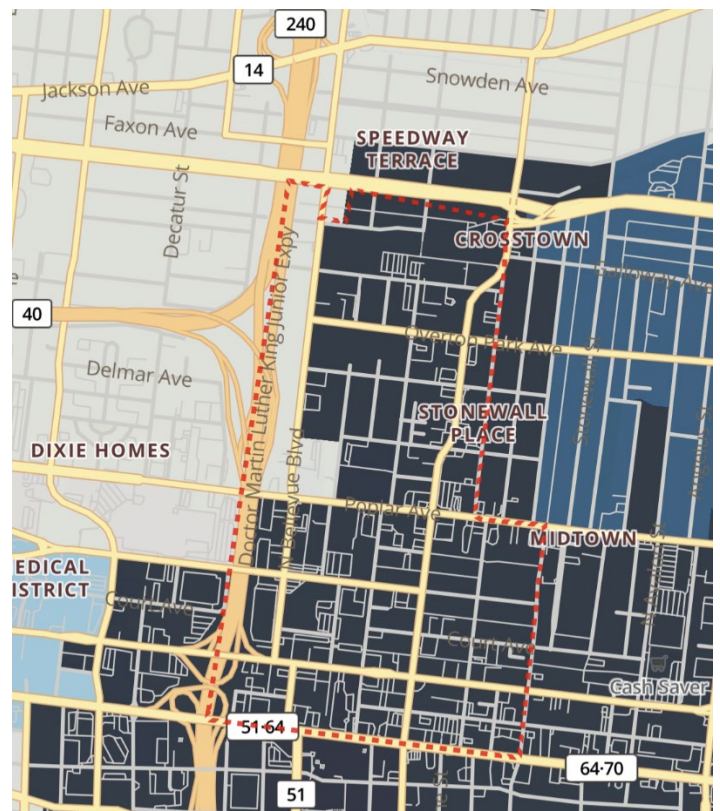
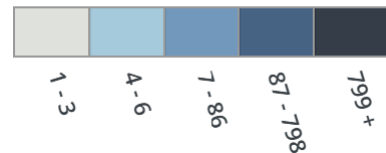
**January 1, 2024 –
September 20, 2024**

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2023

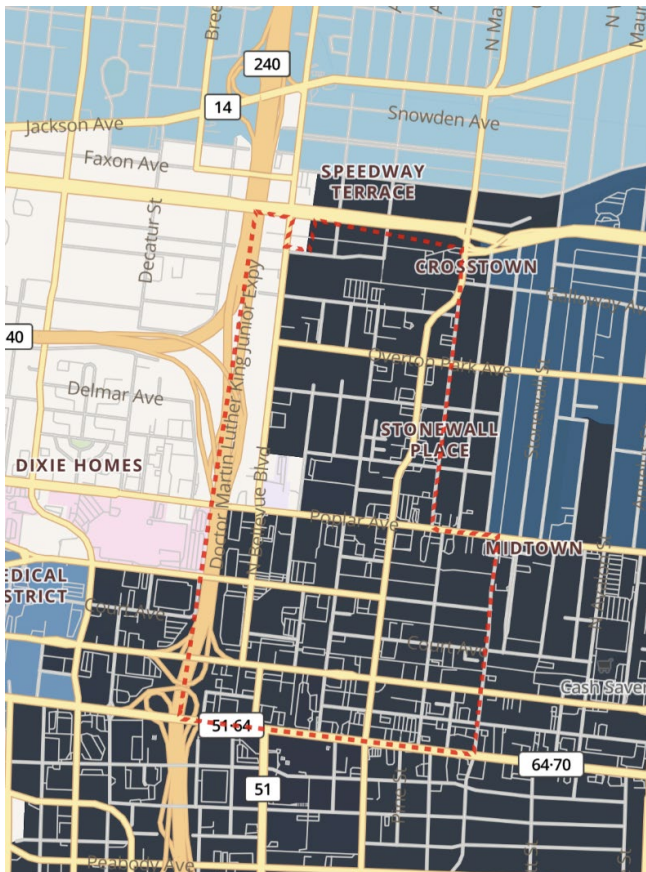
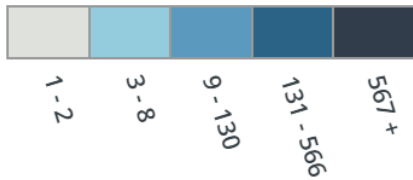
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Exhibits 15-16: Prevalence of Crimes Against Property (Calendar Years 2021 and 2022)

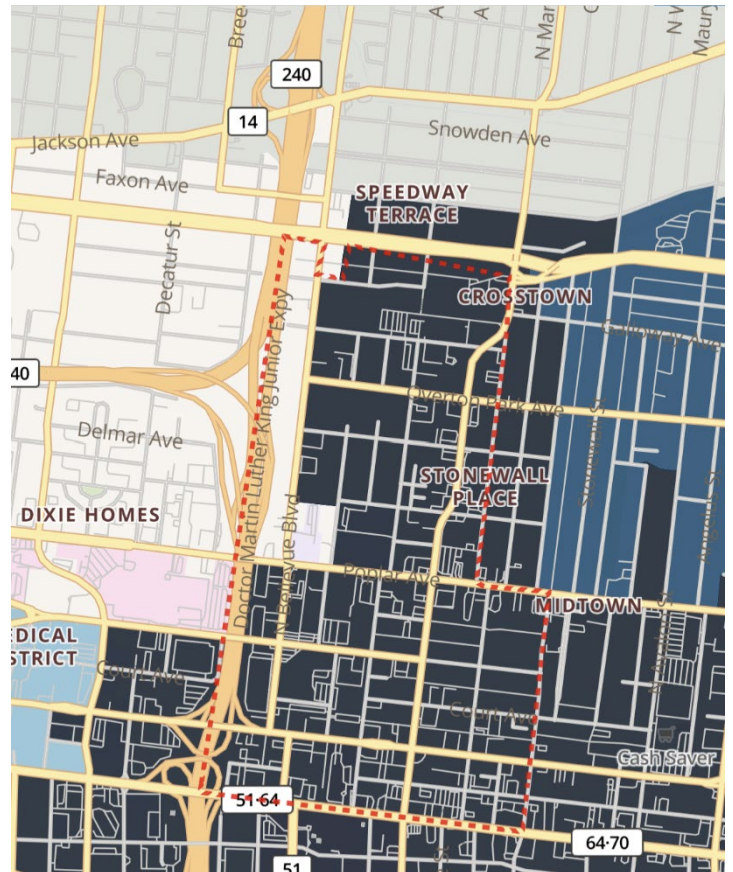
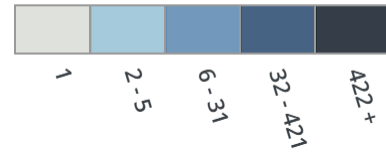
2022

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2021

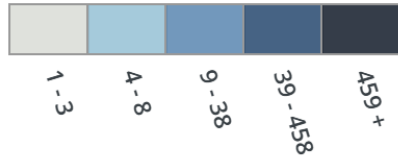
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Exhibits 18-19: Prevalence of Crimes Against Property (Calendar Years 2020 and 2019)

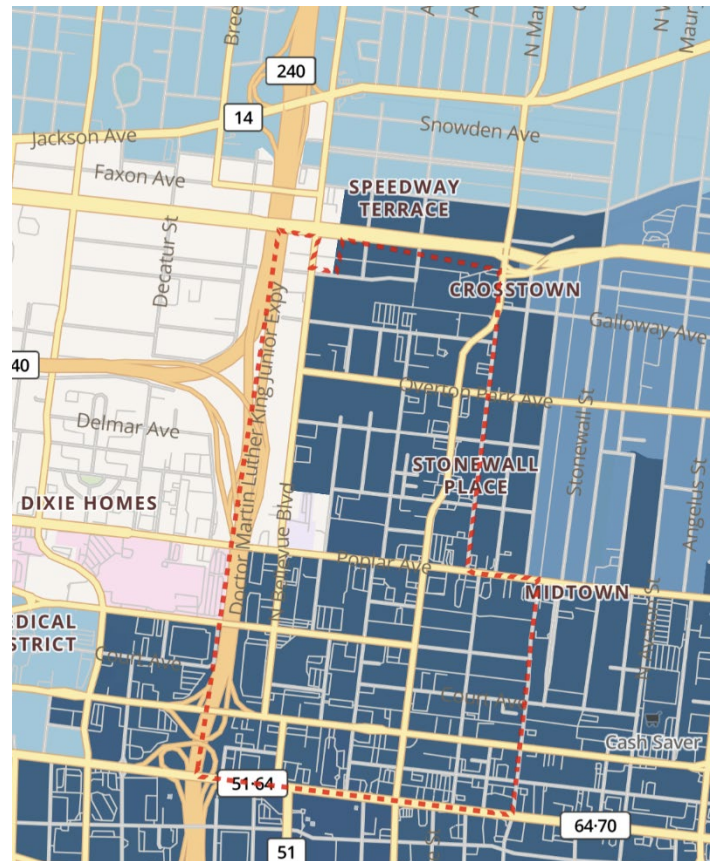
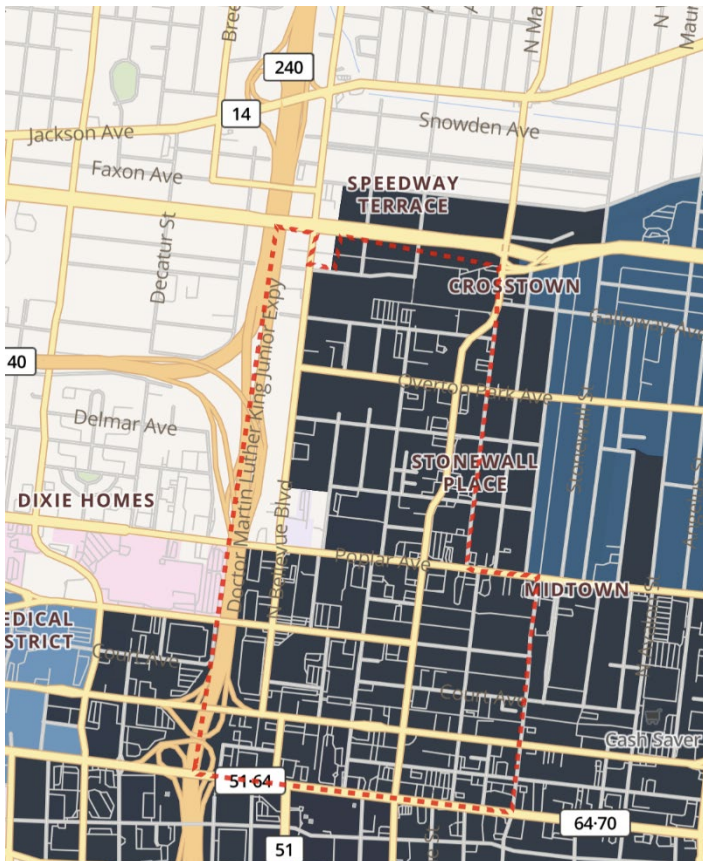
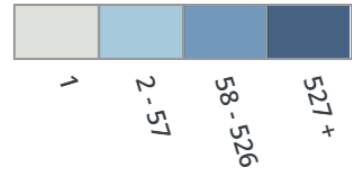
2020

Pins count per shape



2019

Pins count per shape



Blighted Area Indicators

A “blighted area” is an area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use: “Blighted area” area indicators include:

- Slum, deteriorated, or deteriorating structures (See *Slum Indicators in the previous Section of this report*); and
- Existence of conditions which endanger life or property by fire or other causes (See *Slum Indicators in the previous Section of this report*); and
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; and
- Deterioration of site or other improvements; and
- Unsanitary or unsafe conditions; and
- Predominance of defective or inadequate street layout; and
- Inadequate parking facilities; and
- Faulty or inadequate street layout.

The Area contains a considerable number of parcels, structures, and rights-of-way that show signs of blight. The neglect and decline of structures often shape the public’s view of a neighborhood, discouraging private investment and reinvestment. Insufficient investment, combined with various levels of neglect, can adversely affect property values within a community. This decline, in turn, lowers property tax revenue, which could otherwise be reinvested to address community needs. These barriers to healthy growth reflect the blighted conditions present in the Area.

Within the Area, 1,031 parcels or 83% of the Area’s total 1,243 parcels exhibit one or more “blighted area” conditions. A field survey confirmed these conditions and offered a deeper understanding of how blight indicators impact the social character of the Area, as well as the physical state of structures, parcels, and public infrastructure.

The table below and the map on the following page provides an overview of blighted area indicators present throughout the Cleveland Street Corridor Community Redevelopment Area.

Exhibit 20: Blighted Area Indicators

Summary of Parcel-Level Blighted Area Conditions Cleveland Street Corridor Redevelopment Area							
Indicators	Blighted Area Indicators Present ¹	Dilapidated or Deteriorated Buildings	Deteriorated Site Improvements	Conditions which Endanger Life or Property	Unsanitary or unsafe conditions	Predominance of Defective and Inadequate Street Layout	Inadequate parking facilities
# of Parcels	1,031	696	763	53	73	55	37
% of Parcels ²	83%	56.0%	61.4%	4.3%	5.9%	4.4%	3.0%

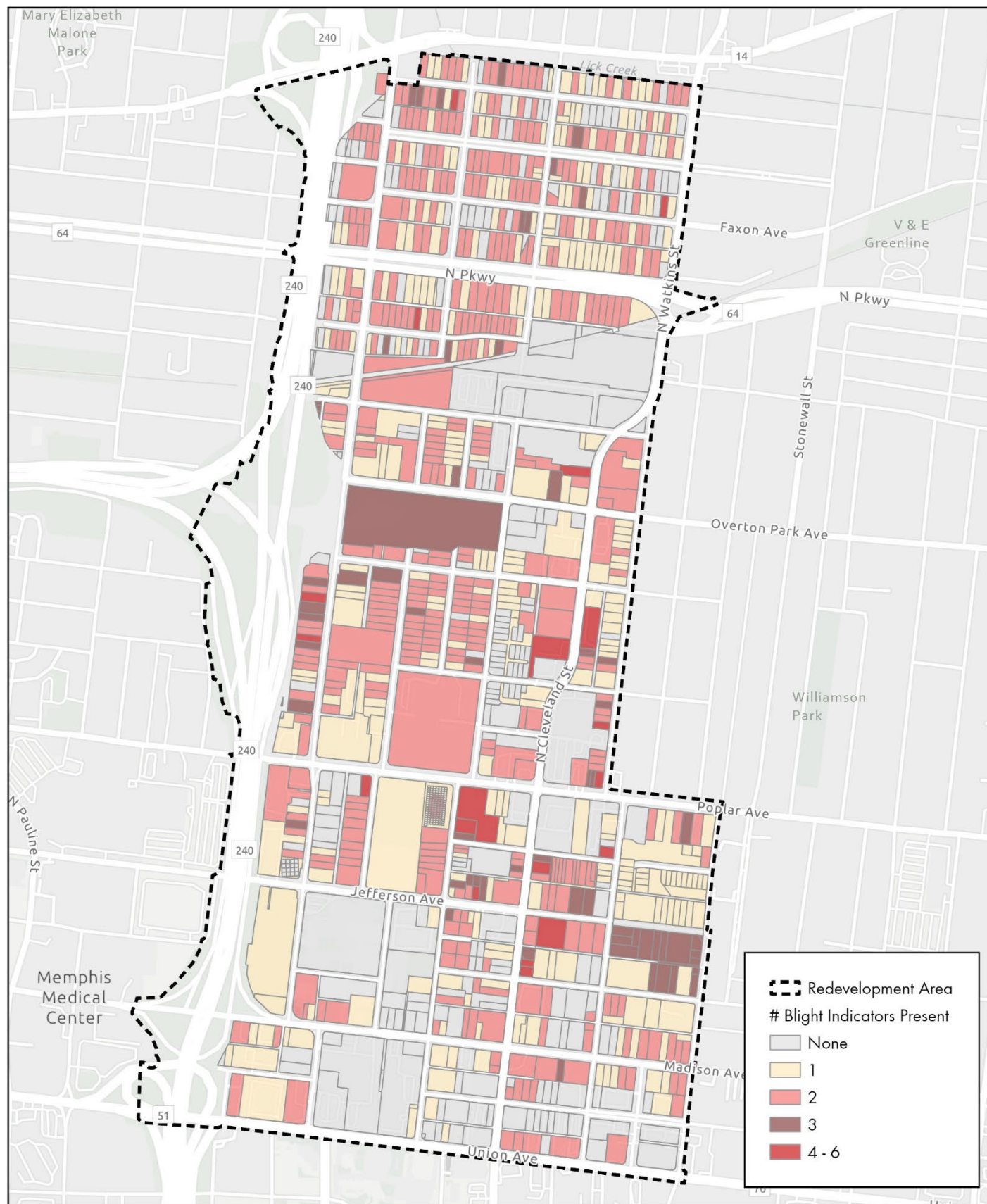
¹ Indicates that one or more Blighted Area indicators are present.

² Based on the total number of parcels within the Redevelopment Project Area: 1,243.

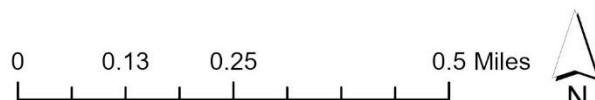
Deterioration of Site or Other Improvements

The Area exhibits a predominance of deterioration of site or other improvements. The field survey of exterior building and site conditions found defects in primary and secondary structural components, as well as, and site improvements including fences, soft-and hardscaped areas, pedestrian walkways or ramps, driveways, and parking lots. Within the Area, 763 parcels (61.4% of the Areas total parcels) exhibit deterioration of site improvements.

Exhibit 21 Blighted Area Indicators Map



BLIGHTED AREA INDICATORS MAP
Cleveland Street Corridor Redevelopment Area
Memphis, TN



Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness and Inadequate Parking Facilities

There are 55 parcels (4.4% of the Area's total parcels) that exhibit faulty lot layout conditions. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness is a result of obsolete platting with respect to current subdivision and zoning practices adopted since the 1950s. Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted. These conditions limit site access, promote nonuniform development, and create challenges for modern community planning and land development. The additional time and expense normally associated with rezoning or re-platting property can also be a deterrent to development. These conditions can cause properties with faulty layout to remain unoccupied or undeveloped for years. The development of buildings straddling parcels lines or multiple residential buildings constructed on a single lot without adequate site improvements or zoning in place can also be indicators of faulty lot layout.

Dilapidated or Deteriorated Buildings

The Area exhibits a predominance of dilapidated or deteriorated buildings. There are a total of 1,115 buildings in the Area, of which 664 buildings (56.6% of the Area's total buildings) are deteriorated, and 38 buildings (3.4% of the Area's total buildings) are dilapidated. There are 276 buildings (28.9% of the Area's total buildings) which were observed to be in good condition, exhibiting no signs of dilapidation or deterioration. The table below provides an overview of building-level blighted area conditions.

Exhibit 22: Blighted Area Conditions - Buildings

Summary of Building-level Slum and Blighted Area Conditions Cleveland Street Corridor Community Redevelopment Area				
Indicators	No Deterioration of Dilapidation	Deterioration	Dilapidation	Vacant Structures
# of Buildings	276	664	38	42
% of Buildings ¹	24.8%	59.6%	3.4%	3.8%
¹ Based on the total number of buildings within the Area: 1,115				

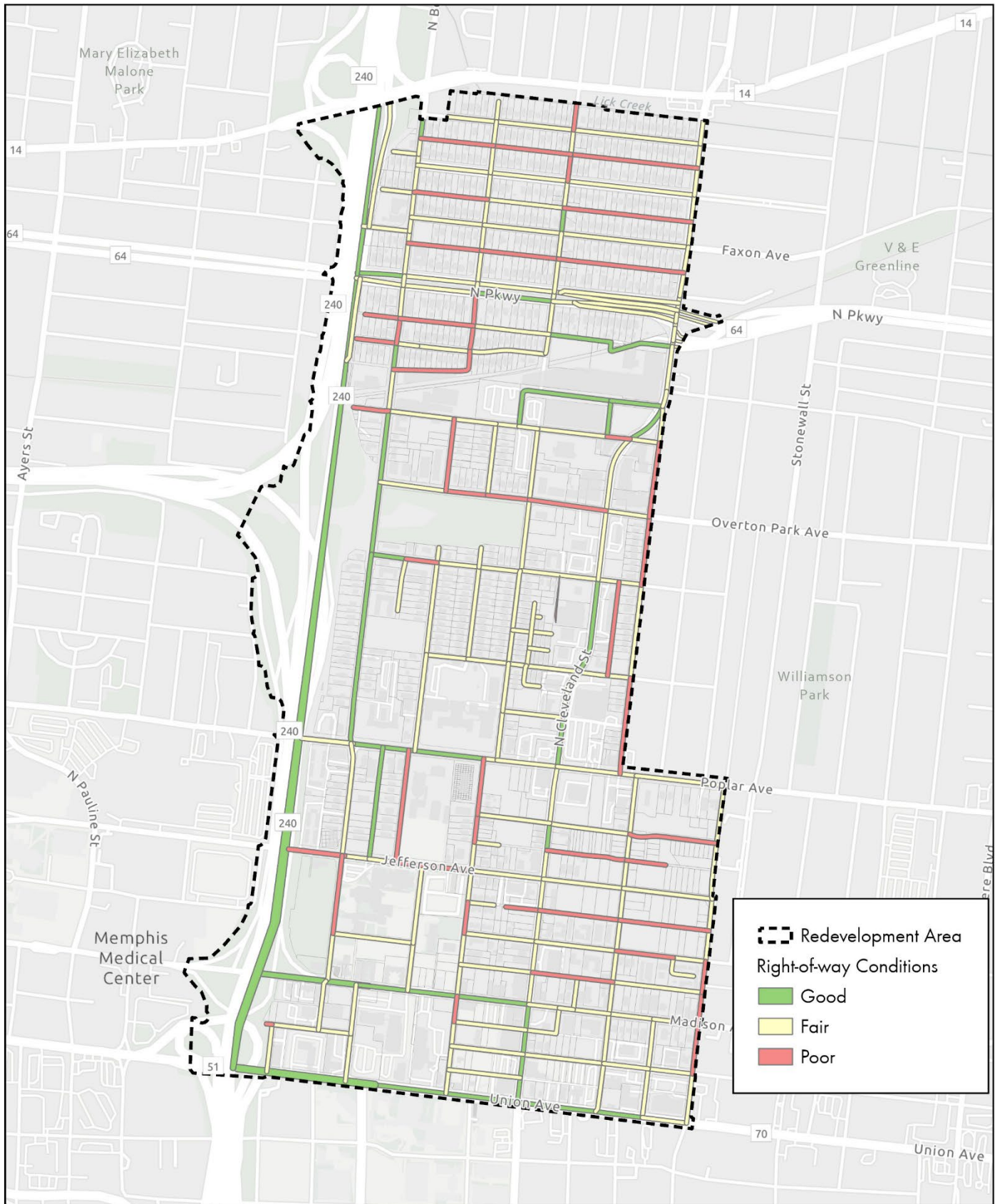
Predominance of Defective and Inadequate Street Layout

A regular and orderly system of streets and blocks typifies urbanized areas that are capable of sustaining stable or improving values over time. Inadequate or defective street layout are conditions often found in many urban areas, and this holds true for the Cleveland Street Corridor Community Redevelopment Area. The redevelopment and reuse of sites is made difficult by an inadequate street layout and thereby is an inhibitor to an area's stability. This is not only a safety issue for pedestrians and motorists, but a challenge when it comes to redevelopment of these areas in a cost-effective manner. The Memphis and Shelby County Unified Development Code (UDC) now mandates that large blocks be divided into smaller areas by means of a block perimeter standard to aid attracting and facilitating modern development.

Multiple sections within the Area suffer from substandard or deficient street configurations. Conditions of defective or inadequate street layout are evident through narrow road widths that fail to meet current development criteria; dead-end streets, unpaved alleys; "paper streets" or planned but undeveloped roads; streets without curbs or gutters; and either missing or deteriorating sidewalks. Signs of wear and structural issues in surface features include cracks, crumbling sections, potholes, sunken areas, loose paving materials, and weeds emerging through the pavement.

The map on the following page provides an overview of the conditions of the rights-of-way within the Area, including the streets, sidewalks, and alleyways.

Exhibit 23 Right-of-way Conditions Map



RIGHT-OF-WAY CONDITIONS MAP

Cleveland Avenue Corridor Redevelopment Area
Memphis, TN

0 0.13 0.25 0.5 Miles



PCAV PLANNERS LLC



Housing Affordability and Socio-Economic Indicators

The lack of affordable housing is a key eligibility criterion for the designation of a community redevelopment area in accordance with the Act. The Act provides for the development of affordable housing, whether for rent or for sale, which residents of low or moderate income, including the elderly, can afford. This undertaking may include slum clearance, redevelopment, rehabilitation, conservation in a community redevelopment area, or any combination or part thereof, in accordance with the community redevelopment plan. The Memphis 3.0 Plan provides insight into the history and current condition of the lack of quality and affordable housing in the city and how minority and lower income residents have been disproportionately impacted. The conditions described below indicate affirm the need for affordable housing within the Area.

Existing Conditions Contributing to the Lack of Housing Affordability³

- Approximately 77% of the City's housing stock was built before 1969 (this includes single-family and multi-family residences). As the number of housing units in Memphis increased over time, household growth was too slow to generate sufficient demand for older houses in older parts of the City. Costly housing maintenance and resulting neighborhood deterioration prompted individuals with the financial means to move to newer neighborhoods in the eastern part of the City.
 - **77% of the Area's housing stock was constructed before 1969.**
- As homes were built and occupied in newer subdivisions in the ever-expanding fringe of the City, many of Memphis' older neighborhoods experienced significant vacancy and blight. Most unoccupied buildings of various uses throughout the City suffer from structural issues and deferred maintenance, further contributing to the overwhelming number of vacant and blighted structures.
 - **83% of all vacant buildings in the Area are deteriorated or dilapidated.**
- Nearly half of households spend more than 40% of their incomes on housing (the standard measure for housing affordability), indicating a need for not only more affordable housing, but a balanced market approach with a focus on housing affordability, type, and quality.
 - **The average mortgaged homeowner in the Area spends 45.7% of their monthly income on mortgage costs.**
- The majority, 57%, of homes in the Area are renter occupied.⁴ More than half of Memphis' residents are renters. A 2016 report by the Memphis Division of Housing and Community Development found that many rental units in the City are considered substandard housing.
 - **58% of households in the Area are renter-occupied compared to 48.1% and 41.1% in the City and County respectively.**
- The Memphis 3.0 Plan estimates that the number of new households in the City may grow by approximately 1,300 per year through 2040. A market analysis completed in association with the Memphis 3.0 Plan revealed that there is an overwhelming preference (47%) for multi-family housing in the city. Demand for renovated single-family housing and new single-family construction were similarly preferred at 24% and 23%, respectively.
 - **There are 184 vacant parcels within the Area (15% of the Areas total parcels) representing approximately 50.4 acres of land available for development and redevelopment of housing to meet the needs of the Cleveland Street Corridor Redevelopment Area and support the retention of residents looking outside of the city and county for quality housing.**

³ Memphis 3.0 Plan

⁴ U.S. Census, ESRI

- *Homeownership, a key mechanism for building and transferring wealth, has declined in most parts of the City. The overall share of Memphis households who own their home was 49% in 2015 while homeownership rates for the U.S. were nearly 64% during that same time period.*
- *The decline in homeownership was not uniform across the City; it was experienced primarily by African American households and concentrated in some districts more than others. These factors increase the difficulty for the majority of Memphis' population (African Americans and other people of color) to build and transfer wealth and move out of poverty.*
 - **Only 25.2% of households in the Area are owner-occupied compared to 41.2% of households in the city and 50.1% of households in the County.**
 - **Median household incomes in the city are more than 25% more compared to household income in the Area. Median household incomes in the county are around 50% higher than incomes in the Area. The wealth gap is anticipated, however, to decline median household incomes in the Area are projected to increase and annualize at a rate of 8.3% compared to 4.1% and 4.9% in the city and county, respectively, over the next five years.**
 - **The Area's unusually high projected income growth of 8.3% is noteworthy, given its surrounding areas see an increase in the wealth gap overall.**
 - **The Crosstown Concourse, a large-scale redevelopment project involving a converted factory, may be contributing to this income boost by adding quality housing to the neighborhood.**
 - **Outside of the Area around the Crosstown Concourse, these trends Renter-Occupied versus Owner-Occupied and Median household incomes still reflect a disproportionate impact in the Area.**

These conditions illustrate why the development of affordable housing is necessary in the interest of the public health, safety, morals, or welfare of the residents of Memphis and more specifically the Cleveland Street Corridor Community Redevelopment Area. Like the rest of the City, the Cleveland Street Corridor Community Redevelopment Area has a shortage of affordable housing.

Summary of Qualifications Analysis

In summary, the Cleveland Street Corridor Redevelopment Area meets the qualifying criteria as established by the Act, to be determined a combination "Slum Area" and "Blighted Area." Conditions of slum and blight are present within the Area to a meaning extent, by way of a predominance of "dilapidated or deteriorated site improvements or buildings", as described in the previous chapter. The tables below recap the conditions of slum and blight present within the Area at the parcel level and building level.

Exhibit 23: Slum Area Conditions – Parcels

Summary of Parcel-level Slum Area Conditions Cleveland Street Corridor Community Redevelopment Area					
Indicators	Slum Area Indicators Present ¹	Parcels with Dilapidated or Deteriorated Buildings	Parcels with Dilapidated or Deteriorated Improvements	Overcrowding of Buildings	Conditions which Endanger Life or Property
# of Parcels	991	696	763	2	53
% of Parcels ²	79.7%	56.0%	61.4%	0.2%	4.3%

¹ Indicates that one or more Slum Area indicators are present.

² Based on the total number of parcels within the Redevelopment Project Area: 1,243.

Exhibit 24: Blighted Area Conditions – Parcels

Summary of Parcel-level Blighted Area Conditions Cleveland Street Corridor Redevelopment Area							
Indicators	Blighted Area Indicators Present ¹	Dilapidated or Deteriorated Buildings	Deteriorated Site Improvements	Conditions which Endanger Life or Property	Unsanitary or unsafe conditions	Predominance of Defective and Inadequate Street Layout	Inadequate parking facilities
# of Parcels	1,031	696	763	53	73	55	37
% of Parcels ²	83%	56.0%	61.4%	4.3%	5.9%	4.4%	3.0%

¹ Indicates that one or more Blighted Area indicators are present.

² Based on the total number of parcels within the Redevelopment Project Area: 1,243.

Exhibit 25: Blighted Area Conditions - Buildings

Summary of Building-level Slum and Blighted Area Conditions Cleveland Street Corridor Community Redevelopment Area				
Indicators	No Deterioration of Dilapidation	Deterioration	Dilapidation	Vacant Structures
# of Buildings	276	664	38	42
% of Buildings ¹	24.8%	59.6%	3.4%	3.8%
¹ Based on the total number of buildings within the Area: 1,115				

Appendix – Photographs of Slum and Blight Conditions

Slum and Blight Conditions: Parcels

Deteriorated and Dilapidated Site Improvements



Address: 1201 Forrest Ave.

Deteriorated site improvements including deteriorated driveway and walkway pavement. Trash discarded in the lawn. Vehicle parked on the lawn of a residential lot.



Address: 137 N Bellevue Blvd.

Home and fence nearly overgrown by unmaintained vegetation.



Address: 247 N Watkins St.

Vacant site with unmaintained vegetation and fallen limbs. Trash and debris are discarded on the lot

Slum and Blight Conditions: Parcels

Deteriorated and Dilapidated Site Improvements



Address: 273 N. Bellevue Blvd.

Deteriorated parking surface. Trash and furniture discarded on the lot.



Address: 322 N. Cleveland St.

Dilapidated parking surface.



Address: 1313 Tutwiler Ave.

Unsafe and Unsanitary conditions, trash and debris piled on the single-family lot.

Slum and Blight Conditions: Parcels

Deteriorated and Dilapidated Site Improvements



Address: 1280 Tutwiler Ave.

Deteriorated driveway and deteriorated masonry wall.
Deteriorated masonry porch.



Address: 1257 Snowden Ave.

Dilapidated driveway pavement, deteriorated stairway concrete. Inadequate parking facilities. Fence is completely overgrown by unmaintained vegetation.



Address: 303 N. Bellevue Blvd.

Deteriorated driveway pavement. Inoperable vehicle parked on the lot.

Slum and Blight Conditions: Buildings

Deteriorated and Dilapidated Buildings



Address: 121 N. Montgomery St.

A vacant, dilapidated multi-family structure. Contains conditions that endangers life or property, specific conditions include exposed roofing, damaged masonry, broken windows.



Address: 287 N. Montgomery St.

A vacant, deteriorated single-family structure. Specific conditions include damaged and missing fascia.



Address: 233 N. Watkins St.

A vacant, deteriorated single-family structure. Specific conditions include damaged and rotting siding, unmaintained and overgrown vegetation, rotting fascia and soffit.

Slum and Blight Conditions: Buildings

Deteriorated and Dilapidated Buildings



Address: 1295 Jefferson Ave.

A deteriorated commercial structure with deteriorated site improvements. Specific conditions include deteriorated masonry walls, graffiti covered structure.



Address: 1225 Poplar Ave.

A dilapidated, multi-family structure. Specific conditions include exposed roofing, damaged or rotted siding. Cracked and crumbling retaining wall, broken windows.



Address: 1367 Faxon Ave.

A deteriorated single-family structure. Specific conditions include damaged fascia and soffit; Cracked wood in car port, deteriorated masonry front porch

Slum and Blight Conditions: Buildings

Deteriorated and Dilapidated Buildings



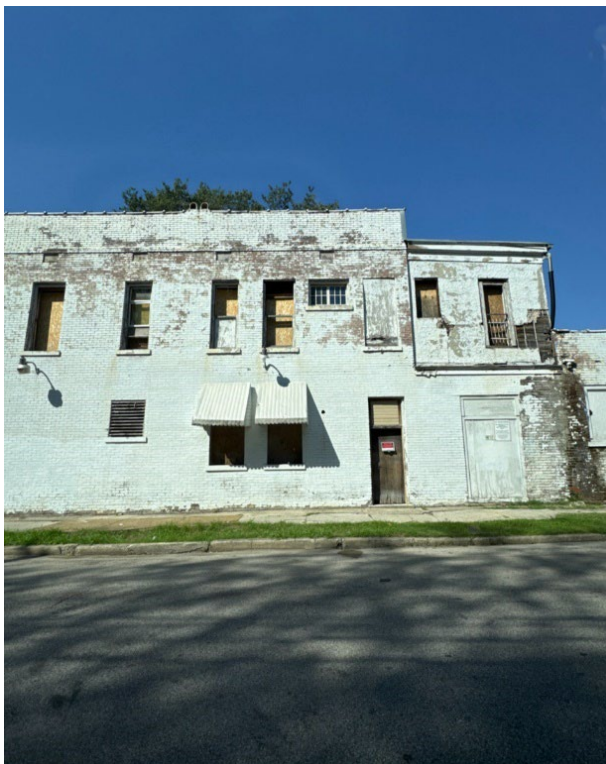
Address: 1266 Poplar Ave.

A vacant deteriorated single-family structure. Specific conditions include deterioration of fascia and soffit; Boarded up front doors and windows; Exposed siding and roofing



Address: 1417 Court Ave.

A vacant deteriorated single-family structure with deteriorated site improvements. Specific conditions include damaged and missing fascia and soffit; damaged and rotting siding; deteriorated porch and walkway pavement; Cracked retaining wall



Address: 1400 Madison Avenue

Vacant deteriorated single-family structure. Conditions include deteriorated masonry, boarded up front doors and windows

Slum and Blight Conditions: Right-of-way

Faulty or Inadequate Street or Sidewalk Conditions



Court Avenue:

Deteriorated sidewalk pavement overgrown by tree trunk. Sidewalk obstruction creates barrier for safe pedestrian access.



Faxon Avenue:

Deteriorated sidewalk and curb.



Larkin Avenue:

Deteriorated street pavement. Utility poles installed in center of the sidewalks rather than planting strip. Obstructed by trash and debris discarded on sidewalk.

Slum and Blight Conditions: Right-of-way***Faulty or Inadequate Street or Sidewalk Conditions***

Overton Park Avenue:

Deteriorated street pavement. Narrow and Deteriorated sidewalk pavement overgrown by unmaintained vegetation and debris. Vegetation creates barrier for safe pedestrian access.



North Parkway:

Deteriorated street pavement.



North Montgomery Street:

Deteriorated street pavement. Utility poles installed in center of the sidewalks rather than planting strip. Deteriorated sidewalk pavement obstructed by trash and debris discarded on the sidewalk, creates barrier for safe pedestrian access. Sagging power lines hang low over residential properties.

Slum and Blight Conditions: Right-of-way

Faulty or Inadequate Street or Sidewalk Conditions



Overton Park Avenue:

Deteriorated street pavement. Narrow and deteriorated sidewalk pavement overgrown by unmaintained vegetation and debris. Vegetation creates barrier for safe pedestrian access



Overton Park Avenue:

Deteriorated street pavement. Dilapidated sidewalk pavement. Sinkhole is unsafe and dangerous for potential pedestrians. Creates barrier for safe pedestrian access.



Peach Avenue:

Deteriorated street pavement. Deteriorated sidewalk pavement overgrown by unmaintained vegetation. Tree trunk obstruction creates clear path obstruction for pedestrians.

Appendix C – Revenue Analysis (MuniCap)

Cleveland Street Corridor (Memphis CRA) TIF Memphis, Tennessee

Assumptions:

0% Appraised Value Appreciation

Deducts Debt Service Portion of Tax Rate

Base Value Represents Calendar Year 2024 Assessed Value

Prepared By:

MUNICAP, INC.
— PUBLIC FINANCE —

January 14, 2025

**Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee**

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INCREMENTAL REAL PROPERTY TAX REVENUE***

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**Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee**

DISTRICT DATA

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule I: Summary of Proposed TIF District - Cleveland Street Corridor

Assumption	Available Data ¹	Percentage
Cleveland Street Corridor district parcels	1,243	-
2024 District assessed value:		
Residential	\$16,776,875	27%
Commercial	\$45,459,720	72%
Industrial	\$525,880	1%
Mixed-use	\$10,160	0%
Tax-exempt	\$0	0%
Sub-total assessed value	\$62,772,635	100%
Number of district parcels subject to PILOT	21	-
2024 PILOT assessed value ²	\$0	-
District acreage: ³		
Residential	115.4686	33%
Commercial	112.7388	32%
Industrial	6.5734	2%
Multiple	1.3894	0%
Tax-exempt	118.8855	33%
Sub-total acreage	355.0557	100%

MuniCap, Inc.

and St Corridor TIF revenue projections No. 2 011425.xlsx]I

14-Jan-25

¹Provided by Memphis CRA. See Appendix A.

²Represents the assessed value deducted due to PILOTs for the purposes of estimating TIF revenues.

³Does not include right-of-way acres.

**Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee**

***DEVELOPMENT ASSUMPTIONS
AND CONSTRUCTION SCHEDULE***

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule II: Summary of Projected Development¹

Type	Construction Completion	Development Assumptions ²						Appraised Value ⁴			
		Seats	Units	Per Unit		Total		Per Seat	Per Unit	Per GSF	Total
				NSF	GSF	NSF	GSF ³				
70 N Bellevue											
Multi-family ⁵	2031	-	750	750	882	562,500	661,765	-	\$123,732	\$140	\$92,799,071
Commercial ⁶	2031	-	-	-	-	25,500	30,000	-	-	\$198	\$5,935,705
Event Venue	2028	3,500	-	-	-	-	-	\$7,193	-	-	\$25,174,800
Office	2028	-	-	-	-	75,000	88,235	-	-	\$282	\$24,873,302
Sub-total 70 N Bellevue		3,500	750	750	882	663,000	780,000				\$148,782,877
Crosstown Mound											
Single-family	2027	-	35	1,800	1,800	63,000	63,000	-	\$305,420	\$170	\$10,689,684
Townhouses	2027	-	35	1,400	1,400	49,000	49,000	-	\$279,308	\$200	\$9,775,781
Multi-family ⁵	2027	-	130	800	941	104,000	122,353	-	\$131,981	\$140	\$17,157,517
Sub-total Crosstown Mound				200	4,000	4,141	216,000	234,353			\$37,622,982
Concourse											
Mixed-use ⁷	Complete	-	-	-	-	1,190,089	1,400,105	-	-	\$90	\$125,814,600
Overton Park											
Multi-family renovation ⁵	2028	-	135	800	941	108,000	127,059	-	\$131,981	\$140	\$17,817,422
Bellevue											
Hotel	2028	-	200	446	525	89,250	105,000	-	\$122,664	\$234	\$24,532,823
Autumn											
Indoor entertainment special events	2026	1,300	-	-	-	35,000	35,000	\$13,194	-	\$490	\$17,151,900
Court Ave											
Multi-family renovation ⁵	2024	-	121	800	941	96,800	113,882	-	\$131,981	\$140	\$15,969,689
Total Development ⁸		4,800	1,406			2,398,139	2,795,399				\$387,692,293

MuniCap, Inc.

14-Jan-25

¹ Provided by Applicant except where noted.

² Multi-family and commercial units assume 85% net to gross ratio and single-family and townhouse units assume 100% net to gross ratio.

³ Gross square footage excludes parking. Appraised value of parking is included in the appraised value of the residential and commercial development.

⁴ See Appendix B-1. Per unit values are derived from calculated values per GSF.

⁵ 20% of multi-family units in all categories will be affordable units available to residents up to 80% of Area Median Income (AMI.) Appraised value represents a blended average of market and affordable units. See Appendix B-1.

⁶ Commercial is ground floor retail below multi-family.

⁷ Building contains both multi-family and commercial development. Because majority of building is commercial only value per square foot is given. Value is based on CBRE appraisal provided by Applicant.

⁸ Does not include value of parcels in the district that will not be developed. See Appendix IV-A.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule III: Projected Construction Schedule¹

				70 N Bellevue											
Development Year Ending	Assessed As of Date ²	Final Tax Due Date		Multi-family				Commercial		Event Venue				Office	
		City ³	County ²	Annual		Cumulative		Annual	Cumulative	Annual		Cumulative		Annual	Cumulative
				Units	GSF	Units	GSF	GSF	GSF	GSF	Seats	GSF	Seats	GSF	GSF
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	300	264,706	300	264,706	12,000	12,000	0	0	0	0	0	0
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	0	0	300	264,706	0	12,000	0	3,500	0	3,500	88,235	88,235
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	250	220,588	550	485,294	10,000	22,000	0	0	0	3,500	0	88,235
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	0	0	550	485,294	0	22,000	0	0	0	3,500	0	88,235
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	200	176,471	750	661,765	8,000	30,000	0	0	0	3,500	0	88,235
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	0	0	750	661,765	0	30,000	0	0	0	3,500	0	88,235
Total				750	661,765			30,000		0	3,500			88,235	

MuniCap, Inc.

14-Jan-25

¹Provided by Applicant.

²Source: Shelby County Assessor of Property. Assumes TIF is approved prior to December 31, 2025. Base value is set as of year prior to approval of TIF. Source: Tennessee Code Title 9 Chapter 23, Uniformity in Tax Increment Financing Act of 2012. Therefore, base assessed value is as of calendar year 2024.

³Source: City of Memphis Finance Division.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule III: Projected Construction Schedule, continued¹

Development				Crosstown Mound											
				Single-family				Townhomes				Multi-family			
				Annual		Cumulative		Annual		Cumulative		Annual		Cumulative	
Year	Assessed	Final Tax Due Date													
Ending	As of Date ²	City ³	County ²	Units	GSF	Units	GSF	Units	GSF	Units	GSF	Units	GSF	Units	GSF
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	35	63,000	35	63,000	35	49,000	35	49,000	130	122,353	130	122,353
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	0	0	35	63,000	0	0	35	49,000	0	0	130	122,353
Total				35	63,000			35	49,000			130	122,353		

MuniCap, Inc.

14-Jan-25

¹Provided by Applicant.

²Source: Shelby County Assessor of Property. Assumes TIF is approved prior to December 31, 2025. Base value is set as of year prior to approval of TIF. Source: Tennessee Code Title 9 Chapter 23, Uniformity in Tax Increment Financing Act of 2012. Therefore, base assessed value is as of calendar year 2024.

³Source: City of Memphis Finance Division.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule III: Projected Construction Schedule, continued¹

Development				Concourse		Overton Park			
				Mixed Use		Multi-family Renovation			
				Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
Year	Assessed	Final Tax Due Date		Annual	Cumulative	Units	GSF	Units	GSF
Ending	As of Date ²	City ³	County ²						
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	1,400,105	1,400,105	0	0	0	0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	0	1,400,105	0	0	0	0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	0	1,400,105	0	0	0	0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	0	1,400,105	0	0	0	0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	0	1,400,105	0	0	0	0
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	0	1,400,105	135	127,059	135	127,059
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	0	1,400,105	0	0	135	127,059
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	0	1,400,105	0	0	135	127,059
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	0	1,400,105	0	0	135	127,059
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	0	1,400,105	0	0	135	127,059
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	0	1,400,105	0	0	135	127,059
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	0	1,400,105	0	0	135	127,059
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	0	1,400,105	0	0	135	127,059
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	0	1,400,105	0	0	135	127,059
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	0	1,400,105	0	0	135	127,059
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	0	1,400,105	0	0	135	127,059
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	0	1,400,105	0	0	135	127,059
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	0	1,400,105	0	0	135	127,059
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	0	1,400,105	0	0	135	127,059
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	0	1,400,105	0	0	135	127,059
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	0	1,400,105	0	0	135	127,059
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	0	1,400,105	0	0	135	127,059
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	0	1,400,105	0	0	135	127,059
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	0	1,400,105	0	0	135	127,059
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	0	1,400,105	0	0	135	127,059
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	0	1,400,105	0	0	135	127,059
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	0	1,400,105	0	0	135	127,059
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	0	1,400,105	0	0	135	127,059
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	0	1,400,105	0	0	135	127,059
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	0	1,400,105	0	0	135	127,059
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	0	1,400,105	0	0	135	127,059
Total				1,400,105		135	127,059		

MuniCap, Inc.

14-Jan-25

¹Provided by Applicant.

²Source: Shelby County Assessor of Property. Assumes TIF is approved prior to December 31, 2025. Base value is set as of year prior to approval of TIF. Source: Tennessee Code Title 9 Chapter 23, Uniformity in Tax Increment Financing Act of 2012. Therefore, base assessed value is as of calendar year 2024.

³Source: City of Memphis Finance Division.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule III: Projected Construction Schedule, continued¹

Development Year	Assessed As of Date ²	Final Tax Due Date City ³ County ²		Bellevue				Autumn				Court Ave			
				Hotel				Indoor entertainment special events				Multi-family renovation			
				Annual		Cumulative		Annual		Cumulative		Annual		Cumulative	
				Units	GSF	Units	GSF	GSF	Seats	GSF	Seats	Units	GSF	Units	GSF
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	0	0	0	0	0	0	0	0	121	113,882	121	113,882
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	0	0	0	0	0	0	0	0	0	0	121	113,882
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	0	0	0	0	35,000	1,300	35,000	1,300	0	0	121	113,882
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	0	0	0	0	0	0	35,000	1,300	0	0	121	113,882
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	200	105,000	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	0	0	200	105,000	0	0	35,000	1,300	0	0	121	113,882
Total				200	105,000			35,000	1,300			121	113,882		

MuniCap, Inc.

14-Jan-25

¹Provided by Applicant.

²Source: Shelby County Assessor of Property. Assumes TIF is approved prior to December 31, 2025. Base value is set as of year prior to approval of TIF. Source: Tennessee Code Title 9 Chapter 23, Uniformity in Tax Increment Financing Act of 2012. Therefore, base assessed value is as of calendar year 2024.

³Source: City of Memphis Finance Division.

**Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee**

***PROJECTED ASSESSED VALUE AND
INCREMENTAL REAL PROPERTY TAX REVENUE***

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development

70 N Bellevue														
Development		Multi-family							Commercial					
		Assessed	Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed	Cumulative	Appraised	Percentage	PILOT
Year	Assessed	Final Tax Due Date		Appreciation	Cumulative	Value	of Value	PILOT	Assessed	Cumulative	Value	of Value	PILOT	Assessed
Ending	As of Date	City	County	Factor ¹	Units ²	Per Unit ³	Assessed ⁴	Percentage ⁵	Value	GSF ²	Per GSF ³	Assessed ⁴	Percentage ⁵	Value
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$123,732	40%	0%	\$0	0	\$198	40%	0%	\$0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	0	\$123,732	40%	0%	\$0	0	\$198	40%	0%	\$0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	0	\$123,732	40%	0%	\$0	0	\$198	40%	0%	\$0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	0	\$123,732	40%	100%	\$0	0	\$198	40%	100%	\$0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	300	\$123,732	40%	100%	\$0	12,000	\$198	40%	100%	\$0
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	300	\$123,732	40%	100%	\$0	12,000	\$198	40%	100%	\$0
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	550	\$123,732	40%	100%	\$0	22,000	\$198	40%	100%	\$0
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	550	\$123,732	40%	100%	\$0	22,000	\$198	40%	100%	\$0
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	750	\$123,732	40%	100%	\$0	30,000	\$198	40%	100%	\$0
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	750	\$123,732	40%	100%	\$0	30,000	\$198	40%	100%	\$0
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	750	\$123,732	40%	100%	\$0	30,000	\$198	40%	100%	\$0
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	750	\$123,732	40%	100%	\$0	30,000	\$198	40%	100%	\$0
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	750	\$123,732	40%	100%	\$0	30,000	\$198	40%	100%	\$0
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	750	\$123,732	40%	60%	\$14,847,851	30,000	\$198	40%	60%	\$949,713
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	750	\$123,732	40%	60%	\$14,847,851	30,000	\$198	40%	60%	\$949,713
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	750	\$123,732	40%	27%	\$27,221,061	30,000	\$198	40%	27%	\$1,741,140
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	750	\$123,732	40%	27%	\$27,221,061	30,000	\$198	40%	27%	\$1,741,140
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	750	\$123,732	40%	0%	\$37,119,628	30,000	\$198	40%	0%	\$2,374,282

MuniCap, Inc.

14-Jan-25

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²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵Each N Bellevue block, including each multi-family block, is expected to receive a ten-year PILOT beginning from construction start. Construction start is assumed to begin in the year prior to construction completion.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule IV-A: Projected Assessed Value - Development, continued

70 N Bellevue																			
Development		Event Venue									Office								
		Year	Assessed	Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed	Cumulative	Appraised	Percentage	PILOT	Assessed	Assessed Value		
				City	County			Factor ¹	Seats ²				Per Seat ³	Assessed ⁴			Percentage ⁵	Value	GSF ²
Ending	As of Date																		
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$7,193	40%	0%	\$0	0	\$282	40%	0%	\$0	\$0	\$0	\$0		
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	0	\$7,193	40%	0%	\$0	0	\$282	40%	0%	\$0	\$0	\$0	\$0		
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	0	\$7,193	40%	0%	\$0	0	\$282	40%	0%	\$0	\$0	\$0	\$0		
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	0	\$7,193	40%	0%	\$0	0	\$282	40%	0%	\$0	\$0	\$0	\$0		
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	0	\$7,193	40%	100%	\$0	0	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$0	\$0	\$0		
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	3,500	\$7,193	40%	100%	\$0	88,235	\$282	40%	100%	\$0	\$15,797,564	\$0	\$15,797,564		
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$35,816,805	\$0	\$35,816,805		
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$48,981,441	\$0	\$48,981,441		
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$48,981,441	\$0	\$48,981,441		
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	3,500	\$7,193	40%	0%	\$10,069,920	88,235	\$282	40%	0%	\$9,949,321	\$59,513,151	\$0	\$59,513,151		

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²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵Each N Bellevue block, including each multi-family block, is expected to receive a ten-year PILOT beginning from construction start. Construction start is assumed to begin in the year prior to construction completion.

⁶Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-1. Land value is assumed to be included in development value once vertical development comes online.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule IV-A: Projected Assessed Value - Development, continued

Development		Crosstown Mound																				
		Single-family								Townhouses						Multi-family						
		Appraised Value	Percentage of Value	PILOT	Assessed	Cumulative	Appraised Value	Percentage of Value	PILOT	Assessed	Cumulative	Appraised Value	Percentage of Value	PILOT	Assessed	Cumulative						
Year	Assessed	Final Tax Due Date	Appreciation	Cumulative	Appraised Value	Percentage of Value	PILOT	Assessed	Cumulative	Appraised Value	Percentage of Value	PILOT	Assessed	Cumulative	Appraised Value	Percentage of Value	PILOT	Assessed	Assessed Value			
Ending	As of Date	City	County	Factor ¹	Units ²	Per Unit ³	Assessed ⁴	Percentage	Value	Units ²	Per Unit ³	Assessed ⁴	Percentage	Value	Units ²	Per Unit ³	Assessed ⁴	Percentage	Value	Development	Land ⁵	Total
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$305,420	25%	0%	\$0	0	\$279,308	25%	0%	\$0	0	\$131,981	40%	0%	\$0	\$0	\$0	\$0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	0	\$305,420	25%	0%	\$0	0	\$279,308	25%	0%	\$0	0	\$131,981	40%	0%	\$0	\$0	\$0	\$0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	0	\$305,420	25%	0%	\$0	0	\$279,308	25%	0%	\$0	0	\$131,981	40%	0%	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	0	\$305,420	25%	0%	\$0	0	\$279,308	25%	0%	\$0	0	\$131,981	40%	0%	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	35	\$305,420	25%	0%	\$2,672,421	35	\$279,308	25%	0%	\$2,443,945	130	\$131,981	40%	0%	\$6,863,007	\$11,979,373	\$0	\$11,979,373

MuniCap, Inc.

14-Jan-25

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²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-2. Land value is assumed to be included in development value once vertical development comes online.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development, continued

						Concourse						
						Mixed-use						
Development	Year	Assessed	Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed Value		
	Ending	As of Date	City	County	Factor ¹	GSF ²	Value Per GSF ³	of Value Assessed ⁴	Percentage ⁵	Development	Land ⁶	Total
	31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	1,400,105	\$90	40%	100%	\$0	\$0	\$0
	31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840
	31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	1,400,105	\$90	40%	0%	\$50,325,840	\$0	\$50,325,840

MuniCap, Inc.

14-Jan-25

¹Shelby County reappraises property every four years, with the next reappraisal scheduled for 2025. Source: Shelby County assessor's office. Assumes zero appreciation for conservatism.

²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵The Concourse site is currently subject to a payment in lieu of taxes (PILOT) until 12/29/2034. See Appendix A. It is assumed that an additional five-year PILOT extension is approved.

⁶Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-3. Land value is assumed to be included in development value once vertical development comes online.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development, continued

Overton Park												
Multi-family renovation												
Development	Year	Assessed	Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed Value		
	Ending	As of Date	City	County	Factor ¹	Units ²	Value Per Unit ³	of Value Assessed ⁴	Percentage	Development	Land ⁵	Total
	31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$131,981	40%	0%	\$0	\$1,102,920	\$1,102,920
	31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	0	\$131,981	40%	0%	\$0	\$1,102,920	\$1,102,920
	31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	0	\$131,981	40%	0%	\$0	\$1,102,920	\$1,102,920
	31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	0	\$131,981	40%	0%	\$0	\$1,102,920	\$1,102,920
	31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	0	\$131,981	40%	0%	\$0	\$1,102,920	\$1,102,920
	31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969
	31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	135	\$131,981	40%	0%	\$7,126,969	\$0	\$7,126,969

MuniCap, Inc.

14-Jan-25

¹Shelby County reappraises property every four years, with the next reappraisal scheduled for 2025. Source: Shelby County assessor's office. Assumes zero appreciation for conservatism.

²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-4. Land value is assumed to be included in development value once vertical development comes online.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development, continued

Development	Bellevue										
	Hotel										
	Year	Assessed	Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed Value	
Ending	As of Date	City	County	Factor ¹	Units ²	Value Per Unit ³	of Value Assessed ⁴	Percentage ⁵	Development	Land ⁶	Total
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$122,664	40%	0%	\$0	\$0	\$0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	0	\$122,664	40%	0%	\$0	\$0	\$0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	0	\$122,664	40%	0%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	0	\$122,664	40%	0%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	0	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	200	\$122,664	40%	100%	\$0	\$0	\$0
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	200	\$122,664	40%	0%	\$9,813,129	\$0	\$9,813,129

MuniCap, Inc.

14-Jan-25

¹Shelby County reappraises property every four years, with the next reappraisal scheduled for 2025. Source: Shelby County assessor's office. Assumes zero appreciation for conservatism.

²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵Bellevue hotel block is expected to receive a ten-year PILOT beginning from construction start.

⁶Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-5. Land value is assumed to be included in development value once vertical development comes online.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development, continued

						Autumn						
						Indoor entertainment special events						
Development	Year	Assessed	Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed Value		
	Ending	As of Date	City	County	Factor ¹	GSF ²	Value	of Value				
							Per GSF ³	Assessed ⁴	Percentage ⁵	Development	Land ⁶	Total
	31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	0	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	0	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	35,000	\$490	40%	100%	\$0	\$0	\$0
	31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760
	31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	35,000	\$490	40%	0%	\$6,860,760	\$0	\$6,860,760

MuniCap, Inc.

14-Jan-25

¹Shelby County reappraises property every four years, with the next reappraisal scheduled for 2025. Source: Shelby County assessor's office. Assumes zero appreciation for conservatism.

²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵The Autumn site is currently subject to a payment in lieu of taxes (PILOT) until 12/29/2034. See Appendix A. It is assumed that an additional five-year PILOT extension is approved.

⁶Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-6. Land value is assumed to be included in development value once vertical development comes online.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development, continued

Development		Court Ave									
		Multi-family renovation									
		Final Tax Due Date		Appreciation	Cumulative	Appraised	Percentage	PILOT	Assessed Value		
Year	Assessed										
Ending	As of Date	City	County	Factor ¹	Units ²	Value Per Unit ³	of Value Assessed ⁴	Percentage ⁵	Development	Land ⁶	Total
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	0	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	121	\$131,981	40%	100%	\$0	\$0	\$0
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	121	\$131,981	40%	0%	\$6,387,876	\$0	\$6,387,876

MuniCap, Inc.

14-Jan-25

¹Shelby County reappraises property every four years, with the next reappraisal scheduled for 2025. Source: Shelby County assessor's office. Assumes zero appreciation for conservatism.

²See Schedule III.

³See Schedule II.

⁴Shelby County assesses residential property at 25% of appraised value and commercial property at 40% of appraised value. Source: Shelby County Trustee.

⁵The Court Ave site is currently subject to a payment in lieu of taxes (PILOT) until 10/27/2041. See Appendix A.

⁶Represents current assessed value of base parcel(s) subject to appreciation due to reappraisal. See Appendix A-7. Land value is assumed to be included in development value once vertical development comes online.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV-A: Projected Assessed Value - Development, continued

Development					
Year	Assessed	Final Tax Due Date		Appreciation	Remainder of District
Ending	As of Date	City	County	Factor ¹	Assessed Value ²
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	100%	\$61,669,715
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	100%	\$61,669,715
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	100%	\$61,669,715
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	100%	\$61,669,715
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	100%	\$61,669,715
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	100%	\$61,669,715
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	100%	\$61,669,715
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	100%	\$61,669,715
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	100%	\$61,669,715
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	100%	\$61,669,715
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	100%	\$61,669,715
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	100%	\$61,669,715
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	100%	\$61,669,715
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	100%	\$61,669,715
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	100%	\$61,669,715
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	100%	\$61,669,715
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	100%	\$61,669,715
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	100%	\$61,669,715
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	100%	\$61,669,715
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	100%	\$61,669,715
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	100%	\$61,669,715
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	100%	\$61,669,715
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	100%	\$61,669,715
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	100%	\$61,669,715
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	100%	\$61,669,715
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	100%	\$61,669,715
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	100%	\$61,669,715
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	100%	\$61,669,715
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	100%	\$61,669,715
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	100%	\$61,669,715
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	100%	\$61,669,715

MuniCap, Inc.

14-Jan-25

¹Shelby County reappraises property every four years, with the next reappraisal scheduled for 2025. Source: Shelby County assessor's office. Assumes zero appreciation for conservatism.

²Represents remaining parcels in district, including Exempt Projects, Aspirational Projects, and parcels in the district that will not be developed. See Appendix A-11.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV.B: Projected Assessed Value - Development Total¹

Development Year Ending	Assessed As of Date	Final Tax Due Date		Assessed Value ²								Remainder of District	Total
		City	County	70 N Bellevue	Crosstown Mound	Concourse	Overton Park	Bellevue	Autumn	Court Ave			
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	\$0	\$0	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$62,772,635	
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	\$0	\$11,979,373	\$0	\$1,102,920	\$0	\$0	\$0	\$61,669,715	\$74,752,008	
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	\$0	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$80,776,057	
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	\$15,797,564	\$11,979,373	\$0	\$7,126,969	\$0	\$0	\$0	\$61,669,715	\$96,573,621	
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	\$35,816,805	\$11,979,373	\$0	\$7,126,969	\$9,813,129	\$0	\$0	\$61,669,715	\$126,405,991	
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	\$48,981,441	\$11,979,373	\$0	\$7,126,969	\$9,813,129	\$0	\$0	\$61,669,715	\$139,570,627	
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	\$48,981,441	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$0	\$61,669,715	\$196,757,227	
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$0	\$61,669,715	\$207,288,937	
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	\$59,513,151	\$11,979,373	\$50,325,840	\$7,126,969	\$9,813,129	\$6,860,760	\$6,387,876	\$61,669,715	\$213,676,812	

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14-Jan-25

¹See Schedule IV-A.

²Assessed value based on valuation approaches determined through communications with Shelby County Assessor's Office and Applicant. See Appendix B-1. Valuation is preliminary and subject to change based on future updates to relevant statistics (e.g. county reappraisal.)

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule IV.C: Projected Assessed Value - Base¹

Development Year	Assessed As of Date	Final Tax Due Date		Base Value ¹
		City	County	
31-Dec-23	1-Jan-24	31-Aug-24	28-Feb-25	(\$62,772,635)
31-Dec-24	1-Jan-25	31-Aug-25	28-Feb-26	(\$62,772,635)
31-Dec-25	1-Jan-26	31-Aug-26	28-Feb-27	(\$62,772,635)
31-Dec-26	1-Jan-27	31-Aug-27	28-Feb-28	(\$62,772,635)
31-Dec-27	1-Jan-28	31-Aug-28	28-Feb-29	(\$62,772,635)
31-Dec-28	1-Jan-29	31-Aug-29	28-Feb-30	(\$62,772,635)
31-Dec-29	1-Jan-30	31-Aug-30	28-Feb-31	(\$62,772,635)
31-Dec-30	1-Jan-31	31-Aug-31	28-Feb-32	(\$62,772,635)
31-Dec-31	1-Jan-32	31-Aug-32	28-Feb-33	(\$62,772,635)
31-Dec-32	1-Jan-33	31-Aug-33	28-Feb-34	(\$62,772,635)
31-Dec-33	1-Jan-34	31-Aug-34	28-Feb-35	(\$62,772,635)
31-Dec-34	1-Jan-35	31-Aug-35	28-Feb-36	(\$62,772,635)
31-Dec-35	1-Jan-36	31-Aug-36	28-Feb-37	(\$62,772,635)
31-Dec-36	1-Jan-37	31-Aug-37	28-Feb-38	(\$62,772,635)
31-Dec-37	1-Jan-38	31-Aug-38	28-Feb-39	(\$62,772,635)
31-Dec-38	1-Jan-39	31-Aug-39	28-Feb-40	(\$62,772,635)
31-Dec-39	1-Jan-40	31-Aug-40	28-Feb-41	(\$62,772,635)
31-Dec-40	1-Jan-41	31-Aug-41	28-Feb-42	(\$62,772,635)
31-Dec-41	1-Jan-42	31-Aug-42	28-Feb-43	(\$62,772,635)
31-Dec-42	1-Jan-43	31-Aug-43	28-Feb-44	(\$62,772,635)
31-Dec-43	1-Jan-44	31-Aug-44	28-Feb-45	(\$62,772,635)
31-Dec-44	1-Jan-45	31-Aug-45	28-Feb-46	(\$62,772,635)
31-Dec-45	1-Jan-46	31-Aug-46	28-Feb-47	(\$62,772,635)
31-Dec-46	1-Jan-47	31-Aug-47	28-Feb-48	(\$62,772,635)
31-Dec-47	1-Jan-48	31-Aug-48	28-Feb-49	(\$62,772,635)
31-Dec-48	1-Jan-49	31-Aug-49	28-Feb-50	(\$62,772,635)
31-Dec-49	1-Jan-50	31-Aug-50	28-Feb-51	(\$62,772,635)
31-Dec-50	1-Jan-51	31-Aug-51	28-Feb-52	(\$62,772,635)
31-Dec-51	1-Jan-52	31-Aug-52	28-Feb-53	(\$62,772,635)
31-Dec-52	1-Jan-53	31-Aug-53	28-Feb-54	(\$62,772,635)
31-Dec-53	1-Jan-54	31-Aug-54	28-Feb-55	(\$62,772,635)

MuniCap, Inc.

14-Jan-25

¹See Appendix A. Assumes TIF is approved prior to December 31, 2025. Base value is set as of year prior to approval of TIF. Source: Tennessee Code Title 9 Chapter 23, Uniformity in Tax Increment Financing Act of 2012. Therefore, base assessed value is as of calendar year 2024.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule V-A: Projected Incremental Real Property Tax Revenues - City

Final Tax Due Date	Total Assessed Value - Development ¹	Total Assessed Value - Base ²	Tax Rate per \$100 of Assessed Value - City of Memphis ³	Debt Service Deduction ⁴	Net Tax Rate Per \$100	Development Real Property Tax Revenues	Base Real Property Tax Revenues ⁵	Incremental Real Property Tax Revenues
31-Aug-24	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-25	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-26	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-27	\$62,772,635	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,471,799	(\$1,471,799)	\$0
31-Aug-28	\$74,752,008	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,752,673	(\$1,471,799)	\$280,874
31-Aug-29	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-30	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-31	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-32	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-33	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-34	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-35	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-36	\$80,776,057	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$1,893,916	(\$1,471,799)	\$422,117
31-Aug-37	\$96,573,621	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$2,264,313	(\$1,471,799)	\$792,515
31-Aug-38	\$126,405,991	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$2,963,778	(\$1,471,799)	\$1,491,979
31-Aug-39	\$139,570,627	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$3,272,443	(\$1,471,799)	\$1,800,644
31-Aug-40	\$196,757,227	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$4,613,268	(\$1,471,799)	\$3,141,470
31-Aug-41	\$207,288,937	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$4,860,200	(\$1,471,799)	\$3,388,401
31-Aug-42	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-43	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-44	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-45	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-46	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-47	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-48	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-49	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-50	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-51	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-52	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-53	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
31-Aug-54	\$213,676,812	(\$62,772,635)	\$3.19	-26.5%	\$2.34	\$5,009,973	(\$1,471,799)	\$3,538,175
Total						\$105,894,850	(\$45,625,756)	\$60,269,094

MuniCap, Inc.

14-Jan-25

¹See Schedule IV-B.

²See Schedule IV-C.

³Source: Shelby County Trustee.

⁴26.5% of City Property Tax Revenues are allocated to Debt Service Fund. Source: City of Memphis FY 2025 Adopted Budget.

⁵Represents Total Assessed Value - Base multiplied by Net Tax Rate per \$100.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule V-B: Projected Incremental Real Property Tax Revenues - County

Final Tax Due Date	Total Assessed Value - Development ¹	Total Assessed Value - Base ²	Tax Rate per \$100 of Assessed Value - Shelby County ³	Debt Service Deduction ⁴	Net Tax Rate Per \$100	Development Real Property Tax Revenues	Base Real Property Tax Revenues ⁵	Incremental Real Property Tax Revenues
28-Feb-25	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-26	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-27	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-28	\$62,772,635	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$1,844,969	(\$1,844,969)	\$0
28-Feb-29	\$74,752,008	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,197,059	(\$1,844,969)	\$352,089
28-Feb-30	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-31	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-32	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-33	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-34	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-35	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-36	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-37	\$80,776,057	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,374,113	(\$1,844,969)	\$529,144
28-Feb-38	\$96,573,621	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$2,838,424	(\$1,844,969)	\$993,455
28-Feb-39	\$126,405,991	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$3,715,236	(\$1,844,969)	\$1,870,267
28-Feb-40	\$139,570,627	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$4,102,162	(\$1,844,969)	\$2,257,193
28-Feb-41	\$196,757,227	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$5,782,951	(\$1,844,969)	\$3,937,981
28-Feb-42	\$207,288,937	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,092,491	(\$1,844,969)	\$4,247,522
28-Feb-43	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-44	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-45	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-46	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-47	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-48	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-49	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-50	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-51	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-52	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-53	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-54	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
28-Feb-55	\$213,676,812	(\$62,772,635)	\$3.39	-13.3%	\$2.94	\$6,280,239	(\$1,844,969)	\$4,435,270
Total						\$132,744,218	(\$57,194,050)	\$75,550,169

MuniCap, Inc.

14-Jan-25

¹See Schedule IV-B.

²See Schedule IV-C.

³Source: Shelby County Trustee.

⁴13.3% of County Property Tax Revenues are allocated to Debt Service Fund. Source: Shelby County FY 2025 Adopted Budget.

⁵Represents Total Assessed Value - Base multiplied by Net Tax Rate per \$100.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule VI-A: Projected Net Available TIF Revenues After Expenses and Fees - City

Development Year Ending	Assessed As Of	City Tax Due Date	Remittance Date to CRA	Incremental City Taxes ¹	Percentage Eligible For District ²	Incremental City Taxes Eligible For District	Less: CRA Available 5% Admin. Fees ³	Net Available TIF Revenues After Expenses and Fees
31-Dec-23	1-Jan-24	31-Aug-24	31-Mar-25	\$0	95%	\$0	\$0	\$0
31-Dec-24	1-Jan-25	31-Aug-25	31-Mar-26	\$0	95%	\$0	\$0	\$0
31-Dec-25	1-Jan-26	31-Aug-26	31-Mar-27	\$0	95%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	31-Aug-27	31-Mar-28	\$0	95%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	31-Aug-28	31-Mar-29	\$280,874	95%	\$266,831	(\$13,342)	\$253,489
31-Dec-28	1-Jan-29	31-Aug-29	31-Mar-30	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-29	1-Jan-30	31-Aug-30	31-Mar-31	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-30	1-Jan-31	31-Aug-31	31-Mar-32	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-31	1-Jan-32	31-Aug-32	31-Mar-33	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-32	1-Jan-33	31-Aug-33	31-Mar-34	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-33	1-Jan-34	31-Aug-34	31-Mar-35	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-34	1-Jan-35	31-Aug-35	31-Mar-36	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-35	1-Jan-36	31-Aug-36	31-Mar-37	\$422,117	95%	\$401,011	(\$20,051)	\$380,961
31-Dec-36	1-Jan-37	31-Aug-37	31-Mar-38	\$792,515	95%	\$752,889	(\$37,644)	\$715,245
31-Dec-37	1-Jan-38	31-Aug-38	31-Mar-39	\$1,491,979	95%	\$1,417,380	(\$70,869)	\$1,346,511
31-Dec-38	1-Jan-39	31-Aug-39	31-Mar-40	\$1,800,644	95%	\$1,710,612	(\$85,531)	\$1,625,081
31-Dec-39	1-Jan-40	31-Aug-40	31-Mar-41	\$3,141,470	95%	\$2,984,396	(\$149,220)	\$2,835,176
31-Dec-40	1-Jan-41	31-Aug-41	31-Mar-42	\$3,388,401	95%	\$3,218,981	(\$160,949)	\$3,058,032
31-Dec-41	1-Jan-42	31-Aug-42	31-Mar-43	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-42	1-Jan-43	31-Aug-43	31-Mar-44	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-43	1-Jan-44	31-Aug-44	31-Mar-45	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-44	1-Jan-45	31-Aug-45	31-Mar-46	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-45	1-Jan-46	31-Aug-46	31-Mar-47	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-46	1-Jan-47	31-Aug-47	31-Mar-48	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-47	1-Jan-48	31-Aug-48	31-Mar-49	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-48	1-Jan-49	31-Aug-49	31-Mar-50	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-49	1-Jan-50	31-Aug-50	31-Mar-51	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-50	1-Jan-51	31-Aug-51	31-Mar-52	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-51	1-Jan-52	31-Aug-52	31-Mar-53	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-52	1-Jan-53	31-Aug-53	31-Mar-54	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
31-Dec-53	1-Jan-54	31-Aug-54	31-Mar-55	\$3,538,175	95%	\$3,361,266	(\$168,063)	\$3,193,203
Total				\$60,269,094		\$57,255,639	(\$2,862,782)	\$54,392,857

MuniCap, Inc.

14-Jan-25

¹See Schedule V-A.

²A maximum of 95% of incremental tax revenues shall be deposited into the redevelopment trust fund. Source: Tennessee Community Redevelopment Act of 1998.

³Up to 5% of incremental tax revenues may be set aside for administrative expenses. Source: 2012 Amendment to Tennessee Community Redevelopment Act of 1998.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Schedule VI-B: Projected Net Available TIF Revenues After Expenses And Fees - County

Development Year	Assessed	County Tax Due	Remittance Date to	Incremental	Percentage Eligible	Incremental County Taxes Eligible	Less: County 2%	Net County Revenues After	Less: CRA Available	Net Available TIF
Ending	As Of	Date	CRA	County Taxes ¹	For District ²	For District	Trustee Fees	Trustee Fees	5% Admin. Fees ³	Revenues After Expenses and Fees
31-Dec-23	1-Jan-24	28-Feb-25	31-Mar-25	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-24	1-Jan-25	28-Feb-26	31-Mar-26	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-25	1-Jan-26	28-Feb-27	31-Mar-27	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	28-Feb-28	31-Mar-28	\$0	95%	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	28-Feb-29	31-Mar-29	\$352,089	95%	\$334,485	(\$6,690)	\$327,795	(\$16,390)	\$311,405
31-Dec-28	1-Jan-29	28-Feb-30	31-Mar-30	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-29	1-Jan-30	28-Feb-31	31-Mar-31	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-30	1-Jan-31	28-Feb-32	31-Mar-32	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-31	1-Jan-32	28-Feb-33	31-Mar-33	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-32	1-Jan-33	28-Feb-34	31-Mar-34	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-33	1-Jan-34	28-Feb-35	31-Mar-35	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-34	1-Jan-35	28-Feb-36	31-Mar-36	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-35	1-Jan-36	28-Feb-37	31-Mar-37	\$529,144	95%	\$502,687	(\$10,054)	\$492,633	(\$24,632)	\$468,001
31-Dec-36	1-Jan-37	28-Feb-38	31-Mar-38	\$993,455	95%	\$943,782	(\$18,876)	\$924,907	(\$46,245)	\$878,661
31-Dec-37	1-Jan-38	28-Feb-39	31-Mar-39	\$1,870,267	95%	\$1,776,754	(\$35,535)	\$1,741,219	(\$87,061)	\$1,654,158
31-Dec-38	1-Jan-39	28-Feb-40	31-Mar-40	\$2,257,193	95%	\$2,144,333	(\$42,887)	\$2,101,447	(\$105,072)	\$1,996,374
31-Dec-39	1-Jan-40	28-Feb-41	31-Mar-41	\$3,937,981	95%	\$3,741,082	(\$74,822)	\$3,666,261	(\$183,313)	\$3,482,948
31-Dec-40	1-Jan-41	28-Feb-42	31-Mar-42	\$4,247,522	95%	\$4,035,146	(\$80,703)	\$3,954,443	(\$197,722)	\$3,756,721
31-Dec-41	1-Jan-42	28-Feb-43	31-Mar-43	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-42	1-Jan-43	28-Feb-44	31-Mar-44	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-43	1-Jan-44	28-Feb-45	31-Mar-45	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-44	1-Jan-45	28-Feb-46	31-Mar-46	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-45	1-Jan-46	28-Feb-47	31-Mar-47	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-46	1-Jan-47	28-Feb-48	31-Mar-48	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-47	1-Jan-48	28-Feb-49	31-Mar-49	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-48	1-Jan-49	28-Feb-50	31-Mar-50	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-49	1-Jan-50	28-Feb-51	31-Mar-51	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-50	1-Jan-51	28-Feb-52	31-Mar-52	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-51	1-Jan-52	28-Feb-53	31-Mar-53	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-52	1-Jan-53	28-Feb-54	31-Mar-54	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
31-Dec-53	1-Jan-54	28-Feb-55	31-Mar-55	\$4,435,270	95%	\$4,213,506	(\$84,270)	\$4,129,236	(\$206,462)	\$3,922,775
Total				\$75,550,169		\$71,772,660	(\$1,435,453)	\$70,337,207	(\$3,516,860)	\$66,820,347

MuniCap, Inc.

14-Jan-25

¹See Schedule V-B.

²A maximum of 95% of incremental tax revenues shall be deposited into the redevelopment trust fund. Source: Tennessee Community Redevelopment Act of 1998.

³Up to 5% of incremental tax revenues may be set aside for administrative expenses. Source: 2012 Amendment to Tennessee Community Redevelopment Act of 1998.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Schedule VI-C: Projected Net Available TIF Revenues After Expenses And Fees - Total

Tax Due Date		Available Real Property Tax Increment Revenues After Fees/CRA Expenses		
City	County	City ¹	County ²	Total
31-Aug-24	28-Feb-25	\$0	\$0	\$0
31-Aug-25	28-Feb-26	\$0	\$0	\$0
31-Aug-26	28-Feb-27	\$0	\$0	\$0
31-Aug-27	28-Feb-28	\$0	\$0	\$0
31-Aug-28	28-Feb-29	\$253,489	\$311,405	\$564,895
31-Aug-29	28-Feb-30	\$380,961	\$468,001	\$848,962
31-Aug-30	28-Feb-31	\$380,961	\$468,001	\$848,962
31-Aug-31	28-Feb-32	\$380,961	\$468,001	\$848,962
31-Aug-32	28-Feb-33	\$380,961	\$468,001	\$848,962
31-Aug-33	28-Feb-34	\$380,961	\$468,001	\$848,962
31-Aug-34	28-Feb-35	\$380,961	\$468,001	\$848,962
31-Aug-35	28-Feb-36	\$380,961	\$468,001	\$848,962
31-Aug-36	28-Feb-37	\$380,961	\$468,001	\$848,962
31-Aug-37	28-Feb-38	\$715,245	\$878,661	\$1,593,906
31-Aug-38	28-Feb-39	\$1,346,511	\$1,654,158	\$3,000,669
31-Aug-39	28-Feb-40	\$1,625,081	\$1,996,374	\$3,621,456
31-Aug-40	28-Feb-41	\$2,835,176	\$3,482,948	\$6,318,124
31-Aug-41	28-Feb-42	\$3,058,032	\$3,756,721	\$6,814,753
31-Aug-42	28-Feb-43	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-43	28-Feb-44	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-44	28-Feb-45	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-45	28-Feb-46	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-46	28-Feb-47	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-47	28-Feb-48	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-48	28-Feb-49	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-49	28-Feb-50	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-50	28-Feb-51	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-51	28-Feb-52	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-52	28-Feb-53	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-53	28-Feb-54	\$3,193,203	\$3,922,775	\$7,115,977
31-Aug-54	28-Feb-55	\$3,193,203	\$3,922,775	\$7,115,977
Total		\$54,392,857	\$66,820,347	\$121,213,204

MuniCap, Inc.

14-Jan-25

¹See Schedule VI-A.

²See Schedule VI-B.

Cleveland Street Corridor (Memphis CRA) TIF Memphis, Tennessee

Appendix A

Cleveland Street Corridor TIF District Parcels

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-1: Cleveland Street Corridor Redevelopment District Parcels - 70 N Bellevue¹

PARCELID	Development	Class	Acreage	2024
				Assessed Value ²
017003 00002C	70 NB apts/comm	EXEMPT	1.2337	\$0
017005 00056	70 NB apts/comm	EXEMPT	2.0490	\$0
017002 00010C	70 NB event venue	EXEMPT	7.1223	\$0
017003 00001C	70 NB office/education	EXEMPT	0.9315	\$0
Total			11.3366	\$0
<i>MuniCap, Inc.</i>				<i>14-Jan-25</i>

¹Provided by Memphis CRA.

²Parcels currently owned by Mississippi Boulevard Christian Church.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-2: Cleveland Street Corridor Redevelopment District Parcels - Crosstown Mound¹

PARCELID	Development	Class	Acreage	2024 Assessed Value ²
020009 00019	Crosstown Mound	EXEMPT	9.6560	\$0
Total			9.6560	\$0
<i>MuniCap, Inc.</i>				<i>14-Jan-25</i>

¹Provided by Memphis CRA.

²Parcel is currently owned by City of Memphis.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-3: Cleveland Street Corridor Redevelopment District Parcels - Concourse¹

PARCELID	Development	Class	Acreage	2024 Assessed Value	PILOT End
020017 00004	Concourse	EXEMPT	0.7632	\$0	12/29/2034
020017 00005	Concourse	EXEMPT	2.3019	\$0	12/29/2034
020016 00018	Concourse	EXEMPT	0.0884	\$0	12/29/2034
020017 00008	Concourse	EXEMPT	7.1372	\$0	12/29/2034
020017 00003	Concourse	EXEMPT	2.2059	\$0	12/29/2034
020017 00002	Concourse	EXEMPT	0.1481	\$0	12/29/2034
020017 00007	Concourse	EXEMPT	2.4287	\$0	12/29/2034
020017 00006	Concourse	EXEMPT	1.2457	\$0	12/29/2034
020017 00009	Concourse	EXEMPT	0.6723	\$0	12/29/2034
020016 00017	Concourse	EXEMPT	1.0727	\$0	12/29/2034
020016 00016C	Concourse	EXEMPT	0.0462	\$0	12/29/2034
020017 00010	Concourse	EXEMPT	0.1933	\$0	12/29/2034
020017 00012	Concourse	EXEMPT	0.7124	\$0	12/29/2034
Total			19.0160	\$0	

MuniCap, Inc.

14-Jan-25

¹Provided by Memphis CRA.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-4: Cleveland Street Corridor Redevelopment District Parcels - Overton Park¹

PARCELID	Development	Class	Acreage	2024
				Assessed Value
020003 00020	Overton Park	COMMERCIAL	0.8389	\$343,000
020018 00013	Overton Park	COMMERCIAL	0.1746	\$33,920
020003 00014	Overton Park	COMMERCIAL	0.5783	\$168,000
020018 00011	Overton Park	COMMERCIAL	1.2332	\$330,000
020003 00015	Overton Park	COMMERCIAL	0.6754	\$228,000
Total			3.5004	\$1,102,920

MuniCap, Inc.

14-Jan-25

¹Provided by Memphis CRA.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-5: Cleveland Street Corridor Redevelopment District Parcels - Bellevue¹

PARCELID	Development	Class	Acreage	2024 Assessed Value ²
018073 00003C	Bellevue hotel	EXEMPT	5.0475	\$0
Total			5.0475	\$0
<i>MuniCap, Inc.</i>				<i>14-Jan-25</i>

¹Provided by Memphis CRA.

²Parcel currently owned by Mississippi Boulevard Christian Church.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-6: Cleveland Street Corridor Redevelopment District Parcels - Autumn¹

PARCELID	Development	Class	Acreage	2024 Assessed Value	PILOT End
020012 00002	Autumn indoor venue	EXEMPT	0.9975	\$0	12/29/2034
Total			0.9975	\$0	
<i>MuniCap, Inc.</i>					<i>14-Jan-25</i>

¹Provided by Memphis CRA.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-7: Cleveland Street Corridor Redevelopment District Parcels - Court Ave¹

PARCELID	Development	Class	Acreage	2024 Assessed Value	PILOT End
017016 00008	Court Ave	EXEMPT	0.3352	\$0	10/27/2041
017016 00013	Court Ave	EXEMPT	0.4878	\$0	10/27/2041
017016 00009	Court Ave	EXEMPT	0.4679	\$0	10/27/2041
017015 00004	Court Ave	EXEMPT	0.4834	\$0	10/27/2041
017015 00005C	Court Ave	EXEMPT	0.7139	\$0	10/27/2041
017015 00007	Court Ave	EXEMPT	0.2327	\$0	10/27/2041
017015 00008	Court Ave	EXEMPT	0.1072	\$0	10/27/2041
Total			2.8280	\$0	

MuniCap, Inc.

14-Jan-25

¹Provided by Memphis CRA.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-8: Cleveland Street Corridor Redevelopment District Parcels - Exempt Projects¹

PARCELID	Development	Class	Acreage	2024 Assessed Value ²
020005 00011	Bellevue - Church	COMMERCIAL	2.5756	\$43,200
020021 00010	Bellevue - OutMemphis Office	COMMERCIAL	0.4537	\$45,000
Total			3.0293	\$88,200

MuniCap, Inc.

14-Jan-25

¹Provided by Memphis CRA.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-9: Cleveland Street Corridor Redevelopment District Parcels - Aspirational Projects¹

PARCELID	Development	Class	Acreage	2024 Assessed Value
017012 00008	Union Ave - Mixed Use	COMMERCIAL	0.6196	\$559,280
017012 00009	Union Ave - Mixed Use	COMMERCIAL	0.3128	\$161,280
017012 00007	Union Ave - Mixed Use	COMMERCIAL	0.1530	\$43,000
017012 00006	Union Ave - Mixed Use	COMMERCIAL	0.4886	\$119,520
017012 00003C	Union Ave - Mixed Use	COMMERCIAL	0.6058	\$110,880
017012 00002	Union Ave - Mixed Use	COMMERCIAL	0.1851	\$40,600
017005 00024	Madison - Student Housing	EXEMPT	0.1874	\$0
017005 00023	Madison - Student Housing	EXEMPT	0.1700	\$0
017005 00022	Madison - Student Housing	EXEMPT	0.2121	\$0
017005 00025Z	Madison - Student Housing	EXEMPT	0.0560	\$0
017005 00021	Madison - Student Housing	EXEMPT	0.2544	\$0
017005 00020	Madison - Student Housing	EXEMPT	0.2909	\$0
017005 00019	Madison - Student Housing	EXEMPT	0.2506	\$0
017005 00018	Madison - Student Housing	EXEMPT	0.2336	\$0
017005 00025	Madison - Student Housing	EXEMPT	0.4205	\$0
017019 00029	Washington Bottoms - Single Family	RESIDENTIAL	1.9603	\$88,625
017020 00012	Washington Bottoms - Single Family	RESIDENTIAL	0.0848	\$1,950
017020 00011	Washington Bottoms - Single Family	RESIDENTIAL	0.0851	\$1,725
017020 00010	Washington Bottoms - Single Family	RESIDENTIAL	0.0874	\$1,675
017020 00009	Washington Bottoms - Single Family	RESIDENTIAL	0.0944	\$1,725
017020 00008	Washington Bottoms - Single Family	RESIDENTIAL	0.0913	\$1,725
017020 00007	Washington Bottoms - Single Family	RESIDENTIAL	0.0951	\$1,725
017020 00006	Washington Bottoms - Single Family	RESIDENTIAL	0.0928	\$2,650
017020 00005	Washington Bottoms - Single Family	RESIDENTIAL	0.0841	\$1,775
017020 00004	Washington Bottoms - Single Family	RESIDENTIAL	0.0862	\$1,525
017020 00003	Washington Bottoms - Single Family	RESIDENTIAL	0.4417	\$3,700
017020 00013	Washington Bottoms - Single Family	RESIDENTIAL	0.4753	\$2,875
017020 00002	Washington Bottoms - Single Family	RESIDENTIAL	0.0808	\$1,425
017020 00027	Washington Bottoms - Single Family	RESIDENTIAL	0.0884	\$1,450
017020 00026	Washington Bottoms - Single Family	RESIDENTIAL	0.0940	\$1,425
017020 00025	Washington Bottoms - Single Family	RESIDENTIAL	0.1231	\$2,225
017020 00032	Washington Bottoms - Single Family	RESIDENTIAL	0.0750	\$2,125
017020 00001	Washington Bottoms - Single Family	RESIDENTIAL	0.1243	\$1,525
017020 00031	Washington Bottoms - Single Family	RESIDENTIAL	0.0886	\$1,600
017020 00030	Washington Bottoms - Single Family	RESIDENTIAL	0.1447	\$1,900
017020 00029	Washington Bottoms - Single Family	RESIDENTIAL	0.1003	\$1,750
017020 00028	Washington Bottoms - Single Family	RESIDENTIAL	0.0792	\$1,125
017020 00003Z	Washington Bottoms - Single Family	EXEMPT	0.2347	\$0
017020 00014	Washington Bottoms - Single Family	RESIDENTIAL	0.3708	\$3,475
017020 00015	Washington Bottoms - Single Family	RESIDENTIAL	0.1940	\$2,900
017020 00016	Washington Bottoms - Single Family	RESIDENTIAL	0.1903	\$2,900
017020 00017	Washington Bottoms - Single Family	RESIDENTIAL	0.1894	\$2,900
017020 00018	Washington Bottoms - Single Family	RESIDENTIAL	0.1919	\$2,900

***Cleveland Street Corridor (Memphis CRA) TIF
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Appendix A-9: Cleveland Street Corridor Redevelopment District Parcels - Aspirational Projects¹

PARCELID	Development	Class	Acreage	2024 Assessed Value
017020 00019	Washington Bottoms - Single Family	RESIDENTIAL	0.1843	\$2,900
017020 00020	Washington Bottoms - Single Family	RESIDENTIAL	0.1975	\$2,925
017020 00021C	Washington Bottoms - Single Family	RESIDENTIAL	0.9527	\$5,150
017020 00023	Washington Bottoms - Single Family	RESIDENTIAL	0.1802	\$2,875
017020 00024	Washington Bottoms - Single Family	RESIDENTIAL	0.0901	\$1,425
017017 00016	Washington Bottoms - Single Family	RESIDENTIAL	0.4305	\$2,900
017017 00018	Washington Bottoms - Single Family	RESIDENTIAL	0.3300	\$2,900
017017 00019	Washington Bottoms - Single Family	RESIDENTIAL	0.4365	\$2,900
017017 00015	Washington Bottoms - Single Family	RESIDENTIAL	0.0962	\$1,775
017017 00014	Washington Bottoms - Single Family	RESIDENTIAL	0.1069	\$1,775
017017 00013	Washington Bottoms - Single Family	RESIDENTIAL	0.0925	\$2,875
017017 00012	Washington Bottoms - Single Family	RESIDENTIAL	0.1217	\$1,775
017017 00011Z	Washington Bottoms - Single Family	RESIDENTIAL	0.0447	\$25
017017 00011	Washington Bottoms - Single Family	RESIDENTIAL	0.1029	\$1,800
017017 00010C	Washington Bottoms - Single Family	RESIDENTIAL	0.1642	\$2,850
017017 00009	Washington Bottoms - Single Family	RESIDENTIAL	0.2026	\$2,975
017017 00008	Washington Bottoms - Single Family	RESIDENTIAL	0.1026	\$1,775
017017 00007	Washington Bottoms - Single Family	RESIDENTIAL	0.0958	\$1,775
017017 00006	Washington Bottoms - Single Family	RESIDENTIAL	0.2048	\$2,975
017017 00005	Washington Bottoms - Single Family	RESIDENTIAL	0.0947	\$1,775
017017 00004	Washington Bottoms - Single Family	RESIDENTIAL	0.1126	\$1,775
017017 00003	Washington Bottoms - Single Family	EXEMPT	0.0913	\$0
017017 00002	Washington Bottoms - Single Family	RESIDENTIAL	0.1013	\$1,775
017017 00001Z	Washington Bottoms - Single Family	RESIDENTIAL	0.0492	\$50
017016 00007	Washington Bottoms - Single Family	RESIDENTIAL	0.3727	\$3,425
017016 00006	Washington Bottoms - Single Family	RESIDENTIAL	0.4882	\$3,775
017016 00005	Washington Bottoms - Single Family	RESIDENTIAL	0.4965	\$3,775
017016 00003C	Washington Bottoms - Single Family	RESIDENTIAL	0.9772	\$5,200
017021 00001	Washington Bottoms - Single Family	RESIDENTIAL	0.2359	\$3,050
017021 00029	Washington Bottoms - Single Family	RESIDENTIAL	0.2139	\$2,950
017021 00028	Washington Bottoms - Single Family	RESIDENTIAL	0.3994	\$3,425
017021 00002	Washington Bottoms - Single Family	RESIDENTIAL	0.1488	\$2,475
017021 00003C	Washington Bottoms - Single Family	RESIDENTIAL	0.4867	\$3,775
017021 00005	Washington Bottoms - Single Family	RESIDENTIAL	0.2548	\$3,050
017021 00006	Washington Bottoms - Single Family	RESIDENTIAL	0.2357	\$3,050
017021 00007C	Washington Bottoms - Single Family	RESIDENTIAL	0.8506	\$4,825
017021 00013	Washington Bottoms - Single Family	RESIDENTIAL	0.0171	\$925
017021 00030	Washington Bottoms - Single Family	RESIDENTIAL	0.1723	\$2,300
017021 00014C	Washington Bottoms - Single Family	RESIDENTIAL	0.0959	\$1,525
017021 00015	Washington Bottoms - Single Family	RESIDENTIAL	0.0867	\$1,400
017021 00016	Washington Bottoms - Single Family	RESIDENTIAL	0.0572	\$1,000
017021 00017	Washington Bottoms - Single Family	RESIDENTIAL	0.1800	\$2,550
017021 00018C	Washington Bottoms - Single Family	RESIDENTIAL	0.4723	\$3,775

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Appendix A-9: Cleveland Street Corridor Redevelopment District Parcels - Aspirational Projects¹

PARCELID	Development	Class	Acreage	2024 Assessed Value
017021 00020	Washington Bottoms - Single Family	RESIDENTIAL	0.2301	\$3,025
017021 00021C	Washington Bottoms - Single Family	RESIDENTIAL	0.4643	\$3,725
017021 00023	Washington Bottoms - Single Family	RESIDENTIAL	0.2324	\$3,025
017021 00024C	Washington Bottoms - Single Family	COMMERCIAL	1.3908	\$82,200
Total			23.6337	\$1,377,810
<i>MuniCap, Inc.</i>				<i>14-Jan-25</i>

¹Provided by Memphis CRA.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

PARCEL ID	Class	Acreage	2024 Assessed Value
018072 00017	COMMERCIAL	0.1804	\$8,360
018072 00014C	EXEMPT	0.5506	\$0
017004 00021	EXEMPT	4.8347	\$0
018072 00016	COMMERCIAL	1.1634	\$576,400
018072 00018	COMMERCIAL	0.0654	\$96,000
018072 00015	EXEMPT	0.3942	\$0
017004 00023	EXEMPT	1.8538	\$0
018071 00007	COMMERCIAL	1.0764	\$383,880
018071 00004C	COMMERCIAL	2.1873	\$2,669,080
018071 00003	COMMERCIAL	0.6070	\$167,480
017022 00020	COMMERCIAL	0.2524	\$69,720
017004 00024C	COMMERCIAL	3.5302	\$5,023,480
017022 00015	COMMERCIAL	0.4224	\$128,200
017022 00013	COMMERCIAL	0.2666	\$66,720
017011 00013	EXEMPT	0.7001	\$0
017023 00002	COMMERCIAL	0.1860	\$77,160
017023 00004	COMMERCIAL	0.2026	\$97,360
017023 00005	COMMERCIAL	0.2413	\$180,040
017024 00003	COMMERCIAL	0.2004	\$41,160
017024 00004	COMMERCIAL	0.2127	\$102,640
017014 00018	COMMERCIAL	0.1092	\$48,360
017023 00006C	COMMERCIAL	0.7932	\$546,080
017004 00013	COMMERCIAL	0.2816	\$162,360
017013 00003	EXEMPT	0.1563	\$0
017013 00005	COMMERCIAL	0.1585	\$4,000
017026 00001	COMMERCIAL	0.7206	\$200
017026 00002	COMMERCIAL	1.0792	\$1,511,400
017024 00002	COMMERCIAL	0.2117	\$84,160
017024 00001	COMMERCIAL	0.3940	\$238,840
017022 00009	COMMERCIAL	0.1089	\$6,880
017022 00012	COMMERCIAL	0.1763	\$56,520
017011 00006C	COMMERCIAL	0.3931	\$113,560
017014 00010C	EXEMPT	0.7668	\$0
017014 00008C	EXEMPT	0.6593	\$0
017014 00007	EXEMPT	0.1766	\$0

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

017014 00004C	EXEMPT	0.5733	\$0
017014 00014	EXEMPT	0.1832	\$0
017014 00015	COMMERCIAL	0.1823	\$38,760
017022 00021	COMMERCIAL	0.3342	\$68,560
017022 00019	EXEMPT	0.2335	\$0
017022 00018	EXEMPT	0.2366	\$0
017004 00020	EXEMPT	0.1061	\$0
017022 00017	EXEMPT	0.2584	\$0
017022 00016	EXEMPT	0.3320	\$0
017004 00007	EXEMPT	0.3327	\$0
017022 00014	COMMERCIAL	0.2401	\$47,640
017011 00001C	COMMERCIAL	0.4236	\$130,600
017011 00002C	COMMERCIAL	0.2469	\$54,440
017011 00004C	COMMERCIAL	0.4280	\$90,000
017014 00001C	COMMERCIAL	0.6641	\$199,800
017004 00022	EXEMPT	0.0735	\$0
017023 00001	RESIDENTIAL	0.1962	\$97,500
017011 00012	EXEMPT	0.1785	\$0
017023 00003	COMMERCIAL	0.1960	\$115,600
017011 00010C	COMMERCIAL	0.9115	\$743,600
017014 00019	COMMERCIAL	0.0870	\$24,000
017014 00017	COMMERCIAL	0.2231	\$68,560
017014 00016	RESIDENTIAL	0.1861	\$46,000
017023 00008	COMMERCIAL	0.1955	\$29,120
017012 00001	COMMERCIAL	0.3196	\$159,360
017024 00007	COMMERCIAL	0.2092	\$48,280
017024 00006	COMMERCIAL	0.4818	\$408,080
017004 00013Z	EXEMPT	0.0332	\$0
017024 00005	COMMERCIAL	0.3125	\$91,160
017013 00001	MULTIPLE/MIXED USE	0.6023	\$9,600
017013 00002	EXEMPT	0.2008	\$0
017013 00004	COMMERCIAL	0.1930	\$40,560
017013 00006	COMMERCIAL	0.3537	\$75,880
017013 00007	COMMERCIAL	0.3660	\$400
017012 00013	COMMERCIAL	0.2655	\$457,440
017012 00011	COMMERCIAL	0.1449	\$59,560
017012 00010	COMMERCIAL	0.1568	\$101,120
017025 00001C	COMMERCIAL	0.7714	\$479,160

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

017012 00014	EXEMPT	0.0176	\$0
017013 00011	COMMERCIAL	0.2876	\$184,600
017013 00013	COMMERCIAL	0.2086	\$119,400
017013 00012	COMMERCIAL	0.4007	\$312,600
017013 00009	COMMERCIAL	0.2097	\$247,800
017013 00008	COMMERCIAL	0.6906	\$294,240
017025 00004	COMMERCIAL	0.4885	\$541,080
017025 00003	COMMERCIAL	0.6625	\$548,000
017022 00010C	COMMERCIAL	0.2046	\$62,760
017011 00009	COMMERCIAL	0.0899	\$53,200
017011 00008	COMMERCIAL	0.1634	\$84,800
017014 00012	EXEMPT	0.1720	\$0
017014 00013	EXEMPT	0.2079	\$0
017015 00012	COMMERCIAL	0.2316	\$102,960
017015 00010C	COMMERCIAL	0.5307	\$314,960
017015 00015	COMMERCIAL	0.2296	\$42,200
017015 00013C	COMMERCIAL	0.4670	\$136,440
017015 00022	COMMERCIAL	0.2257	\$70,200
020005 00050	RESIDENTIAL	0.1917	\$34,750
020093 00023	COMMERCIAL	0.1794	\$61,280
020093 00024	COMMERCIAL	0.3609	\$105,800
017001 00008	RESIDENTIAL	0.2650	\$50,350
017001 00026	EXEMPT	0.3795	\$0
017003 00012	COMMERCIAL	0.2036	\$97,240
017003 00014	COMMERCIAL	0.0698	\$45,640
017003 00010C	COMMERCIAL	0.5786	\$286,720
017001 00020C	RESIDENTIAL	0.4050	\$3,525
018072 00011C	EXEMPT	0.1224	\$0
020093 00031	RESIDENTIAL	0.0217	\$25
020093 00032	RESIDENTIAL	0.2297	\$350
020005 00044	EXEMPT	2.5624	\$0
020093 00025C	MULTIPLE/MIXED USE	0.7871	\$560
017001 00022	EXEMPT	0.3846	\$0
017001 00009	COMMERCIAL	0.3600	\$57,920
017001 00019	RESIDENTIAL	0.1892	\$2,925
017001 00010	COMMERCIAL	0.2242	\$100,840
017001 00018	RESIDENTIAL	0.2033	\$2,925
017001 00011	COMMERCIAL	0.2199	\$100,840

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

017001 00017	COMMERCIAL	0.1901	\$35,600
017001 00012	COMMERCIAL	0.2033	\$86,400
017001 00016C	COMMERCIAL	0.2058	\$101,200
017001 00013C	EXEMPT	0.5252	\$0
017003 00009	COMMERCIAL	0.8506	\$248,640
017003 00013	COMMERCIAL	0.1338	\$50,200
018072 00004C	COMMERCIAL	0.4366	\$109,480
018072 00007	COMMERCIAL	0.2148	\$400
018072 00008C	COMMERCIAL	0.4115	\$378,680
018072 00010	EXEMPT	0.1705	\$0
017004 00001	EXEMPT	0.2767	\$0
018073 00017	COMMERCIAL	0.5104	\$191,960
018072 00012C	EXEMPT	0.5354	\$0
018074 00035	COMMERCIAL	0.1883	\$139,600
018074 00034	COMMERCIAL	0.1890	\$33,240
018074 00033	RESIDENTIAL	0.1758	\$20,850
018074 00032	RESIDENTIAL	0.2029	\$22,525
018074 00038	COMMERCIAL	1.5998	\$660,000
018074 00031	COMMERCIAL	0.1826	\$74,080
018074 00029	RESIDENTIAL	0.1784	\$12,775
018074 00039	RESIDENTIAL	0.1713	\$3,175
018074 00037	EXEMPT	0.0262	\$0
018074 00027	EXEMPT	0.5195	\$0
018074 00040	COMMERCIAL	1.6631	\$810,640
018074 A00001	COMMERCIAL	0.0207	\$10,600
018074 A00017	RESIDENTIAL	0.1630	\$0
018074 A00002	RESIDENTIAL	0.0207	\$6,625
018074 A00003	RESIDENTIAL	0.0207	\$6,625
018074 A00004	RESIDENTIAL	0.0207	\$6,625
018074 A00005	COMMERCIAL	0.0207	\$11,080
018074 A00006	COMMERCIAL	0.0207	\$11,080
018074 A00007	RESIDENTIAL	0.0207	\$6,925
018074 A00008	COMMERCIAL	0.0207	\$11,080
018074 A00009	RESIDENTIAL	0.0207	\$6,625
018074 A00010	COMMERCIAL	0.0207	\$10,600
018074 A00011	COMMERCIAL	0.0207	\$10,600
018074 A00012	COMMERCIAL	0.0207	\$10,600
018074 A00013	RESIDENTIAL	0.0207	\$6,925

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018074 A00014	RESIDENTIAL	0.0207	\$6,925
018074 A00015	COMMERCIAL	0.0207	\$11,080
018074 A00016	COMMERCIAL	0.0207	\$11,080
017001 00023	EXEMPT	0.2686	\$0
017001 00002	EXEMPT	0.4946	\$0
017001 00025	COMMERCIAL	0.1039	\$10,120
017001 00001	COMMERCIAL	0.2842	\$97,280
017001 00024	RESIDENTIAL	0.1179	\$14,975
020095 00002	COMMERCIAL	0.2827	\$31,440
020095 00020	RESIDENTIAL	0.0304	\$50
020095 00004	RESIDENTIAL	0.1929	\$4,950
020095 00009	RESIDENTIAL	0.0117	\$25
020095 00008	RESIDENTIAL	0.0338	\$1,875
020093 00004	COMMERCIAL	0.3765	\$70,320
020093 00006	EXEMPT	0.2046	\$0
020093 00009	COMMERCIAL	0.2074	\$27,120
020093 00012	RESIDENTIAL	0.2034	\$4,600
020093 00015	COMMERCIAL	0.2072	\$49,440
020005 00026	COMMERCIAL	0.2560	\$27,280
020093 00016	RESIDENTIAL	0.2070	\$44,075
020093 00017	EXEMPT	0.2052	\$0
020096 00001Z	INDUSTRIAL	0.2504	\$7,280
020096 00002Z	INDUSTRIAL	0.1378	\$6,480
020095 00006C	RESIDENTIAL	0.2866	\$43,300
020095 00001	RESIDENTIAL	0.0264	\$25
020095 00019	RESIDENTIAL	0.0149	\$50
020095 00003	RESIDENTIAL	0.1881	\$4,950
020095 00005	COMMERCIAL	0.1787	\$4,880
020093 00003	EXEMPT	0.2270	\$0
020093 00005	EXEMPT	0.2362	\$0
020093 00007	RESIDENTIAL	0.2883	\$41,775
020093 00008	RESIDENTIAL	0.3408	\$54,975
020093 00010	COMMERCIAL	0.2081	\$61,720
020093 00011	COMMERCIAL	0.2075	\$54,360
020093 00013	COMMERCIAL	0.2154	\$38,680
020093 00014	COMMERCIAL	0.2101	\$42,680
020005 00047	RESIDENTIAL	0.1699	\$18,600
020005 00040	EXEMPT	0.6394	\$0

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020093 00019	RESIDENTIAL	0.2700	\$68,650
020005 00042	RESIDENTIAL	0.1404	\$27,400
020093 00020	COMMERCIAL	0.2824	\$122,560
020093 00033	EXEMPT	0.0091	\$0
020005 00046C	RESIDENTIAL	0.3373	\$34,225
020093 00018	EXEMPT	0.1438	\$0
020005 00049	RESIDENTIAL	0.2020	\$28,025
020093 00021C	COMMERCIAL	0.3628	\$48,360
017010 00018	COMMERCIAL	0.1171	\$101,760
017017 00024C	COMMERCIAL	0.3910	\$68,520
017017 00023	COMMERCIAL	0.2171	\$24,440
020006 00001	EXEMPT	8.9981	\$0
020005 00039	EXEMPT	0.2351	\$0
020005 00018	EXEMPT	0.6645	\$0
020026 00005	RESIDENTIAL	0.1364	\$33,575
020025 00011	COMMERCIAL	0.6072	\$226,440
020026 00011	RESIDENTIAL	0.1274	\$9,000
020025 00009	COMMERCIAL	0.3145	\$99,920
020026 00017C	COMMERCIAL	0.5243	\$106,320
017001 00003	COMMERCIAL	0.3301	\$262,520
017018 00001C	COMMERCIAL	2.3166	\$1,012,520
017018 00003	COMMERCIAL	0.9186	\$122,600
017018 00004C	COMMERCIAL	1.0867	\$532,800
017019 00004	COMMERCIAL	0.3199	\$89,120
017019 00007	COMMERCIAL	0.3936	\$30,120
017018 00009	COMMERCIAL	0.1185	\$11,240
017008 00023	RESIDENTIAL	0.0750	\$7,025
017018 00010	RESIDENTIAL	0.1919	\$8,025
017019 00027	COMMERCIAL	0.1224	\$800
017008 00003	RESIDENTIAL	0.1011	\$20,100
017017 00001	COMMERCIAL	0.1316	\$18,920
017006 00010	COMMERCIAL	0.1995	\$15,520
017008 00004	COMMERCIAL	0.0979	\$22,400
017006 00015	COMMERCIAL	0.2004	\$17,960
017008 00018	RESIDENTIAL	0.1435	\$7,475
017008 00013	RESIDENTIAL	0.0865	\$3,900
017008 00008	EXEMPT	0.0409	\$0
017008 00007	EXEMPT	0.7481	\$0

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017008 00015	COMMERCIAL	0.1214	\$31,880
017005 00004C	EXEMPT	0.2741	\$0
017009 00003	COMMERCIAL	0.1044	\$10,880
017009 00004	COMMERCIAL	0.0853	\$26,760
017009 00006	EXEMPT	0.8198	\$0
017009 00020	COMMERCIAL	0.2357	\$18,480
017016 00016C	COMMERCIAL	0.2119	\$73,000
017009 00018	COMMERCIAL	0.2319	\$22,720
017009 00015	COMMERCIAL	0.2074	\$18,160
017009 00023	EXEMPT	0.1287	\$0
017016 00012	COMMERCIAL	0.2436	\$50,640
017009 00016	COMMERCIAL	0.2164	\$71,120
017009 00024	COMMERCIAL	0.1135	\$8,400
017009 00011	COMMERCIAL	0.1850	\$18,040
017016 00014	COMMERCIAL	0.1547	\$27,560
017010 00003	RESIDENTIAL	0.1999	\$35,475
017010 00004	RESIDENTIAL	0.1228	\$14,175
017010 00006	RESIDENTIAL	0.2426	\$20,800
017005 00022Z	EXEMPT	0.0205	\$0
017006 00009	RESIDENTIAL	0.1945	\$14,050
017006 00008	RESIDENTIAL	0.1991	\$11,100
017006 00007	RESIDENTIAL	0.2184	\$12,075
017006 00005C	COMMERCIAL	0.4635	\$103,440
017006 00001C	EXEMPT	6.3104	\$0
017006 A00117	RESIDENTIAL	0.0069	\$10,900
017006 A00116	RESIDENTIAL	0.0069	\$7,400
017006 A00115	RESIDENTIAL	0.0069	\$6,850
017006 A00114	COMMERCIAL	0.0069	\$10,960
017006 A00113	COMMERCIAL	0.0069	\$10,960
017006 A00130	COMMERCIAL	0.0069	\$17,560
017006 A00131	RESIDENTIAL	0.0069	\$10,975
017006 A00111	RESIDENTIAL	0.0069	\$7,750
017006 A00110	COMMERCIAL	0.0069	\$12,400
017006 A00109	RESIDENTIAL	0.0069	\$5,900
017006 A00091	COMMERCIAL	0.0069	\$9,440
017006 A00092	COMMERCIAL	0.0069	\$10,960
017006 A00090	COMMERCIAL	0.0069	\$9,440
017006 A00089	RESIDENTIAL	0.0069	\$7,750

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017006 A00088	RESIDENTIAL	0.0069	\$7,750
017006 A00087	RESIDENTIAL	0.0069	\$7,750
017006 A00086	RESIDENTIAL	0.0069	\$7,750
017006 A00084	COMMERCIAL	0.0069	\$9,440
017006 A00085	COMMERCIAL	0.0069	\$9,440
017006 A00083	RESIDENTIAL	0.0069	\$6,850
017006 A00082	COMMERCIAL	0.0069	\$10,960
017006 A00081	COMMERCIAL	0.0069	\$10,960
017006 A00080	RESIDENTIAL	0.0069	\$6,850
017006 A00079	RESIDENTIAL	0.0069	\$5,900
017006 A00062	RESIDENTIAL	0.0069	\$7,750
017006 A00061	COMMERCIAL	0.0069	\$9,440
017006 A00060	RESIDENTIAL	0.0069	\$5,900
017006 A00059	COMMERCIAL	0.0069	\$10,960
017006 A00058	RESIDENTIAL	0.0069	\$6,850
017006 A00056	COMMERCIAL	0.0069	\$12,000
017006 A00057	COMMERCIAL	0.0069	\$10,960
017006 A00055	RESIDENTIAL	0.0069	\$5,900
017006 A00054	RESIDENTIAL	0.0069	\$5,900
017006 A00053	COMMERCIAL	0.0069	\$12,400
017006 A00052	RESIDENTIAL	0.0069	\$7,750
017006 A00051	RESIDENTIAL	0.0069	\$7,750
017006 A00049	RESIDENTIAL	0.0069	\$5,900
017006 A00050	RESIDENTIAL	0.0069	\$7,750
017006 A00032	RESIDENTIAL	0.0069	\$6,850
017006 A00031	COMMERCIAL	0.0069	\$9,440
017006 A00030	COMMERCIAL	0.0069	\$9,440
017006 A00028	COMMERCIAL	0.0069	\$12,400
017006 A00029	RESIDENTIAL	0.0069	\$7,750
017006 A00027	RESIDENTIAL	0.0069	\$7,750
017006 A00026	RESIDENTIAL	0.0069	\$7,750
017006 A00025	RESIDENTIAL	0.0069	\$5,900
017006 A00024	COMMERCIAL	0.0069	\$9,440
017006 A00023	RESIDENTIAL	0.0069	\$6,850
017006 A00021	COMMERCIAL	0.0069	\$10,960
017006 A00022	RESIDENTIAL	0.0069	\$6,850
017006 A00020	COMMERCIAL	0.0069	\$10,960
017006 A00019	RESIDENTIAL	0.0069	\$5,900

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017006 A00002	EXEMPT	0.0069	\$0
017006 A00001	EXEMPT	0.0069	\$0
017006 A00127	RESIDENTIAL	0.5501	\$0
017017 00022	COMMERCIAL	0.2169	\$46,560
017017 00002Z	EXEMPT	0.1190	\$0
017021 00006Z	EXEMPT	0.1093	\$0
017017 00030	COMMERCIAL	0.1508	\$14,640
017017 00029	COMMERCIAL	0.2567	\$54,640
020026 00001C	COMMERCIAL	4.4676	\$1,741,480
020026 00003	COMMERCIAL	0.1389	\$49,080
020026 00004	RESIDENTIAL	0.1395	\$8,975
020024 00005C	EXEMPT	0.4152	\$0
020005 00045	EXEMPT	0.0336	\$0
020026 00006	RESIDENTIAL	0.1299	\$34,625
020026 00007	RESIDENTIAL	0.1452	\$37,250
020025 00008	RESIDENTIAL	0.1447	\$33,325
020025 00010	COMMERCIAL	1.0732	\$376,160
020026 00012	RESIDENTIAL	0.1472	\$31,825
020025 00004	COMMERCIAL	0.4723	\$162,040
020026 00013	RESIDENTIAL	0.1300	\$44,850
017001 00004	COMMERCIAL	0.2465	\$91,360
020026 00016	COMMERCIAL	0.0729	\$70,480
020026 00015	COMMERCIAL	0.0831	\$26,800
020026 00014	COMMERCIAL	0.1671	\$61,800
017001 A00005C	COMMERCIAL	0.1827	\$86,400
017001 A00001C	COMMERCIAL	0.1806	\$86,400
017001 00007	EXEMPT	0.2394	\$0
017006 A00125	RESIDENTIAL	0.0069	\$10,900
017018 00006C	COMMERCIAL	0.3632	\$148,640
017019 00006	COMMERCIAL	0.3214	\$88,840
017019 00023	COMMERCIAL	0.4453	\$120,240
017018 00008	COMMERCIAL	0.1042	\$10,360
017008 00001	RESIDENTIAL	0.0560	\$15,525
017008 00002	EXEMPT	1.2117	\$0
017008 00022	RESIDENTIAL	0.0791	\$1,200
017019 00025	COMMERCIAL	0.1156	\$800
017008 00021	RESIDENTIAL	0.0725	\$1,200
017019 00009	COMMERCIAL	0.2129	\$17,960

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017008 00019	RESIDENTIAL	0.1411	\$1,250
017008 00020	RESIDENTIAL	0.0874	\$1,200
017006 00011C	COMMERCIAL	0.5544	\$118,880
017008 00005	COMMERCIAL	0.0951	\$18,280
017008 00006	EXEMPT	0.0915	\$0
017008 00012	RESIDENTIAL	0.0958	\$1,525
017008 00010	RESIDENTIAL	0.1891	\$11,075
017008 00009	EXEMPT	0.1903	\$0
017008 00017	RESIDENTIAL	0.1350	\$7,900
017008 00014	RESIDENTIAL	0.1148	\$1,900
017008 00011	RESIDENTIAL	0.1158	\$8,750
017008 00016	RESIDENTIAL	0.0661	\$1,625
017005 00047	EXEMPT	0.2836	\$0
017009 00001	COMMERCIAL	0.1095	\$25,440
017009 00002	RESIDENTIAL	0.1116	\$11,175
017016 00001C	COMMERCIAL	0.2201	\$68,480
017009 00019	COMMERCIAL	0.2087	\$18,360
017009 00007	EXEMPT	0.3140	\$0
017009 00008	EXEMPT	0.2351	\$0
017005 00057	EXEMPT	1.8480	\$0
017016 00017	COMMERCIAL	0.1782	\$28,080
017009 00009	EXEMPT	0.2890	\$0
017009 00017	COMMERCIAL	0.2459	\$90,760
017016 00010C	COMMERCIAL	0.7097	\$141,400
017009 00022	COMMERCIAL	0.1138	\$8,280
017009 00012	RESIDENTIAL	0.1243	\$6,875
017016 00018	INDUSTRIAL	0.1117	\$19,400
017009 00010	EXEMPT	0.1605	\$0
017010 00022C	COMMERCIAL	0.3993	\$93,320
017005 00058	COMMERCIAL	0.4435	\$155,200
017010 00005	COMMERCIAL	0.2698	\$231,360
017015 00001C	COMMERCIAL	0.8400	\$361,280
017015 00003	COMMERCIAL	0.3591	\$20,320
017010 00024	EXEMPT	0.3881	\$0
017022 00001	RESIDENTIAL	0.1835	\$12,050
017022 00002	RESIDENTIAL	0.1842	\$12,725
017022 00003	RESIDENTIAL	0.1774	\$15,350
017010 00008	EXEMPT	0.2147	\$0

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017022 00004C	COMMERCIAL	0.7124	\$706,280
017010 00019	EXEMPT	0.2422	\$0
017022 00006	EXEMPT	0.4784	\$0
017010 00015C	EXEMPT	0.5387	\$0
017010 00014	COMMERCIAL	0.1784	\$40,760
017010 00013	COMMERCIAL	0.2878	\$164,120
017010 00009C	EXEMPT	0.8502	\$0
017010 00017	COMMERCIAL	0.1175	\$13,240
017022 00022	EXEMPT	0.1871	\$0
017010 00012	COMMERCIAL	0.1116	\$107,320
017015 00021	COMMERCIAL	0.0777	\$14,160
017022 00007C	EXEMPT	1.1688	\$0
017006 A00126	RESIDENTIAL	0.0069	\$10,900
017006 A00124	RESIDENTIAL	0.0069	\$6,850
017006 A00123	RESIDENTIAL	0.0069	\$6,850
017006 A00122	RESIDENTIAL	0.0069	\$6,850
017006 A00121	COMMERCIAL	0.0069	\$10,960
017006 A00120	COMMERCIAL	0.0069	\$17,440
017006 A00118	COMMERCIAL	0.0069	\$17,440
017006 A00119	COMMERCIAL	0.0069	\$17,440
017006 A00108	RESIDENTIAL	0.0069	\$5,900
017006 A00107	RESIDENTIAL	0.0069	\$6,850
017006 A00105	RESIDENTIAL	0.0069	\$6,850
017006 A00106	RESIDENTIAL	0.0069	\$6,850
017006 A00104	COMMERCIAL	0.0069	\$10,960
017006 A00103	RESIDENTIAL	0.0069	\$5,900
017006 A00102	RESIDENTIAL	0.0069	\$5,900
017006 A00101	RESIDENTIAL	0.0069	\$7,750
017006 A00100	COMMERCIAL	0.0069	\$12,400
017006 A00098	RESIDENTIAL	0.0069	\$7,750
017006 A00099	RESIDENTIAL	0.0069	\$7,750
017006 A00097	RESIDENTIAL	0.0069	\$5,900
017006 A00096	COMMERCIAL	0.0069	\$9,440
017006 A00095	COMMERCIAL	0.0069	\$10,960
017006 A00094	COMMERCIAL	0.0069	\$10,960
017006 A00093	RESIDENTIAL	0.0069	\$6,850
017006 A00077	RESIDENTIAL	0.0069	\$7,750
017006 A00078	RESIDENTIAL	0.0069	\$5,900

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017006 A00076	COMMERCIAL	0.0069	\$12,400
017006 A00075	COMMERCIAL	0.0069	\$12,400
017006 A00074	RESIDENTIAL	0.0069	\$7,750
017006 A00073	COMMERCIAL	0.0069	\$9,440
017006 A00072	COMMERCIAL	0.0069	\$9,440
017006 A00070	RESIDENTIAL	0.0069	\$6,850
017006 A00071	RESIDENTIAL	0.0069	\$6,850
017006 A00069	RESIDENTIAL	0.0069	\$6,850
017006 A00068	COMMERCIAL	0.0069	\$10,960
017006 A00067	COMMERCIAL	0.0069	\$9,440
017006 A00066	RESIDENTIAL	0.0069	\$5,900
017006 A00065	RESIDENTIAL	0.0069	\$7,750
017006 A00063	COMMERCIAL	0.0069	\$12,400
017006 A00064	RESIDENTIAL	0.0069	\$7,750
017006 A00048	COMMERCIAL	0.0069	\$10,200
017006 A00047	RESIDENTIAL	0.0069	\$6,850
017006 A00046	RESIDENTIAL	0.0069	\$6,850
017006 A00045	COMMERCIAL	0.0069	\$10,960
017006 A00044	COMMERCIAL	0.0069	\$10,960
017006 A00042	COMMERCIAL	0.0069	\$9,440
017006 A00043	RESIDENTIAL	0.0069	\$5,900
017006 A00041	RESIDENTIAL	0.0069	\$7,750
017006 A00040	COMMERCIAL	0.0069	\$12,400
017006 A00039	RESIDENTIAL	0.0069	\$7,750
017006 A00038	RESIDENTIAL	0.0069	\$8,475
017006 A00037	RESIDENTIAL	0.0069	\$5,900
017006 A00035	RESIDENTIAL	0.0069	\$6,850
017006 A00036	COMMERCIAL	0.0069	\$9,440
017006 A00034	RESIDENTIAL	0.0069	\$6,850
017006 A00033	COMMERCIAL	0.0069	\$10,960
017006 A00018	RESIDENTIAL	0.0069	\$5,900
017006 A00017	RESIDENTIAL	0.0069	\$8,475
017006 A00016	RESIDENTIAL	0.0069	\$7,750
017006 A00014	RESIDENTIAL	0.0069	\$7,750
017006 A00015	RESIDENTIAL	0.0069	\$7,750
017006 A00013	RESIDENTIAL	0.0069	\$5,900
017006 A00012	RESIDENTIAL	0.0069	\$5,900
017006 A00011	RESIDENTIAL	0.0069	\$6,850

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017006 A00010	COMMERCIAL	0.0069	\$10,960
017006 A00009	COMMERCIAL	0.0069	\$10,960
017006 A00007	COMMERCIAL	0.0069	\$9,440
017006 A00008	RESIDENTIAL	0.0069	\$6,850
017006 A00006	COMMERCIAL	0.0069	\$9,440
017006 A00005	RESIDENTIAL	0.0069	\$7,750
017006 A00004	RESIDENTIAL	0.0069	\$7,750
017006 A00003	COMMERCIAL	0.0069	\$26,120
017007 00015	COMMERCIAL	0.1550	\$25,520
017007 00009	COMMERCIAL	0.5021	\$28,320
017007 00010C	RESIDENTIAL	0.2251	\$3,075
017007 00016	RESIDENTIAL	0.3444	\$16,050
017007 00006C	COMMERCIAL	0.8256	\$777,880
017007 00005	COMMERCIAL	0.1722	\$21,880
017007 00004	COMMERCIAL	0.2113	\$26,960
017007 00001C	COMMERCIAL	1.6919	\$212,520
017007 00003	COMMERCIAL	0.2942	\$33,000
017016 00003Z	EXEMPT	0.1758	\$0
017017 00020C	COMMERCIAL	0.4331	\$55,760
017021 00001Z	EXEMPT	0.7417	\$0
017010 00023	EXEMPT	0.0991	\$0
017010 00025	COMMERCIAL	0.2382	\$249,880
017010 00026	COMMERCIAL	0.2709	\$117,400
020024 00007	COMMERCIAL	0.1808	\$24,480
020024 00013	COMMERCIAL	0.2138	\$71,560
017019 00022	COMMERCIAL	0.3789	\$178,920
017019 00003	EXEMPT	0.3167	\$0
017019 00028	COMMERCIAL	0.8695	\$228,520
020025 00001	RESIDENTIAL	0.1154	\$3,525
020025 00007	RESIDENTIAL	0.1163	\$3,525
020024 00009C	EXEMPT	0.1656	\$0
020024 00008	EXEMPT	0.7515	\$0
020024 A00014	RESIDENTIAL	0.0931	\$41,550
017009 00021	EXEMPT	0.1247	\$0
017009 00005	EXEMPT	0.2143	\$0
017015 00024	COMMERCIAL	0.1512	\$62,680
017015 00023	COMMERCIAL	0.2737	\$148,960
017015 00016	COMMERCIAL	0.4399	\$400

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020002 00013	INDUSTRIAL	2.9945	\$226,000
020003 00001C	COMMERCIAL	0.4435	\$147,640
020003 00003	RESIDENTIAL	0.1795	\$4,750
020011 00003	RESIDENTIAL	0.1619	\$31,700
020012 00013	RESIDENTIAL	0.1523	\$27,075
020011 00004	RESIDENTIAL	0.1551	\$40,000
020012 00012	RESIDENTIAL	0.1580	\$25,050
020011 00017	RESIDENTIAL	0.1521	\$21,000
020012 00010	RESIDENTIAL	0.1683	\$46,625
020012 00009	RESIDENTIAL	0.1435	\$42,450
020011 00008	RESIDENTIAL	0.1580	\$3,750
020011 00011	RESIDENTIAL	0.1681	\$38,100
020011 00010	RESIDENTIAL	0.1647	\$35,700
020012 00007	COMMERCIAL	0.2107	\$65,800
020020 00022	EXEMPT	0.5001	\$0
020020 00018	COMMERCIAL	0.2326	\$21,520
020020 00006	COMMERCIAL	0.7795	\$179,040
020020 00009	RESIDENTIAL	0.2105	\$30,425
020021 00007	RESIDENTIAL	0.1446	\$43,275
020007 00001	RESIDENTIAL	0.1888	\$43,675
020005 00032	EXEMPT	0.2353	\$0
020005 00031	RESIDENTIAL	0.2402	\$34,950
020007 00004	RESIDENTIAL	0.1467	\$28,600
020008 00003	RESIDENTIAL	0.1499	\$32,075
020005 00027C	EXEMPT	0.9625	\$0
020005 00007	RESIDENTIAL	0.2389	\$45,550
020007 00023	RESIDENTIAL	0.1644	\$52,150
020008 00024	RESIDENTIAL	0.1505	\$32,175
020007 00007	RESIDENTIAL	0.1507	\$33,800
020008 00006	RESIDENTIAL	0.1574	\$24,300
020022 00003	RESIDENTIAL	0.2050	\$53,225
020008 00007	RESIDENTIAL	0.1578	\$28,200
020007 00008	RESIDENTIAL	0.1512	\$32,925
020008 00008	RESIDENTIAL	0.1578	\$28,400
020007 00009	RESIDENTIAL	0.1524	\$32,975
020007 00019	RESIDENTIAL	0.1604	\$34,500
020008 00020	RESIDENTIAL	0.1535	\$28,175
020007 00010	RESIDENTIAL	0.1481	\$32,425

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020007 00018	RESIDENTIAL	0.1600	\$35,575
020022 00016	COMMERCIAL	0.1384	\$21,200
020007 00015	RESIDENTIAL	0.1791	\$35,850
020008 00016	RESIDENTIAL	0.1525	\$30,600
020008 00013	RESIDENTIAL	0.1544	\$54,600
020007 00014	RESIDENTIAL	0.1634	\$18,200
020005 00012	RESIDENTIAL	0.3034	\$65,275
020005 00035	EXEMPT	0.3574	\$0
020021 00023	RESIDENTIAL	0.1530	\$66,300
020021 00025	RESIDENTIAL	0.1597	\$70,600
020021 00024	RESIDENTIAL	0.1598	\$53,750
020019 00001C	COMMERCIAL	0.5909	\$632,680
020019 00010	COMMERCIAL	0.2101	\$54,320
020019 00012	COMMERCIAL	1.3071	\$280,320
020002 00001Z	INDUSTRIAL	0.3215	\$200
020096 00001	INDUSTRIAL	0.2006	\$4,960
020011 00001	RESIDENTIAL	0.1339	\$4,600
020011 00002	RESIDENTIAL	0.1287	\$33,125
020011 00019	RESIDENTIAL	0.1676	\$4,600
020012 00001	RESIDENTIAL	0.1239	\$21,175
020011 00018	COMMERCIAL	0.1597	\$22,040
020018 00022	EXEMPT	2.4790	\$0
020011 00005	RESIDENTIAL	0.1444	\$33,875
020018 00006	COMMERCIAL	0.1087	\$115,880
020018 00007	COMMERCIAL	0.2937	\$70,800
020011 00016	RESIDENTIAL	0.1506	\$31,525
020012 00011	COMMERCIAL	0.1529	\$43,640
020011 00006	RESIDENTIAL	0.1493	\$35,925
020011 00021	RESIDENTIAL	0.1587	\$3,750
020011 00007	RESIDENTIAL	0.1505	\$4,600
020011 00014	COMMERCIAL	0.1693	\$27,640
020011 00020	EXEMPT	0.0051	\$0
020018 00023	COMMERCIAL	0.0137	\$440
020011 00013	COMMERCIAL	0.2393	\$36,240
020012 00008	RESIDENTIAL	0.1603	\$23,650
020011 00012	RESIDENTIAL	0.1695	\$45,450
020011 00009	COMMERCIAL	0.2009	\$60,040
020018 00018C	INDUSTRIAL	0.4526	\$14,400

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020012 00006	RESIDENTIAL	0.1734	\$44,850
020018 00015	EXEMPT	0.3478	\$0
020012 00005	COMMERCIAL	0.1782	\$39,280
020012 00003	RESIDENTIAL	0.1657	\$72,650
020018 00010	COMMERCIAL	0.4543	\$65,440
020012 00004	COMMERCIAL	0.1723	\$58,680
020018 00021	COMMERCIAL	0.2955	\$102,200
020018 00020	COMMERCIAL	0.2230	\$303,520
020018 00009	COMMERCIAL	0.3679	\$122,640
020020 00023	EXEMPT	0.1454	\$0
020020 00017	EXEMPT	0.2426	\$0
020020 00019	COMMERCIAL	1.5708	\$401,080
020020 00021	EXEMPT	0.5013	\$0
020020 00020	EXEMPT	0.8422	\$0
020020 00011	RESIDENTIAL	0.1743	\$35,450
020021 00019	RESIDENTIAL	0.1546	\$70,900
020020 00007C	COMMERCIAL	0.5881	\$150,480
020020 00010	RESIDENTIAL	0.1817	\$31,800
020005 00001	RESIDENTIAL	0.2261	\$37,175
020005 00002C	COMMERCIAL	0.4821	\$117,800
020005 00033C	COMMERCIAL	0.4698	\$137,400
020007 00002	RESIDENTIAL	0.1705	\$30,100
020021 00008	RESIDENTIAL	0.1460	\$44,425
020008 00001	RESIDENTIAL	0.1841	\$33,125
020007 00026	COMMERCIAL	0.1688	\$35,200
020005 00004	COMMERCIAL	0.2351	\$98,160
020008 00002	RESIDENTIAL	0.1834	\$45,500
020007 00003	RESIDENTIAL	0.1504	\$33,050
020021 00009	RESIDENTIAL	0.1864	\$70,375
020005 00005	RESIDENTIAL	0.2358	\$43,500
020007 00025	RESIDENTIAL	0.1647	\$34,150
020008 00026	RESIDENTIAL	0.1524	\$34,500
020005 00006	RESIDENTIAL	0.2263	\$54,450
020007 00024	RESIDENTIAL	0.1605	\$36,350
020008 00025	RESIDENTIAL	0.1539	\$29,175
020008 00004	RESIDENTIAL	0.1570	\$30,025
020007 00005	RESIDENTIAL	0.1483	\$41,175
020022 00001	COMMERCIAL	0.3189	\$124,000

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020022 00002	RESIDENTIAL	0.2265	\$63,550
020007 00006	RESIDENTIAL	0.1475	\$37,550
020008 00005	RESIDENTIAL	0.1573	\$17,525
020005 00008	RESIDENTIAL	0.2374	\$47,250
020007 00022	RESIDENTIAL	0.1652	\$39,325
020008 00023	RESIDENTIAL	0.1532	\$35,450
020005 00009	RESIDENTIAL	0.2340	\$45,000
020022 00017C	COMMERCIAL	0.7986	\$340,000
020007 00021	RESIDENTIAL	0.1682	\$39,125
020008 00022	RESIDENTIAL	0.1521	\$49,275
020022 00004	RESIDENTIAL	0.2345	\$66,800
020005 00010	COMMERCIAL	0.2415	\$38,800
020008 00021	RESIDENTIAL	0.1545	\$35,400
020007 00020	RESIDENTIAL	0.1606	\$45,425
020022 00005	RESIDENTIAL	0.2425	\$76,575
020008 00009	RESIDENTIAL	0.1540	\$25,400
020008 00019	RESIDENTIAL	0.1560	\$44,225
020007 00011	RESIDENTIAL	0.1492	\$31,675
020008 00010	RESIDENTIAL	0.1547	\$27,950
020022 00006	RESIDENTIAL	0.1402	\$59,950
020007 00017	RESIDENTIAL	0.1672	\$41,650
020008 00018	RESIDENTIAL	0.1572	\$28,875
020008 00011	RESIDENTIAL	0.1612	\$25,525
020007 00012	RESIDENTIAL	0.1519	\$34,950
020022 00007	RESIDENTIAL	0.1431	\$38,450
020007 00016	RESIDENTIAL	0.1633	\$45,075
020008 00017	RESIDENTIAL	0.1527	\$34,425
020007 00013	RESIDENTIAL	0.1503	\$36,925
020008 00012	RESIDENTIAL	0.1485	\$35,925
020022 00008	RESIDENTIAL	0.1447	\$30,975
020022 00009	RESIDENTIAL	0.1342	\$40,725
020022 00015	COMMERCIAL	0.1354	\$215,320
020008 00015	RESIDENTIAL	0.1667	\$29,775
020022 00010	RESIDENTIAL	0.1553	\$43,125
020008 00014	RESIDENTIAL	0.1672	\$30,775
020022 00014	COMMERCIAL	0.1228	\$14,600
020005 00034	RESIDENTIAL	0.2337	\$17,575
020022 00011	RESIDENTIAL	0.1797	\$9,850

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020022 00013	COMMERCIAL	0.3718	\$303,160
020022 00012	COMMERCIAL	0.3745	\$41,520
020005 00036	RESIDENTIAL	0.2300	\$31,900
020005 00037	RESIDENTIAL	0.2077	\$39,150
020005 00038	RESIDENTIAL	0.2209	\$51,525
020021 00021	RESIDENTIAL	0.1530	\$67,925
020021 00018	RESIDENTIAL	0.1502	\$62,250
020023 00021	RESIDENTIAL	0.1809	\$16,300
020023 00023	COMMERCIAL	0.0971	\$22,120
020019 00006	COMMERCIAL	0.1902	\$130,560
020021 00014C	COMMERCIAL	1.0796	\$440,000
020019 00005C	EXEMPT	0.7853	\$0
020024 00012	COMMERCIAL	0.4120	\$68,800
020023 A00016	RESIDENTIAL	0.0830	\$40,725
020023 A00015	RESIDENTIAL	0.0995	\$42,275
020023 A00017	RESIDENTIAL	0.0832	\$41,500
020023 A00002	RESIDENTIAL	0.1011	\$40,625
020023 A00003	RESIDENTIAL	0.1011	\$40,775
020023 A00004	RESIDENTIAL	0.1012	\$41,000
020023 A00014	RESIDENTIAL	0.0989	\$44,200
020023 A00013	RESIDENTIAL	0.0828	\$42,350
020023 A00012	RESIDENTIAL	0.0828	\$40,975
020023 A00007	RESIDENTIAL	0.1016	\$41,075
020023 A00024	RESIDENTIAL	0.1160	\$42,275
020023 A00008	RESIDENTIAL	0.1015	\$42,125
020023 A00009	RESIDENTIAL	0.1013	\$40,100
020023 A00010	RESIDENTIAL	0.1350	\$42,900
020023 00002	COMMERCIAL	0.9521	\$132,960
020023 00018	COMMERCIAL	0.1148	\$400
020023 00017	COMMERCIAL	0.1139	\$1,760
020023 00022	COMMERCIAL	0.2157	\$43,320
020023 00003	INDUSTRIAL	1.1187	\$126,680
020023 00014	RESIDENTIAL	0.1936	\$35,650
020023 00019	COMMERCIAL	0.3893	\$400
020023 00015	COMMERCIAL	0.1928	\$50,480
020023 00016	COMMERCIAL	0.1621	\$37,960
020023 A00026	RESIDENTIAL	0.0725	\$0
020023 A00001	RESIDENTIAL	0.1278	\$40,625

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020023 00024C	COMMERCIAL	0.7056	\$281,000
020023 00029C	COMMERCIAL	1.0759	\$401,000
020024 A00008	RESIDENTIAL	0.0472	\$0
020024 A00011	RESIDENTIAL	0.1000	\$43,100
020024 A00010	RESIDENTIAL	0.0993	\$41,725
020024 A00009	RESIDENTIAL	0.1005	\$41,800
020023 A00018	RESIDENTIAL	0.0972	\$41,900
020023 A00011	RESIDENTIAL	0.0960	\$43,150
020023 A00005	RESIDENTIAL	0.1375	\$40,400
020023 A00006	RESIDENTIAL	0.1171	\$41,850
020023 A00023	RESIDENTIAL	0.0937	\$42,975
020023 A00025	RESIDENTIAL	0.5775	\$0
020024 A00013	RESIDENTIAL	0.0793	\$40,050
020024 A00012	RESIDENTIAL	0.0790	\$40,925
020024 A00007	RESIDENTIAL	0.1907	\$0
020024 A00001	RESIDENTIAL	0.1138	\$40,050
020003 00017	COMMERCIAL	0.1870	\$26,120
020003 00019	COMMERCIAL	0.1544	\$6,960
020003 00013	RESIDENTIAL	0.1564	\$31,225
020003 00002	RESIDENTIAL	1.0221	\$15,275
020003 00004	RESIDENTIAL	0.1618	\$4,750
020003 00016	COMMERCIAL	0.2047	\$35,280
020003 00018	COMMERCIAL	0.1391	\$6,960
020003 00010	RESIDENTIAL	0.2738	\$34,475
020004 00013	EXEMPT	0.0294	\$0
020004 00012	RESIDENTIAL	0.3292	\$57,925
020009 00014	RESIDENTIAL	0.1438	\$24,175
020009 00012	RESIDENTIAL	0.1255	\$25,275
020004 00014	COMMERCIAL	0.1351	\$29,400
020009 00010	RESIDENTIAL	0.1706	\$51,075
020010 00013	RESIDENTIAL	0.1967	\$44,250
020009 00009	RESIDENTIAL	0.1721	\$55,850
020009 00013	RESIDENTIAL	0.1316	\$23,725
020010 00012	RESIDENTIAL	0.2001	\$35,300
020009 00011	RESIDENTIAL	0.1726	\$46,975
020004 00015	COMMERCIAL	0.3808	\$100,360
020010 00011	RESIDENTIAL	0.1748	\$27,200
020010 00014	RESIDENTIAL	0.0758	\$2,225

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020098 00011	RESIDENTIAL	0.1510	\$30,025
020098 00010	RESIDENTIAL	0.1465	\$4,600
020097 00004	EXEMPT	0.0674	\$0
021019 00008	EXEMPT	0.0403	\$0
020099 00022	EXEMPT	0.0328	\$0
020099 00021	EXEMPT	0.2353	\$0
020099 00019	EXEMPT	0.1770	\$0
020099 00018	RESIDENTIAL	0.1935	\$24,125
020098 00009	RESIDENTIAL	0.0397	\$25
020098 00012	RESIDENTIAL	0.1475	\$27,850
020097 00006	EXEMPT	0.0544	\$0
020097 00005	EXEMPT	1.1189	\$0
020014 00011	RESIDENTIAL	0.1812	\$29,525
020016 00011	COMMERCIAL	0.2531	\$66,280
021093 00023	EXEMPT	0.1939	\$0
021093 00015	RESIDENTIAL	0.2162	\$18,475
021093 00009	RESIDENTIAL	0.1729	\$17,750
021093 00007	RESIDENTIAL	0.1142	\$26,150
021103 00035	COMMERCIAL	0.2790	\$21,600
021103 00033	RESIDENTIAL	0.1789	\$60,850
021094 00002	RESIDENTIAL	0.1644	\$39,725
021026 00020	RESIDENTIAL	0.0307	\$50
021094 00005	RESIDENTIAL	0.1716	\$25,875
021103 00027	RESIDENTIAL	0.2034	\$26,225
021094 00008	RESIDENTIAL	0.1713	\$21,575
021103 00023	RESIDENTIAL	0.1758	\$19,850
021103 00021	RESIDENTIAL	0.1660	\$19,100
021103 00019	RESIDENTIAL	0.1869	\$23,525
021095 00007	RESIDENTIAL	0.1593	\$27,375
021094 00019	RESIDENTIAL	0.1697	\$27,025
021094 00017	COMMERCIAL	0.1863	\$24,680
021102 00002	RESIDENTIAL	0.1107	\$16,550
021094 00016	RESIDENTIAL	0.1867	\$33,250
021094 00015	RESIDENTIAL	0.1843	\$29,650
021094 00014	RESIDENTIAL	0.1768	\$31,625
021102 00011	COMMERCIAL	0.1743	\$33,840
021095 00020	RESIDENTIAL	0.1746	\$37,100
021102 00013	RESIDENTIAL	0.1398	\$23,400

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021102 00015	RESIDENTIAL	0.1346	\$18,825
021102 00037	RESIDENTIAL	0.0986	\$21,200
021095 00018	RESIDENTIAL	0.1747	\$2,000
021025 00014	RESIDENTIAL	0.1339	\$21,600
021102 00018	RESIDENTIAL	0.1637	\$16,725
021095 00012	RESIDENTIAL	0.1299	\$25,700
021102 00034	RESIDENTIAL	0.1387	\$20,150
021102 00033	RESIDENTIAL	0.2683	\$22,100
021102 00032	RESIDENTIAL	0.1576	\$23,850
021102 00031	RESIDENTIAL	0.1834	\$24,225
021102 00028	RESIDENTIAL	0.2474	\$21,275
021025 00016	RESIDENTIAL	0.1330	\$24,200
021102 00025	RESIDENTIAL	0.1785	\$29,025
021097 00006	RESIDENTIAL	0.1746	\$2,000
021102 00023	RESIDENTIAL	0.1746	\$25,875
021102 00021	RESIDENTIAL	0.1827	\$24,775
021097 00009	RESIDENTIAL	0.1803	\$22,550
021097 00010	RESIDENTIAL	0.2009	\$36,450
020016 00009	RESIDENTIAL	0.2402	\$54,225
021096 00008	COMMERCIAL	0.1858	\$31,280
021020 00025	EXEMPT	1.3655	\$0
021096 00009	RESIDENTIAL	0.1871	\$69,850
021101 00002	RESIDENTIAL	0.1258	\$22,675
021097 00017	RESIDENTIAL	0.1859	\$29,575
021101 00007	RESIDENTIAL	0.1599	\$2,000
021101 00009	COMMERCIAL	0.2142	\$50,240
021097 00012	RESIDENTIAL	0.1781	\$30,025
021097 00011	RESIDENTIAL	0.1897	\$27,150
021101 00014	RESIDENTIAL	0.1775	\$28,200
021096 00019	RESIDENTIAL	0.2233	\$20,350
021101 00036	RESIDENTIAL	0.0763	\$1,000
021101 00018	RESIDENTIAL	0.2663	\$25,275
021096 00015	RESIDENTIAL	0.1830	\$23,850
021101 00032	COMMERCIAL	0.1844	\$20,640
021101 00031	RESIDENTIAL	0.1796	\$34,900
021101 00030	RESIDENTIAL	0.1754	\$32,850
021101 00037	RESIDENTIAL	0.1471	\$26,275
021101 00027	RESIDENTIAL	0.2323	\$30,475

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021098 00005	RESIDENTIAL	0.1804	\$22,725
021101 00026	RESIDENTIAL	0.1756	\$26,425
021019 00009	EXEMPT	0.1505	\$0
021098 00010	RESIDENTIAL	0.1760	\$23,725
021019 00013	RESIDENTIAL	0.1531	\$24,150
021019 00014	RESIDENTIAL	0.1290	\$27,550
021101 00019	RESIDENTIAL	0.2064	\$28,825
021099 00004	RESIDENTIAL	0.1833	\$2,000
021099 00010	RESIDENTIAL	0.1440	\$26,875
021098 00017	EXEMPT	0.6017	\$0
021019 00019	RESIDENTIAL	0.1791	\$31,700
021019 00018	RESIDENTIAL	0.1711	\$33,475
021100 00003	RESIDENTIAL	0.1801	\$24,325
021100 00005	RESIDENTIAL	0.2123	\$44,950
021098 00013	RESIDENTIAL	0.2602	\$38,850
021100 00009	RESIDENTIAL	0.2416	\$32,025
021098 00011	RESIDENTIAL	0.2308	\$31,575
021100 00010	RESIDENTIAL	0.1711	\$22,850
021099 00022	RESIDENTIAL	0.2276	\$36,425
021100 00011	RESIDENTIAL	0.1764	\$30,900
021099 00021	RESIDENTIAL	0.2377	\$30,850
021099 00017	RESIDENTIAL	0.2162	\$26,075
021100 00016	RESIDENTIAL	0.1805	\$23,650
021100 00017	RESIDENTIAL	0.2037	\$29,000
021099 00014	RESIDENTIAL	0.2155	\$28,125
021100 00031	RESIDENTIAL	0.2293	\$33,275
021100 00035	RESIDENTIAL	0.1643	\$23,100
021100 00027	RESIDENTIAL	0.2405	\$32,175
021100 00022	RESIDENTIAL	0.2377	\$35,725
021100 00018	RESIDENTIAL	0.1162	\$21,375
020015 00003	COMMERCIAL	0.2838	\$66,480
020015 00005	RESIDENTIAL	0.2455	\$32,175
020015 00008	RESIDENTIAL	0.2601	\$36,000
020015 00009	EXEMPT	0.2859	\$0
020016 00001	RESIDENTIAL	0.2970	\$39,875
020099 00017	RESIDENTIAL	0.1839	\$4,975
020099 00016	RESIDENTIAL	0.1890	\$26,975
020099 00015	RESIDENTIAL	0.1692	\$37,150

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020016 00006	RESIDENTIAL	0.2711	\$30,175
020016 00010	RESIDENTIAL	0.2537	\$53,000
020015 00021	RESIDENTIAL	0.1857	\$37,875
020015 00018	RESIDENTIAL	0.1532	\$34,050
020015 00012	RESIDENTIAL	0.1317	\$25,675
020098 00013	RESIDENTIAL	0.1511	\$27,625
020014 00004	RESIDENTIAL	0.1651	\$35,625
021025 00022	EXEMPT	0.0814	\$0
021026 00021C	RESIDENTIAL	0.3005	\$18,850
020001 00012	RESIDENTIAL	0.1653	\$26,800
020001 00011	RESIDENTIAL	0.1653	\$47,525
020001 00015	RESIDENTIAL	0.1653	\$34,325
020001 00014	RESIDENTIAL	0.1653	\$30,300
020001 00013	RESIDENTIAL	0.1653	\$28,650
021025 00010	EXEMPT	0.0321	\$0
021097 00019	RESIDENTIAL	0.1821	\$25,050
020001 00018C	RESIDENTIAL	0.3229	\$46,300
020001 00001	EXEMPT	0.2647	\$0
021096 00012	RESIDENTIAL	0.0678	\$17,125
021100 00001	RESIDENTIAL	0.2078	\$23,775
021100 00002	RESIDENTIAL	0.1011	\$1,000
021102 00004	RESIDENTIAL	0.1695	\$24,375
021093 00024	EXEMPT	0.1982	\$0
021093 00022	EXEMPT	0.1966	\$0
021093 00021	RESIDENTIAL	0.1927	\$27,300
021093 00020	COMMERCIAL	0.1894	\$37,600
021093 00019	COMMERCIAL	0.1923	\$39,960
021093 00018	RESIDENTIAL	0.1659	\$2,000
021093 00017	COMMERCIAL	0.1471	\$26,360
021093 00016	RESIDENTIAL	0.1891	\$22,175
021093 00014	RESIDENTIAL	0.1963	\$20,125
021093 00013	RESIDENTIAL	0.1926	\$33,400
021093 00012	RESIDENTIAL	0.2591	\$31,650
021093 00011	RESIDENTIAL	0.1857	\$2,000
021093 00010	RESIDENTIAL	0.1995	\$24,375
021093 00008	RESIDENTIAL	0.1510	\$30,675
021103 00034	RESIDENTIAL	0.1667	\$19,525
021103 00032	RESIDENTIAL	0.1740	\$19,400

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021103 00031	RESIDENTIAL	0.1539	\$19,425
021094 00001	COMMERCIAL	0.1834	\$7,720
021103 00030	RESIDENTIAL	0.1885	\$20,275
021103 00029	RESIDENTIAL	0.1797	\$18,225
021094 00003	RESIDENTIAL	0.1751	\$2,000
021103 00028	RESIDENTIAL	0.2154	\$28,200
021094 00004	RESIDENTIAL	0.1644	\$34,975
021094 00006	RESIDENTIAL	0.1769	\$2,000
021103 00026	RESIDENTIAL	0.1691	\$19,425
021094 00007	RESIDENTIAL	0.1661	\$2,000
021103 00025	RESIDENTIAL	0.1844	\$20,025
021103 00024	RESIDENTIAL	0.1711	\$20,300
021094 00009	RESIDENTIAL	0.1749	\$2,000
021094 00010	COMMERCIAL	0.1628	\$22,960
021103 00022	RESIDENTIAL	0.1932	\$27,300
021103 00020	RESIDENTIAL	0.1857	\$38,100
021095 00001	RESIDENTIAL	0.1578	\$96,500
021095 00002	RESIDENTIAL	0.1590	\$31,375
021095 00003	RESIDENTIAL	0.1727	\$21,700
021095 00004	COMMERCIAL	0.1610	\$17,720
021095 00005	COMMERCIAL	0.2440	\$41,280
021095 00006	RESIDENTIAL	0.1711	\$2,000
021095 00008	RESIDENTIAL	0.1757	\$27,425
021095 00009	EXEMPT	0.1367	\$0
021095 00010	RESIDENTIAL	0.1493	\$24,975
021094 00020	RESIDENTIAL	0.1928	\$30,600
021095 00011	RESIDENTIAL	0.1364	\$2,000
021094 00018	COMMERCIAL	0.1645	\$23,160
021102 00001	RESIDENTIAL	0.1070	\$2,000
021102 00006	RESIDENTIAL	0.1695	\$23,500
021094 00013	RESIDENTIAL	0.1726	\$24,350
021102 00007	COMMERCIAL	0.1708	\$48,320
021094 00012	RESIDENTIAL	0.1849	\$24,750
021102 00008	RESIDENTIAL	0.2055	\$29,825
021094 00011	RESIDENTIAL	0.1711	\$24,175
021102 00009	RESIDENTIAL	0.1729	\$28,925
021102 00010	RESIDENTIAL	0.2315	\$20,775
021095 00022	COMMERCIAL	0.1513	\$29,320

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

021095 00021	COMMERCIAL	0.1749	\$32,480
021102 00012	RESIDENTIAL	0.1400	\$18,050
021025 00012	RESIDENTIAL	0.1393	\$26,250
021102 00014	RESIDENTIAL	0.1450	\$19,000
021095 00019	RESIDENTIAL	0.1750	\$23,600
021025 00013	RESIDENTIAL	0.1313	\$21,200
021102 00016	RESIDENTIAL	0.1417	\$26,000
021025 00011	EXEMPT	0.0735	\$0
021095 00017	RESIDENTIAL	0.1784	\$22,950
021025 00015	RESIDENTIAL	0.1415	\$22,800
021102 00017	RESIDENTIAL	0.1587	\$40,625
021095 00016	RESIDENTIAL	0.1708	\$23,200
021095 00015	RESIDENTIAL	0.1735	\$28,375
021102 00019	RESIDENTIAL	0.2001	\$26,175
021095 00014	RESIDENTIAL	0.1708	\$25,525
021095 00013	RESIDENTIAL	0.1822	\$40,100
021102 00036	RESIDENTIAL	0.1558	\$26,625
021102 00035	RESIDENTIAL	0.1554	\$7,200
021102 00030	COMMERCIAL	0.2658	\$22,280
021025 00023	EXEMPT	0.0246	\$0
021025 00019	RESIDENTIAL	0.1637	\$35,675
021102 00029	RESIDENTIAL	0.2133	\$25,725
021025 00018	RESIDENTIAL	0.1325	\$18,700
021097 00001	EXEMPT	0.1817	\$0
021025 00017	RESIDENTIAL	0.1436	\$25,050
021097 00002	RESIDENTIAL	0.1823	\$27,275
021102 00027	RESIDENTIAL	0.1739	\$24,525
021097 00003	COMMERCIAL	0.1846	\$22,000
021102 00026	RESIDENTIAL	0.1745	\$26,950
021097 00004	RESIDENTIAL	0.1823	\$38,700
021097 00005	RESIDENTIAL	0.1877	\$33,050
021102 00024	RESIDENTIAL	0.1841	\$23,350
021097 00007	RESIDENTIAL	0.1785	\$23,100
021102 00022	RESIDENTIAL	0.1746	\$26,250
021097 00008	RESIDENTIAL	0.1818	\$33,200
021102 00020	RESIDENTIAL	0.2158	\$48,825
021096 00001	COMMERCIAL	0.1819	\$31,040
021096 00002	RESIDENTIAL	0.1831	\$27,025

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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

021096 00003	RESIDENTIAL	0.1835	\$30,175
021096 00004C	RESIDENTIAL	0.4077	\$23,750
021096 00006	RESIDENTIAL	0.1750	\$22,350
021096 00007	RESIDENTIAL	0.2246	\$42,325
021020 00009	EXEMPT	0.0617	\$0
021096 00010	RESIDENTIAL	0.1295	\$23,175
021101 00001	RESIDENTIAL	0.1217	\$28,450
021101 00003	COMMERCIAL	0.1654	\$20,400
021097 00018	RESIDENTIAL	0.1859	\$33,525
021101 00004	COMMERCIAL	0.1916	\$24,120
021101 00005	RESIDENTIAL	0.1643	\$39,400
021097 00016	RESIDENTIAL	0.1881	\$25,125
021101 00006	RESIDENTIAL	0.2035	\$31,775
021097 00015	RESIDENTIAL	0.1758	\$25,525
021097 00014	RESIDENTIAL	0.1794	\$23,525
021101 00008	RESIDENTIAL	0.1466	\$29,775
021097 00013	RESIDENTIAL	0.1818	\$5,900
021101 00010	RESIDENTIAL	0.1848	\$25,625
021101 00011	RESIDENTIAL	0.1784	\$40,075
021101 00012	RESIDENTIAL	0.1772	\$28,200
021096 00022	COMMERCIAL	0.2152	\$41,440
021101 00013	RESIDENTIAL	0.1836	\$19,850
021096 00021	RESIDENTIAL	0.1839	\$33,300
021096 00020	RESIDENTIAL	0.1872	\$24,725
021020 00019	EXEMPT	0.0395	\$0
021101 00015	RESIDENTIAL	0.1808	\$38,575
021101 00016	RESIDENTIAL	0.1791	\$21,675
021096 00018	RESIDENTIAL	0.1830	\$21,175
021101 00017	RESIDENTIAL	0.1725	\$31,775
021096 00017	RESIDENTIAL	0.1816	\$23,200
021096 00016	RESIDENTIAL	0.1844	\$38,750
021096 00014	RESIDENTIAL	0.1850	\$24,850
021096 00013	RESIDENTIAL	0.2592	\$48,350
021101 00038	RESIDENTIAL	0.1417	\$17,575
021101 00034	COMMERCIAL	0.1692	\$36,480
021101 00033	COMMERCIAL	0.1867	\$46,960
021101 00029	COMMERCIAL	0.1812	\$29,760
021101 00028	RESIDENTIAL	0.2081	\$25,925

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

021098 00004	RESIDENTIAL	0.1869	\$24,850
021098 00006	RESIDENTIAL	0.1862	\$2,000
021101 00025	COMMERCIAL	0.1806	\$36,720
021098 00007	RESIDENTIAL	0.1844	\$30,975
021101 00024	RESIDENTIAL	0.1880	\$31,850
021098 00008	RESIDENTIAL	0.1814	\$36,925
021019 00010	EXEMPT	0.1323	\$0
021101 00023	RESIDENTIAL	0.1725	\$27,900
021098 00009	RESIDENTIAL	0.1977	\$28,200
021019 00011	RESIDENTIAL	0.1261	\$39,500
021101 00022	RESIDENTIAL	0.1833	\$28,525
021019 00012	RESIDENTIAL	0.1256	\$24,875
021101 00021	RESIDENTIAL	0.1767	\$23,425
021101 00020	RESIDENTIAL	0.1825	\$36,450
021099 00001	COMMERCIAL	0.1755	\$35,840
021099 00002	RESIDENTIAL	0.1788	\$2,000
021099 00003	RESIDENTIAL	0.2438	\$28,800
021099 00005	RESIDENTIAL	0.1810	\$23,100
021099 00006	RESIDENTIAL	0.1728	\$17,975
021099 00007	COMMERCIAL	0.1770	\$41,640
021099 00008	RESIDENTIAL	0.1810	\$49,250
021099 00009	RESIDENTIAL	0.1417	\$21,200
021099 00011	RESIDENTIAL	0.1462	\$21,450
021019 00020C	EXEMPT	0.0594	\$0
021019 00017	RESIDENTIAL	0.2256	\$37,950
021098 00016	RESIDENTIAL	0.2774	\$40,900
021019 00016	RESIDENTIAL	0.1490	\$27,475
021100 00004	RESIDENTIAL	0.1788	\$20,625
021019 00015	RESIDENTIAL	0.1421	\$28,950
021098 00015	COMMERCIAL	0.2724	\$60,000
021098 00014	RESIDENTIAL	0.2716	\$38,650
021100 00006	RESIDENTIAL	0.1708	\$26,325
021100 00007	COMMERCIAL	0.1769	\$38,040
021100 00008	RESIDENTIAL	0.2313	\$20,950
021098 00012	RESIDENTIAL	0.3344	\$42,650
021100 00012	RESIDENTIAL	0.1817	\$25,900
021099 00020	RESIDENTIAL	0.2239	\$800
021100 00013	RESIDENTIAL	0.1640	\$51,025

***Cleveland Street Corridor (Memphis CRA) TIF
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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

021099 00019	RESIDENTIAL	0.3208	\$42,900
021100 00014	EXEMPT	0.1869	\$0
021100 00037	RESIDENTIAL	0.0997	\$2,000
021099 00018	RESIDENTIAL	0.2252	\$42,875
021100 00015	COMMERCIAL	0.1672	\$36,440
021099 00016	RESIDENTIAL	0.2214	\$33,775
021099 00015	RESIDENTIAL	0.2166	\$28,175
021099 00013	RESIDENTIAL	0.2004	\$26,750
021099 00012	RESIDENTIAL	0.1859	\$21,650
021100 00036	RESIDENTIAL	0.1720	\$24,350
021100 00032	RESIDENTIAL	0.3338	\$25,975
021100 00030	EXEMPT	0.2734	\$0
021100 00029	RESIDENTIAL	0.2451	\$44,200
021100 00028	RESIDENTIAL	0.2227	\$40,550
021100 00034	COMMERCIAL	0.1319	\$27,240
021100 00026	RESIDENTIAL	0.2413	\$31,300
021100 00033	RESIDENTIAL	0.1315	\$15,650
021100 00025	RESIDENTIAL	0.2404	\$28,325
021100 00024	RESIDENTIAL	0.2461	\$35,375
021100 00023	RESIDENTIAL	0.2326	\$28,275
021100 00021	RESIDENTIAL	0.2719	\$42,000
021100 00020	RESIDENTIAL	0.2871	\$31,075
020099 00008	RESIDENTIAL	0.2478	\$24,725
020099 00009	RESIDENTIAL	0.2310	\$31,650
020099 00010	COMMERCIAL	0.2237	\$57,200
020099 00011	RESIDENTIAL	0.2583	\$55,500
021100 00019	RESIDENTIAL	0.1465	\$22,075
020015 00001	EXEMPT	0.3039	\$0
020015 00002	RESIDENTIAL	0.2971	\$51,950
020015 00004	RESIDENTIAL	0.3493	\$48,250
020099 00012	COMMERCIAL	0.1373	\$28,720
020015 00006	RESIDENTIAL	0.2741	\$43,625
020015 00007	RESIDENTIAL	0.2660	\$37,275
020016 00002	RESIDENTIAL	0.2735	\$25,725
020016 00003	RESIDENTIAL	0.3751	\$37,575
020016 00004	RESIDENTIAL	0.3354	\$33,925
020099 00013	COMMERCIAL	0.1017	\$30,440
020016 00005	RESIDENTIAL	0.2395	\$33,050

***Cleveland Street Corridor (Memphis CRA) TIF
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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020016 00007	COMMERCIAL	0.2496	\$48,720
020016 00008	RESIDENTIAL	0.2460	\$31,675
020099 00014	RESIDENTIAL	0.1046	\$36,100
020015 00017	RESIDENTIAL	0.1455	\$27,600
020015 00016	RESIDENTIAL	0.1347	\$19,500
020015 00015	RESIDENTIAL	0.0824	\$28,750
020015 00014	RESIDENTIAL	0.1364	\$27,250
020015 00013	RESIDENTIAL	0.1385	\$26,550
020015 00011	RESIDENTIAL	0.1329	\$26,225
020015 00010	RESIDENTIAL	0.1362	\$24,075
020002 00002	RESIDENTIAL	0.1437	\$24,675
020002 00003	RESIDENTIAL	0.1404	\$34,225
020002 00004	RESIDENTIAL	0.1402	\$29,850
020002 00005	RESIDENTIAL	0.1324	\$42,600
020002 00006	RESIDENTIAL	0.1260	\$25,550
020002 00007	RESIDENTIAL	0.1200	\$4,025
020002 00008	RESIDENTIAL	0.1195	\$25,800
020002 00009	RESIDENTIAL	0.1135	\$24,375
020002 00018	RESIDENTIAL	0.1124	\$38,125
020002 00019	RESIDENTIAL	0.1127	\$44,925
020002 00011	RESIDENTIAL	0.1434	\$33,050
020014 00005	RESIDENTIAL	0.1453	\$46,475
020014 00006	RESIDENTIAL	0.1519	\$35,500
020014 00007	RESIDENTIAL	0.1010	\$27,425
020014 00001	RESIDENTIAL	0.1597	\$28,850
020014 00008	RESIDENTIAL	0.1265	\$30,975
020014 00003	RESIDENTIAL	0.1568	\$27,350
020014 00009	RESIDENTIAL	0.1496	\$43,400
020002 00012C	INDUSTRIAL	0.9856	\$120,480
021020 00026	EXEMPT	0.2793	\$0
020015 00020	RESIDENTIAL	0.1903	\$29,150
020015 00019	RESIDENTIAL	0.1701	\$27,925
020014 00002	RESIDENTIAL	0.1508	\$29,675
020098 00014	RESIDENTIAL	0.1636	\$34,450
020098 00015	RESIDENTIAL	0.1354	\$3,800
020001 00010	RESIDENTIAL	0.1653	\$28,950
020001 00009	RESIDENTIAL	0.1948	\$31,150
020001 00017	RESIDENTIAL	0.1653	\$36,225

***Cleveland Street Corridor (Memphis CRA) TIF
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Appendix A-10: Cleveland Street Corridor Redevelopment District Parcels - Remaining Parcels

020001 00016	RESIDENTIAL	0.1653	\$30,300
021025 00021	EXEMPT	0.1675	\$0
021098 00001C	EXEMPT	0.5336	\$0
021097 00020	RESIDENTIAL	0.1835	\$85,000
020001 00021	RESIDENTIAL	0.2353	\$34,700
020001 00023	RESIDENTIAL	0.0675	\$2,000
020001 00022	RESIDENTIAL	0.2353	\$42,975
020001 00007	RESIDENTIAL	0.2353	\$40,050
020001 00006	RESIDENTIAL	0.2353	\$41,875
020001 00005	RESIDENTIAL	0.2824	\$45,900
020001 00004	RESIDENTIAL	0.2824	\$51,075
020001 00003	COMMERCIAL	0.2824	\$29,600
020001 00002	EXEMPT	0.2353	\$0
021102 00005	RESIDENTIAL	0.1829	\$18,425
021096 00011	RESIDENTIAL	0.0596	\$17,400
021102 00003	COMMERCIAL	0.1141	\$26,760
020016 00012	RESIDENTIAL	0.3172	\$41,625
020002 00001C	RESIDENTIAL	0.1161	\$35,675
020016 00013	EXEMPT	0.5101	\$0
021026 00023	EXEMPT	0.2585	\$0
Total parcels - remaining		276.0108	\$60,203,705

MuniCap, Inc.

14-Jan-25

Cleveland Street Corridor (Memphis Memphis, Tennessee

Appendix A-11: Cleveland Street Corridor Redevelopment District Parcels - All Parcels¹

Development	2024 Assessed Value
Development Parcels	
70 N Bellevue	\$0
Crosstown Mound	\$0
Concourse	\$0
Overton Park	\$1,102,920
Bellevue	\$0
Autumn	\$0
Court Ave	\$0
Sub-Total	\$1,102,920
Additional Parcels	
Exempt Projects	\$88,200
Aspirational Projects	\$1,377,810
Remaining Parcels	\$60,203,705
Sub-Total	\$61,669,715
Total	\$62,772,635
<i>MuniCap, Inc.</i>	<i>14-Jan-25</i>

¹See Appendices A-1 through A-10.

**Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee**

Appendix B

Projected Appraised Value

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Appendix B-1.a: Projected Appraised Value - Comparison of Valuation Methods - Residential¹

Property Type	Income Capitalization ²	Marshall & Swift Cost Approach ³	Comparable Properties ⁴	Applicant Provided ⁵
<i>70 N Bellevue</i>				
<i>Multi-family (market and affordable)</i>				
Per Unit	\$126,535	\$115,815	\$151,831	-
Per GSF	<u>\$140.23</u>	\$131.26	\$132.25	-
<i>Crosstown Mound</i>				
<i>Single-family</i>				
Per Unit	-	-	\$313,600	-
Per GSF	-	-	<u>\$169.68</u>	-
<i>Townhomes</i>				
Per Unit	-	-	\$327,250	-
Per GSF	-	-	<u>\$199.51</u>	-
<i>Multi-family (market and affordable)</i>				
Per Unit	\$126,535	\$123,536	\$151,831	-
Per GSF	<u>\$140.23</u>	\$131.26	\$132.25	-
<i>Overton Park</i>				
<i>Multi-family (market and affordable)</i>				
Per Unit	\$126,535	\$123,536	\$151,831	-
Per GSF	<u>\$140.23</u>	\$131.26	\$132.25	-
<i>Court St</i>				
<i>Multi-family (market and affordable)</i>				
Per Unit	\$126,535	\$123,536	\$151,831	-
Per GSF	<u>\$140.23</u>	\$131.26	\$132.25	-

MuniCap, Inc.

14-Jan-25

¹Valuation approach chosen for each type of development was selected based on communications with Shelby County Assessor's Office and Applicant and is underlined and shown in bold and italics. Valuation is preliminary and subject to change based on future updates to relevant statistics (e.g. county reappraisal.)

²See Appendix B-2.

³See Appendix B-3.

⁴See Appendix B-4.

⁵Provided by Applicant. Values represent incremental values of development plus 2024 land values of base parcels containing development.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix B-1.b: Projected Appraised Value - Comparison of Valuation Methods - Commercial¹

Property Type	Income Capitalization ²	Marshall & Swift Cost Approach ³	Comparable Properties ⁴	Applicant Provided ⁵
70 N Bellevue				
<i>Commercial⁶</i>				
Per GSF	<u>\$197.86</u>	\$158.83	\$132.25	-
<i>Event Venue</i>				
Per Seat	-	-	-	<u>\$7,193</u>
Per GSF	-	-	-	-
<i>Office</i>				
Per GSF	\$104.08	<u>\$281.90</u>	\$265.39	-
Concourse				
<i>Mixed-use</i>				
Per GSF	-	-	-	<u>\$90</u>
Bellevue				
<i>Hotel</i>				
Per Room	\$122,664	\$94,597	\$101,652	-
Per GSF	<u>\$233.65</u>	\$180.19	\$191.02	-
Autumn				
<i>Indoor Entertainment Special Events</i>				
Per Seat	-	-	-	\$13,194
Per GSF	-	-	-	<u>\$490</u>

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14-Jan-25

¹Valuation approach chosen for each type of development was selected based on communications with Shelby County Assessor's Office and Applicant and is underlined and shown in bold and italics. Valuation is preliminary and subject to change based on future updates to relevant statistics (e.g. county reappraisal.)

²See Appendix B-2.

³See Appendix B-3.

⁴See Appendix B-4.

⁵Provided by Applicant. Values represent incremental values of development plus 2024 land values of base parcels containing development.

⁶Commercial will be ground floor retail within multi-family.

***Cleveland Street Corridor (Memphis CRA) TIF
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Appendix B-2.a: Projected Appraised Value - Income Capitalization - Multi-family

	Multi-family	
	Market rate	Affordable
Monthly rent per unit ^{1,2}	\$1,520.00	\$1,300.00
Annualized rent per unit	\$18,240.00	\$15,600.00
Other income ³	\$2,185.27	\$2,185.27
Gross income	\$20,425.27	\$17,785.27
Vacancy ^{1,4}	11.20%	0.00%
Less: assumed vacancy	(\$2,287.63)	\$0.00
Effective gross income	\$18,137.64	\$15,600.00
Expense ratio ⁵	49.06%	57.05%
Less: expenses	(\$8,899.20)	(\$8,899.20)
Net operating income per unit	\$9,238.44	\$6,700.80
Capitalization rate ¹	6.90%	6.90%
Total estimated appraised value per unit	\$133,890	\$97,113
Total estimated appraised value per GSF	\$148.38	\$107.62
Percentage of units ⁶	80%	20%
Total estimated appraised value per unit (blended) ⁷	\$126,535	
Total estimated appraised value per GSF (blended) ⁷	\$140.23	

MuniCap, Inc.

Cleveland Street Corridor TIF revenue projections No. 2 011425.xlsx/B-2.a

14-Jan-25

¹Market rate data represents data for 4- and 5-star apartments in Memphis market, 2024 year-to-date as of November 2024. Source: CoStar Real Estate Database.

²Affordable rent provided by Applicant. Affordable units are available to residents with up to 80% of Area Median Income (AMI.)

³Market rate other income represents parking, laundry/vending, and other income as a percentage of rent for overall Memphis apartment market for prior full year as of November 2024. Source: CoStar Real Estate Database. Market rate other income dollar value applied to affordable units.

⁴Vacancy of affordable units assumed to be 0%.

⁵Market rate expense ratio represents ratio of operating expenses to gross income for overall Memphis apartment market for prior full year as of November 2024. Source: CoStar Real Estate Database. Market rate expense dollar value applied to affordable units.

⁶20% of multi-family units will be affordable units available to residents up to 80% of Area Median Income (AMI.)

⁷Represents a weighted average based on 80% market rate units and 20% affordable units.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix B-2.b: Projected Appraised Value - Income Capitalization - Retail

	Retail
Annual rent per NSF ¹	\$16.36
Other income ²	\$11.07
Gross income	\$27.43
Vacancy ¹	6.30%
Less: assumed vacancy	(\$1.73)
Effective gross income	\$25.70
Expense ratio ³	23.01%
Less: expenses	(\$5.91)
Net operating income per NSF	\$19.79
Capitalization rate ¹	8.50%
Total estimated appraised value per NSF	\$232.77
Total estimated appraised value per GSF ⁴	\$197.86

MuniCap, Inc.

nue projections No. 2 011425.xlsx/B-2.b

14-Jan-25

¹Represents values for neighborhood center retail in Memphis market, 2024 year-to-date as of November 2024. Source: CoStar Real Estate Database.

²Represents other income, expense reimbursement, and percentage rent as a percentage of rent for overall Downtown/Midtown submarket for prior five full years as of November 2024. Source: CoStar Real Estate Database.

³Represents ratio of operating expenses to gross income for overall Downtown/Midtown submarket for prior five full years as of November 2024. Source: CoStar Real Estate Database.

⁴Assumes 85% net-to-gross ratio. See Schedule II.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix B-2.c: Projected Appraised Value - Income Capitalization - Office

	Office
Annual rent per NSF ¹	\$26.10
Other income ²	\$7.54
Gross income	\$33.64
Vacancy ¹	17.60%
Less: assumed vacancy	(\$5.92)
Effective gross income	\$27.72
Expense ratio ³	51.40%
Less: expenses	(\$14.25)
Net operating income per NSF	\$13.47
Capitalization rate ¹	11.00%
Total estimated appraised value per NSF	\$122.45
Total estimated appraised value per GSF ⁴	\$104.08

MuniCap, Inc.

nue projections No. 2 011425.xlsx]B-2.c

14-Jan-25

¹Represents values for 4- and 5-star office in Memphis market, 2024 year-to-date as of November 2024.

Source: CoStar Real Estate Database.

²Represents expense reimbursement, other income, and parking income as a percentage of rent for overall Memphis market for prior full year as of November 2024. Source: CoStar Real Estate Database.

³Represents ratio of operating expenses to gross income for overall Memphis market for prior full year as of November 2024. Source: CoStar Real Estate Database.

⁴Assumes 85% net-to-gross ratio. See Schedule II.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix B-2.d: Projected Appraised Value - Income Capitalization - Hotel

	Hotel
Average daily rate per room ¹	\$151.79
Room revenue	\$55,403
Other income ²	\$20,719
Gross operating income	\$76,123
Assumed occupancy rate ¹	54.2%
Effective gross income per room	\$41,259
Assumed expense ratio ³	74.43%
Less: assumed expenses	(\$30,709)
Net operating income per room	\$10,549
Capitalization rate ⁴	8.60%
Estimated appraised value per room	\$122,664
Estimated appraised value per GSF ⁵	\$233.65

MuniCap, Inc.

*TIF revenue projections No. 2 011425.xlsx]B-2.d
14-Jan-25*

¹Represents 12-month values for upscale & upper midscale hotels in Memphis CBD submarket as of November 2024. Source: CoStar Real Estate Database.

²Represents food & beverage revenue, other departmental revenue, and other income as a percentage of room revenue for overall Memphis CBD submarket for prior five full years as of November 2024. Source: CoStar Real Estate Database.

³Represents ratio of operating expenses to gross income for overall Memphis CBD submarket for prior five full years as of November 2024. Source: CoStar Real Estate Database.

⁴Represents estimated value for upscale & upper midscale hotels in Memphis CBD submarket, 2024 year-to-date as of November 2024. Source: CoStar Real Estate Database.

⁵Derived by dividing appraised value per room by gross square feet per room.

***Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee***

Appendix B-3: Projected Appraised Value - Cost¹

Occupancy	Class	Height	Stories	Rank
Multi-family ²	walls	9'	4	Good
<i>Structure cost</i>				
Base cost per square foot				\$95.90
Exterior walls per square foot				\$14.38
Heating & cooling per square foot				\$11.33
Estimated improved value per square foot based on cost				\$121.61
<i>Land value</i>				
Estimated land value per square foot ³				\$9.65
Total estimated appraised value per square foot				\$131.26
Ground Floor Retail	Reinforced concrete frame	12'	1	Good
<i>Structure cost</i>				
Base cost per square foot				\$105.52
Exterior walls per square foot				\$30.55
Heating & cooling per square foot				\$13.11
Estimated improved value per square foot based on cost				\$149.18
<i>Land value</i>				
Estimated land value per square foot ³				\$9.65
Total estimated appraised value per square foot				\$158.83
Office	Fireproof Structural Steel Frame	10'	5	Good
<i>Structure cost</i>				
Base cost per square foot				\$177.42
Exterior walls per square foot				\$43.69
Heating & cooling per square foot				\$33.67
Estimated improved value per square foot based on cost				\$254.78
<i>Land value</i>				
Estimated land value per square foot ³				\$27.12
Total estimated appraised value per square foot				\$281.90
Hotel	walls	10'	5	Good
<i>Structure cost</i>				
Base cost per square foot				\$131.72
Exterior walls per square foot				\$24.11
Heating & cooling per square foot				\$15.21
Estimated improved value per square foot based on cost				\$171.04
<i>Land value</i>				
Estimated land value per square foot ³				\$9.15
Total estimated appraised value per square foot				\$180.19
<i>MuniCap, Inc.</i>				<i>14-Jan-25</i>

¹All cost estimates by MuniCap, Inc., using Marshall & Swift "Commercial Estimator 7" software.
²Separate multi-family buildings may be more or less than four stories.
³Based on appraised land values for most comparable properties as researched by MuniCap, Inc.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Appendix B-4.a: Projected Appraised Value - Comparable Properties - Multi-family¹

Development	Parcel ID	Address	Year Built/ Reno	Land	Improvement	2024 Total Appraised Value	Units ²	Total GSF	Appraised Value			
									All Properties		Most Comparable	
									Per Unit	Per GSF	Per Unit	Per GSF
Multi-family												
Highland Row	045125 00026, 045125 00027, 045125 00030	395 S Highland St	2016 / 2017	\$3,920,700	\$49,827,500	\$53,748,200	354	406,424	\$151,831	\$132.25	\$151,831	\$132.25
The Rise	007001 00008, 007001 00007	420 Monroe Ave	2020	\$585,500	\$28,316,400	\$28,901,900	199	199,482	\$145,236	\$144.88	-	-
Art Lofts @ Overton	017058 00001C	1951 Poplar Ave	2021	\$391,600	\$12,775,800	\$13,167,400	111	124,663	\$118,625	\$105.62	-	-
Madison @ McLean	017047 00003C	1819 Madison Ave	2020	\$844,000	\$11,336,000	\$12,180,000	108	135,792	\$112,778	\$89.70	-	-
Average									\$132,117	\$118.11	\$151,831	\$132.25
MuniCap, Inc.												14-Jan-25

¹Information provided by Shelby County Assessor except where noted.

²Source: CoStar real estate database.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Appendix B-4.b: Projected Appraised Value - Comparable Properties - Single-family¹

Development	Parcel ID	Address	Year Built/		Land	Improvement	2024 Total	Total	Appraised Value			
			Reno	Land					All Properties		Most Comparable	
									Per Unit	Per GSF	Per Unit	Per GSF
<i>Single-family</i>												
<i>Detached</i>												
-	020034 00016	358 Garland St	2000	\$41,200	\$318,500	\$359,700	2,238	\$359,700	\$160.72	\$359,700	\$160.72	
-	020033 00007	455 McNeil St	1922	\$41,200	\$256,300	\$297,500	1,714	\$297,500	\$173.57	\$297,500	\$173.57	
-	020021 00019	351 N Watkins St	2003	\$38,800	\$244,800	\$283,600	1,623	\$283,600	\$174.74	\$283,600	\$174.74	
								\$313,600	\$169.68	\$313,600	\$169.68	
<i>Townhomes</i>												
-	002093 A00008	464 Frontline Cv	2019	\$69,600	\$285,900	\$355,500	1,744	\$355,500	\$203.84	\$355,500	\$203.84	
-	002093 A00004	456 Frontline Cv	2019	\$69,600	\$304,300	\$373,900	2,177	\$373,900	\$171.75	-	-	
-	002084 F00010	40 Nottoway Blvd	2000	\$55,600	\$243,400	\$299,000	1,532	\$299,000	\$195.17	\$299,000	\$195.17	
-	017043 A00014	1699 Belvedere Ct	1981	\$24,800	\$138,300	\$163,100	1,444	\$163,100	\$112.95	-	-	
-	030007 A00008	674 St Augustine Sq	1973	\$16,200	\$189,800	\$206,000	1,700	\$206,000	\$121.18	-	-	
Average								\$279,500	\$160.98	\$327,250	\$199.51	
<i>MuniCap, Inc.</i>												
<i>14-Jan-25</i>												

¹Information provided by Shelby County Assessor except where noted.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Appendix B-4.c: Projected Appraised Value - Comparable Properties - Office¹

Development	Parcel ID	Address	Year Built/ Reno	Land	Improvement	2024 Total Appraised Value	Gross Square Feet	Appraised Value	
								All Properties Per GSF	Most Comparable Per GSF
Office									
5575 Poplar Ave	056060 00001C	5575 Poplar Ave	2021	\$2,030,300	\$10,501,100	\$12,531,400	46,216	\$271.15	\$271.15
1305 Schilling Blvd W	C0244 A00743	1305 Schilling Blvd W	2021	\$1,557,300	\$17,877,900	\$19,435,200	88,989	\$218.40	-
1203 Poplar Ave	017001 00002	1203 Poplar Ave	2020	\$159,900	\$3,869,000	\$4,028,900	15,518	\$259.63	\$259.63
Average								\$249.73	\$265.39
MuniCap, Inc.									
14-Jan-25									

¹Information provided by Shelby County Assessor except where noted.

Cleveland Street Corridor (Memphis CRA) TIF
Memphis, Tennessee

Appendix B-4.d: Projected Appraised Value - Comparable Properties - Hotel¹

Development ¹	Parcel ID	Address	Year Built/ Reno	Land	Improvement	2024 Total Appraised Value	Rooms ²	Gross Square Feet	Appraised Value				
									All Properties		Most Comparable		
									Per Room	Per GSF	Per Room	Per GSF	
Hotel													
La Quinta Inn & Suites by Wyndham Memphis Downtov	005002 00027C	310 Union Ave	2017	\$883,700	\$9,509,100	\$10,392,800	104	59,375	\$99,931	\$175.04	\$99,931	\$175.04	
Hilton Garden Inn Memphis Downtown	002065 00006	201 Union Ave	2018	\$722,200	\$16,662,300	\$17,384,500	150	87,312	\$115,897	\$199.11	\$115,897	\$199.11	
Caption By Hyatt Beale	002099 00010	245 S Front St	2022	\$260,900	\$11,860,700	\$12,121,600	136	60,937	\$89,129	\$198.92	\$89,129	\$198.92	
Average									\$101,652	\$191.02	\$101,652	\$191.02	

MuniCap, Inc.

14-Jan-25

¹Information provided by Shelby County Assessor except where noted.

²Source: CoStar real estate database.

Appendix D – Listing of Redevelopment Area Parcels

PARCEL COUNT	PARCEL ID	STREET ADDRESS	OWNER NAME	Shape_Length	Shape_Area
1	017016 00008	1400 COURT AVE	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	550.26	14,602.91
2	017016 00013	1364 COURT AVE	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	618.47	21,248.34
3	017016 00009	1392 COURT AVE	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	607.75	20,379.68
4	017015 00004	1377 COURT AVE	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	619.03	21,057.48
5	017015 00005C	1391 COURT AVE	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	715.29	31,095.72
6	017015 00007	1401 COURT AVE	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	429.26	10,135.59
7	017015 00008	25 N WATKINS ST	HEALTH EDUCATION AND HOUSING FACILITY BOARD CITY OF MEMPHIS	274.51	4,668.58
8	020012 00002	0 N CLAYBROOK ST	MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION	926.22	43,451.29
9	020017 00004	0 AUTUMN AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORP	724.86	33,244.38
10	020017 00005	0 AUTUMN AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORP	1,382.81	100,271.29
11	020017 00003	AUTUMN AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION	1,240.97	96,087.94
12	020017 00002	0 N WATKINS ST	MEMPHIS CENTER CITY REVENUE FINANCE CORP	397.21	6,450.56
13	020017 00007	AUTUMN AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORP	3,171.07	105,793.85
14	020017 00006	AUTUMN AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORP	957.30	54,264.11
15	020017 00009	CLAYBROOK ST	MEMPHIS CENTER CITY REVENUE FINANCE CORP	850.47	29,285.20
16	020016 00017	500 CLAYBROOK ST	MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION	945.86	46,724.91
17	020016 00016C	500 TOWER AVE	MEMPHIS CENTER CITY REVENUS FINANCE CORP	1,155.64	2,013.69
18	020016 00018	TOWER AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORP	265.41	3,849.68
19	020017 00010	TOWER AVE	MEMPHIS CENTER CITY REVENUE FINANCE CORP	516.27	8,420.59
20	020017 00012	N WATKINS ST	MEMPHIS CENTER CITY REVENUE FINANCE CORP	1,028.31	31,033.08
21	020017 00008	495 N WATKINS	MEMPHIS CENTER CITY REVENUE FINANCE CORP	3,566.54	310,898.13
22	018072 00017	0 MONROE AVE	1160 UNION LLC	405.64	7,856.59
23	018072 00014C	0 S BELLEVUE	SOUTHERN COLLEGE OF OPTOMETRY	658.24	23,982.32
24	017004 00021	1245 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	2,271.96	210,597.83
25	018072 00016	1166 E MONROE AVE	NNN REIT INC	960.25	50,675.63
26	018072 00018	0 MONROE AVE	TVT I LLC	299.00	2,846.72
27	018072 00015	29 S BELLEVUE ST	SOUTHERN COLLEGE OF OPTOMETRY	599.21	17,172.94
28	017004 00023	1220 UNION AVE	SOUTHERN COLLEGE OF OPTOMETRY	1,239.59	80,753.63
29	018071 00007	1200 UNION AVE	BHW UNION LLC	907.44	46,887.70
30	018071 00004C	1180 UNION AVE	WHALEBONE LIMITED PARTNERSHIP	1,235.12	95,279.33
31	018071 00003	1160 UNION	1160 UNION LLC	768.63	26,441.82
32	017022 00020	1418 MADISON AVE	WILLIAMS KEVIN	518.28	10,995.17
33	017004 00024C	1282 UNION AVE	HEALTH SOUTH/METHODIST REHAB HOSPITAL LP	1,892.83	153,773.81
34	017022 00015	1448 MADISON AVE	WHITE SANDRA AND VICTORIA WHITE (RS)	592.63	18,398.98
35	017022 00013	1460 MADISON AVE	HALLOWELL TRACE J & MARY C	522.94	11,614.97
36	017011 00013	1306 MONROE AVE	SOCIETY OF ST VINCENT DEPAUL OF MEMPHIS INC	702.75	30,496.96
37	017023 00002	1415 MADISON AVE	RAGSDALE DUNCAN E	417.26	8,101.89
38	017023 00004	1429 MADISON AVE	NOP LLC	428.40	8,824.75
39	017023 00005	1435 MADISON AVE	ESS INVESTMENTS LLC	450.66	10,512.12
40	017024 00003	1465 MADISON AVE	SCHNEIDER ROBERT	422.94	8,730.90
41	017024 00004	1473 MADISON AVE	OZRAIL MEMPHIS PROPERTY LLC	429.14	9,264.70
42	017014 00018	1350 MONROE AVE	GLOSS NAILBAR LLC	283.05	4,755.00
43	017023 00006C	1428 MONROE AVE	SMBC LEASING AND FINANCE INC	758.76	34,552.26
44	017012 00002	0 MONROE AVE	FIRST NATIONAL BK MPHS THE	413.64	8,062.61
45	017004 00013	1286 UNION AVE	FIP MASTER FUNDING I LLC	532.14	12,268.08
46	017013 00003	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INST	398.76	6,807.38
47	017013 00005	0 MONROE AVE	JPMG LLC	398.65	6,903.60
48	017012 00008	1338 UNION AVE	FIRST NATIONAL BANK OF MEMPHIS	661.06	26,991.42
49	017026 00001	0 MONROE AVE	TENNESSEE RETAIL STORES LLC	780.04	31,389.55
50	017026 00002	1460 UNION AVE	TENNESSEE RETAIL STORES LLC	874.54	47,010.96
51	017024 00002	1461 MADISON AVE	PIPKIN SANDIE Y	429.95	9,221.63
52	017024 00001	1451 MADISON AVE	HOPE COMMUNITY CREDIT UNION	532.39	17,163.11
53	017022 00009	0 N MCNEIL ST	HALLOWELL TRACE J & MARY C	299.08	4,741.85
54	017022 00012	1466 MADISON AVE	PHAM KRISTINA	418.32	7,679.36
55	017011 00006C	1329 MADISON AVE	SKEFOS VALSAMIS AND CONSOLIDATED (PSO)	529.75	17,122.06
56	017014 00010C	0 MONROE AVE	AMERICAN NATIONAL RED CROSS	735.47	33,402.17
57	017014 00008C	1391 MADISON AVE	AMERICAN NATIONAL RED CROSS	678.98	28,718.34
58	017014 00007	0 MADISON AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	417.04	7,691.81
59	017014 00004C	1381 MADISON AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	632.12	24,972.74
60	017014 00014	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	425.10	7,980.04
61	017014 00015	1368 MONROE AVE	WO SFR LLC	426.05	7,940.37
62	017022 00021	1412 MADISON AVE	KROSSTOWN LLC	555.53	14,559.19
63	017022 00019	1424 MADISON	SOUTH CENTRAL BELL TELEPHONE	514.33	10,169.83
64	017022 00018	0 MADISON	SOUTH CENTRAL BELL TELEPHONE	511.02	10,304.37
65	017004 00020	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	486.95	4,623.10
66	017022 00017	1430 E MADISON AVE	SOUTH CENTRAL BELL TELEPHONE	525.11	11,253.82
67	017022 00016	1440 MADISON	SOUTH CENTRAL BELL TELEPHONE	552.35	14,463.65
68	017004 00007	E MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	494.86	14,492.13
69	017022 00014	0 MADISON AVE	HALLOWELL TRACE J & MARY C	514.45	10,457.95
70	017011 00001C	1289 E MADISON AVE	SCHNEIDER ROBERT	547.25	18,452.14
71	017011 00002C	1303 MADISON AVE	SCHNEIDER ROBERT	446.64	10,756.36
72	017011 00004C	MADISON AVE	MSDG MEMPHIS DOWNTOWN LLC	549.67	18,641.61
73	017014 00001C	1351 MADISON AVE	WATERFORD EXPRESS LLC	684.84	28,929.01
74	017004 00022	0 UNION AVE	SOUTHERN COLLEGE OF OPTOMETRY	349.84	3,199.71
75	017023 00001	1411 MADISON AVE	YOCUM REVOCABLE LIVING TRUST	421.88	8,544.87
76	017011 00012	0 MONROE AVE	SOCIETY OF ST VINCENT DEPAUL OF MEMPHIS INC	412.22	7,775.04
77	017023 00003	1425 MADISON AVE	RESIDENTIAL SOLUTIONS LLC	423.76	8,539.00
78	017011 00010C	1330 MONROE AVE	MSDG MEMPHIS DOWNTOWN LLC	820.68	39,703.18
79	017014 00019	16 S CLEVELAND ST	KIRSCH DAVID REVOCABLE TRUST	247.59	3,787.97
80	017014 00017	1358 MONROE AVE	PHAM MONICA	435.51	9,720.19
81	017014 00016	1362 MONROE AVE	WO SFR LLC	414.60	8,104.54
82	017023 00008	1412 MONROE AVE	SMBC LEASING AND FINANCE INC	419.61	8,514.80
83	017012 00001	42 S CLAYBROOK ST	WACHOVIA BANK N A	488.98	13,922.58
84	017012 00003C	0 MONROE AVE	FIRST NATIONAL BANK MEMPHIS OF	650.42	26,389.29
85	017024 00007	0 MONROE AVE	ENTERPRISE CORP OF THE DELTA	424.21	9,112.36
86	017024 00006	1460 MONROE AVE	COURTYARD APARTMENTS LLC	580.39	20,985.13
87	017004 00013Z	0 CLAYBROOK ST	CITY OF MEMPHIS	165.77	1,444.68
88	017012 00006	0 MONROE AVE	FIRST NATIONAL BANK OF MEMPHIS	585.03	21,284.44
89	017024 00005	1470 MONROE AVE	MONROE DEVELOPMENT LLC	484.98	13,613.25
90	017012 00007	0 MONROE AVE	FIRST TENN BANK NATIONAL ASSOC	399.24	6,662.81
91	017013 00001	1349 MONROE	MEDICAL EDUCATION AND RESEARCH INST	648.22	26,237.61
92	017013 00002	MONROE AVE	MEDICAL EDUCATION AND RESEARCH INST	424.31	8,748.86
93	017013 00004	1473 MONROE AVE	COOPER FLORENCE T TRUST	418.70	8,406.57
94	017013 00006	0 MONROE AVE	CAVALLO ENTERPRISES LLC	508.31	15,407.93
95	017013 00007	0 MONROE AVE	CAVALLO CHARLES S	514.64	15,943.04
96	017012 00013	1296 UNION AVE	IBERIABANK	469.76	11,563.56
97	017012 00011	0 UNION AVE	FIRST NATIONAL BK MPHS THE	362.32	6,311.33
98	017012 00010	1308 UNION AVE	MOBLEY JOSEPH AND MOBLEY COUSINS LLC	370.04	6,830.75
99	017012 00009	1312 UNION AVE	FIRST TENN BANK NATIONAL ASSOC	471.43	13,627.04
100	017025 00001C	1417 MONROE AVE	STORE MASTER FUNDING XII LLC	857.77	33,600.47
101	017012 00014	0 CLAYBROOK	STATE OF TENNESSEE	119.64	767.88
102	017013 00011	1356 UNION AVE	ASIAN AMERICAN BUSINESS GROUP LLC	446.96	12,526.35

103	017013 00013	1362 UNION AVE	MIGLIARA LAWRENCE	405.53	9,085.63
104	017013 00012	1370 UNION AVE	COOPER FLORENCE T TRUST	528.87	17,453.04
105	017013 00009	1378 UNION AVE	JPMG LLC	409.50	9,134.17
106	017013 00008	1400 UNION AVE	CAVALLO ENTERPRISES LLC	699.49	30,081.17
107	017025 00004	1420 UNION AVE	5705 JOHNSTON LLC	670.66	21,278.16
108	017025 00003	1424 UNION AVE	LYNCH RICHARD L JR REVOCABLE LIVING TRUST	680.25	28,860.12
109	017022 00010C	1472 MADISON AVE	TBEX PROPERTIES LLC	433.32	8,913.02
110	017011 00009	15 S CLEVELAND ST	SKEFOS VALSAMIS AND CONSOLIDATED (PSO)	252.85	3,914.40
111	017011 00008	1335 MADISON AVE	SKEFOS VALSAMIS AND CONSOLIDATED (PSO)	341.60	7,118.27
112	017014 00012	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	418.95	7,492.83
113	017014 00013	0 MONROE AVE	MEDICAL EDUCATION AND RESEARCH INSTITUTE	438.01	9,055.29
114	017015 00012	1384 MADISON AVE	JAKE INVESTMENTS LLC	502.46	10,087.28
115	017015 00010C	1388 MADISON AVE	CARDINAL HEALTH 414 LLC	632.07	23,116.87
116	017015 00015	1370 MADISON AVE	BRYANT LOIS & CLEOPHUS	501.86	10,000.97
117	017015 00013C	1374 MADISON AVE	JAKE INVESTMENTS LLC	604.56	20,341.72
118	017015 00022	1400 MADISON AVE	KROSS TOWN LLC	431.90	9,829.35
119	020005 00050	226 N BELLEVUE BLVD	STARKS RODNEY E AND KEVIN L STARKS AND GARY RHODES AND TERRY KELLER AND	386.94	8,350.21
120	020093 00023	211 N BELLEVUE BLVD	ROBINSON MICHAEL D	376.60	7,815.47
121	020093 00024	1174 POPLAR AVE	CINDY-JARVIS LIMITED L P	570.99	15,721.07
122	017001 00008	145 N MONTGOMERY ST	METCALF JAMES W & CAROL J	469.55	11,543.52
123	017001 00026	104 N BELLEVUE	MISSISSIPPI BLVD CHRISTIAN CH	532.45	16,531.18
124	017002 00010C	0 MONTGOMERY	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	2,208.76	310,247.89
125	017003 00012	1210 MADISON AVE	EZE CAPITAL LLC	419.17	8,868.31
126	017003 00014	1200 MADISON AVE	EZE CAPITAL LLC	274.85	3,041.66
127	017003 00010C	1220 MADISON AVE	JOHNSON WINFRED	635.94	25,202.76
128	017001 00020C	BELLEVUE ST	EZE CAPITAL LLC	555.01	17,642.44
129	018072 00011C	1193 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	350.76	5,333.44
130	020093 00031	0 BELLEVUE	SERENITY RECOVERY CENTERS INC	135.66	944.08
131	020093 00032	0 N BELLEVUE	SERENITY RECOVERY CENTERS INC	422.37	10,005.73
132	020005 00044	1200 POPLAR AVE	MOORE WILLIAM R SCHOOL OF TECHNOLOGY	1,422.74	111,619.31
133	020093 00025C	1168 POPLAR AVE	SERENITY RECOVERY CENTERS INC	944.77	34,285.87
134	017001 00022	144 N BELLEVUE BLVD	CHOICES HOLDINGS CORP	545.32	16,751.17
135	017001 00009	135 N MONTGOMERY ST	MCALISTER DARRYL W	519.92	15,683.48
136	017001 00019	126 E N BELLEVUE BLVD	SPIKNER DOROTHY AND DARTELL TREADWELL AND ELMO SPIKNER III AND ZEZ CAPITAL LLC	449.49	8,241.38
137	017001 00010	127 N MONTGOMERY ST	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	448.20	9,767.62
138	017001 00018	116 N BELLEVUE BLVD	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	456.15	8,856.33
139	017001 00011	121 N MONTGOMERY ST	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	446.00	9,579.55
140	017001 00017	116 N BELLEVUE BLVD	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	449.50	8,282.33
141	017001 00012	115 N MONTGOMERY ST	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	437.23	8,854.85
142	017001 00016C	112 N BELLEVUE BLVD	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	456.93	8,963.96
143	017001 00013C	38 N MONTGOMERY ST	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	601.52	22,876.59
144	017003 00001C	0 BELLEVUE	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	919.31	40,577.67
145	017003 00002C	0 COURT AVE	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	1,107.83	53,741.63
146	017003 00009	1236 MADISON AVE	JOHNSON ALDRED K	773.73	37,050.96
147	017003 00013	1204 MADISON AVE	TOTAL FOOTCARE INC OF TENNESSEE	326.58	5,829.46
148	018072 00004C	1157 MADISON AVE	CLAY JAMES N IV & JENNIFER S	555.38	19,020.07
149	018072 00007	0 MADISON AVE	PATEL MINESH	428.40	9,357.64
150	018072 00008C	1177 MADISON AVE	PATEL MINESH	540.04	17,925.58
151	018072 00010	1183 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	392.38	7,425.02
152	017004 00001	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	442.04	12,052.22
153	018073 00017	7 N BELLEVUE BLVD	HANGER PROSTHETICS & ORTHOTICS INC	638.83	22,231.51
154	018073 00003C	0 BELLEVUE	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	2,447.19	219,867.46
155	018072 00012C	0 S BELLEVUE BLVD	SOUTHERN COLLEGE OF OPTOMETRY	601.24	23,322.84
156	018074 00035	115 N BELLEVUE BLVD	DHOLFIN INVESTMENTS	415.55	8,203.19
157	018074 00034	121 BELLEVUE ST	CRAIG SOLO 401K TRUST	416.71	8,233.90
158	018074 00033	133 N BELLEVUE BLVD	MAKI DIXIE A	409.26	7,659.61
159	018074 00032	137 N BELLEVUE BLVD	MAKI DIXIE	424.33	8,837.50
160	018074 00038	1160 JEFFERSON AVE	HDH LLC	1,405.16	69,686.06
161	018074 00031	145 N BELLEVUE BLVD	TRAN KY & NGUYET NGUYEN	415.58	7,952.22
162	018074 00029	149 N BELLEVUE BLVD	ENGELBERG RONALD	410.72	7,770.97
163	018074 00039	155 BELLEVUE BLVD	EZE CAPITAL LLC	415.34	7,461.58
164	018074 00037	167 N BELLEVUE BLVD	SHELBY COUNTY TAX SALE# 89.5 EXH# 1147	218.16	1,140.65
165	018074 00027	1177 POPLAR AVE	YOUNG LIFE	600.64	22,630.70
166	018074 00040	1161 POPLAR AVE	1161 POPLAR LLC	1,435.94	72,445.03
167	018074 A00001	103 N BELLEVUE BLVD #1	THOMAS SYLVIA A	120.00	899.99
168	018074 A00017	103 N BELLEVUE ST	BELLEVUE TERRACE CONDOMINIUM ASSOCIATION INC	1,069.37	7,102.18
169	018074 A00002	103 N BELLEVUE BLVD #2	THOMAS COSA	120.00	900.00
170	018074 A00003	103 N BELLEVUE BLVD #3	MARTIN COSANDRA Y AND FRED C MARTIN JR	120.00	900.00
171	018074 A00004	103 N BELLEVUE BLVD #4	THOMAS SYLVIA A	120.00	900.00
172	018074 A00005	103 N BELLEVUE BLVD #5	THOMAS SYLVIA A	120.00	900.01
173	018074 A00006	103 N BELLEVUE BLVD #6	THOMAS SYLVIA A	120.00	900.01
174	018074 A00007	103 N BELLEVUE BLVD #7	THOMAS SYLVIA A	120.00	900.00
175	018074 A00008	103 N BELLEVUE BLVD #8	THOMAS SYLVIA A	120.00	900.00
176	018074 A00009	109 N BELLEVUE BLVD #1	THOMAS COSA C AND DWIGHT D BOGA (RS)	120.00	900.00
177	018074 A00010	109 N BELLEVUE BLVD #2	THOMAS SYLVIA A	120.00	899.99
178	018074 A00011	109 N BELLEVUE BLVD #3	THOMAS COSA C	120.00	899.99
179	018074 A00012	109 N BELLEVUE BLVD #4	THOMAS COSA C	120.00	900.01
180	018074 A00013	109 N BELLEVUE BLVD #5	THOMAS SYLVIA A	120.00	900.00
181	018074 A00014	109 N BELLEVUE BLVD #6	BOGA DWIGHT D	120.00	900.00
182	018074 A00015	109 N BELLEVUE BLVD #7	THOMAS SYLVIA A	120.00	900.00
183	018074 A00016	109 N BELLEVUE BLVD #8	THOMAS SYLVIA A	120.00	900.01
184	017001 00023	0 N BELLEVUE	CHOICES HOLDINGS CORP	496.64	11,701.87
185	017001 00002	1203 POPLAR AVE	CHOICES HOLDINGS CORP	659.19	21,544.26
186	017001 00025	0 N BELLEVUE BLVD	LEGACY FAMILY REAL ESTATE I LLC	281.02	4,525.37
187	017001 00001	1195 POPLAR AVE	DENTAL CONNECTION-POPLAR LLC	448.29	12,381.64
188	017001 00024	156 N BELLEVUE BLVD	LEGACY FAMILY REAL ESTATE I LLC	294.83	5,134.62
189	020095 00002	435 N BELLEVUE BLVD	GREENE PROPERTIES LLC	475.03	12,314.90
190	020095 00020	0 AUTUMN AVE	DOSHIER EDITH S	150.35	1,323.21
191	020095 00004	425 N BELLEVUE BLVD	DOSHIER EDITH S	436.51	8,404.00
192	020095 00009	0 BELLEVUE	DOSHIER EDITH	106.82	508.46
193	020095 00008	0 OVERTON PARK AVE	DOSHIER EDITH S	156.57	1,472.36
194	020093 00004	323 BELLEVUE	TONGA PROPERTIES LLC	545.34	16,401.56
195	020093 00006	305 N BELLEVUE BLVD	GRACE HOUSE OF MEMPHIS TN INC	461.14	8,911.28
196	020093 00009	287 N BELLEVUE BLVD	GREENE PROPERTIES LLC	462.36	9,032.98
197	020093 00012	273 N BELLEVUE	DANIEL JERROLD	460.35	8,860.43
198	020093 00015	255 N BELLEVUE BLVD	TONGA PROPERTIES LLC	462.13	9,027.77
199	020005 00026	256 N BELLEVUE BLVD	TONGA PROPERTIES LLC	543.85	11,149.67
200	020093 00016	251 N BELLEVUE BLVD	SELLERS ESTRELITA L	461.97	9,015.27
201	020093 00017	245 N BELLEVUE BLVD	DOOR OF HOPE INC	461.06	8,940.50
202	020096 00001Z	0 N BELLEVUE BLVD	TENNISON BROS INC	655.71	10,908.99
203	020096 00002Z	0 N BELLEVUE BLVD	TENNISON BROS INC	602.12	6,001.13
204	020095 00006C	417 N BELLEVUE BLVD	DOSHIER EDITH S	458.62	12,483.74
205	020095 00001	438 N BELLEVUE BLVD	DOSHIER EDITH S	142.60	1,151.94

206	020095 00019	0 AUTUMN AVE	DOSHIER EDITH S	141.24	646.95
207	020095 00003	431 N BELLEVUE BLVD	DOSHIER EDITH	433.79	8,192.48
208	020095 00005	419 E N BELLEVUE BLVD	DOSHIER EDITH S	420.60	7,784.67
209	020093 00003	329 N BELLEVUE BLVD	GRACE HOUSE OF MEMPHIS	404.76	9,888.93
210	020093 00005	309 N BELLEVUE BLVD	GRACE HOUSE OF MEMPHIS	476.52	10,289.22
211	020093 00007	303 N BELLEVUE BLVD	JEFFRESS STEVEN	501.28	12,557.74
212	020093 00008	293 N BELLEVUE BLVD	PRESCOTT MARK	526.42	14,844.74
213	020093 00010	283 N BELLEVUE BLVD	BONNER SHARRON L AND CATHY C BONNER	462.70	9,066.36
214	020093 00011	279 N BELLEVUE BLVD	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	462.33	9,037.57
215	020093 00013	265 N BELLEVUE BLVD	TONGA PROPERTIES LLC	466.05	9,380.84
216	020093 00014	257 N BELLEVUE BLVD	TONGA PROPERTIES LLC	463.52	9,152.58
217	020005 00047	244 E N BELLEVUE BLVD	JMJL ENTERPRISES LLC	401.48	7,398.70
218	020005 00040	1200 E POPLAR AVE	MOORE WILLIAM R SCHOOL OF TECHNOLOGY	847.37	27,852.61
219	020093 00019	237 N BELLEVUE BLVD	JORDAN MATTHEW & JULLIES D	492.19	11,761.89
220	020005 00042	238 N BELLEVUE BLVD	LOTT RICKEY D AND EDMOND J RUSSELL (RS)	349.15	6,115.71
221	020093 00020	233 N BELLEVUE BLVD	DP MEMPHIS PROPERTY I LLC	498.12	12,302.98
222	020093 00033	235 N BELLEVUE BLVD	SHELBY COUNTY TAX SALE #83.1 EXH #1121	140.98	396.18
223	020005 00046C	252 N BELLEVUE BLVD	ROBERTS DAVONDA O	495.85	14,694.92
224	020093 00018	241 N BELLEVUE BLVD	DOOR OF HOPE INC	431.51	6,264.98
225	020005 00049	232 E N BELLEVUE BLVD	REAGAN JAMES W & SUSAN D AND KELSEA REAGAN AND SUNNIE REAGAN (RS)	392.69	8,797.64
226	020093 00021C	215 N BELLEVUE BLVD	AMIRI BERTRAM & ESTHER	536.76	15,805.12
227	017010 00018	1292 MADISON AVE	BRYANT CLEOPHUS & LOIS	305.99	5,100.73
228	017016 00005	1385 JEFFERSON AVE	ADG LLC	627.99	21,627.22
229	017017 00024C	116 CLEVELAND AVE	TONG KARINA	558.72	17,032.63
230	017017 00023	1360 JEFFERSON AVE	PHAM KRISTINA AND KARINA TONG	478.35	9,458.82
231	017017 00019	1382 JEFFERSON AVE	ADG LLC	578.52	19,014.10
232	017017 00016	1400 JEFFERSON AVE	ADG LLC	575.08	18,753.77
233	017017 00018	0 JEFFERSON AVE	ADG LLC	528.79	14,374.13
234	020006 00001	1266 POPLAR AVE	BD OF EDUCATION CITY OF MPHS	2,485.61	391,956.41
235	020005 00039	1234 E POPLAR AVE	MEMPHIS RECOVERY CENTERS INC	481.46	10,239.31
236	020005 00018	1234 POPLAR AVE	MEMPHIS RECOVERY CENTERS INC	862.66	28,946.77
237	020026 00005	243 N WATKINS ST	FOLEY CAITLIN	339.16	5,943.46
238	020025 00011	213 N CLEVELAND ST	SHELBY REALTY LLC	786.50	26,448.09
239	020026 00011	213 N WATKINS ST	WO SFR LLC	331.34	5,548.10
240	020025 00009	1302 POPLAR AVE	CASH AMERICA CENTRAL INC	478.37	13,700.43
241	020026 00017C	1370 POPLAR AVE	PIRTLE PROPERTIES LLC	620.14	22,838.00
242	017001 00003	1215 POPLAR AVE	BOWDEN PHILLIP R	494.82	14,379.20
243	017018 00001C	1359 POPLAR AVE	SPENCER SQUARE LTD	1,288.02	100,912.69
244	017018 00003	0 POPLAR AVE	SPENCER SQUARE LTD	988.10	40,014.17
245	017018 00004C	1389 POPLAR AVE	MCDONALDS CORPORATION	1,202.07	47,338.10
246	017019 00004	1433 POPLAR AVE	WAGGONER GERALD D	576.70	13,934.68
247	017019 00007	0 POPLAR AVE	GRAYSON WORTH LLC (1/2%) AND THOMAS E MARSH (1/2%)	607.21	17,144.98
248	017018 00009	0 N WATKINS ST	BREWER CURTIS E & ELAINE B	310.49	5,161.73
249	017008 00023	134 N CLAYBROOK ST	NGUYEN DAY T AND DIANE N TORRANCE (RS)	273.98	3,265.59
250	017018 00010	145 N WATKINS ST	REEDUS KEITH D	369.15	8,357.07
251	017019 00027	0 WASHINGTON ST	BRADLEY RUTHA	292.20	5,333.27
252	017008 00003	135 N CLEVELAND ST	ANWELL TN BELVEDERE LLC	280.89	4,404.93
253	017017 00001	0 N CLEVELAND ST	NGUYEN TINA AND KEVIN PHAM (RS)	348.11	5,733.21
254	017006 00010	121 N CLAYBROOK ST	TONGA PROPERTIES LLC	465.20	8,692.01
255	017008 00004	131 N CLEVELAND ST	PHAM MONICA	278.17	4,264.81
256	017017 00004	1371 WASHINGTON AVE	ADG LLC	411.55	4,906.81
257	017017 00005	1373 WASHINGTON AVE	ADG LLC	402.60	4,125.20
258	017017 00008	1381 WASHINGTON AVE	ADG LLC	405.68	4,467.16
259	017006 00015	1268 JEFFERSON AVE	GATHJE KATHLEEN AND PETER GATHJE	406.93	8,729.68
260	017008 00018	116 N CLAYBROOK ST	PHAM KRISTINA T	338.61	6,248.73
261	017008 00013	1304 JEFFERSON AVE	LE VAN V	251.94	3,770.03
262	017017 00013	0 N WATKINS ST	ADG LLC	284.70	4,030.26
263	017008 00008	0 ALLEY	ROMAN CATHOLIC DIOCESE OF MPHS	239.43	1,780.52
264	017020 00006	1447 WASHINGTON AVE	ADG LLC	289.63	4,042.23
265	017020 00027	132 E N WATKINS	ADG LLC	270.57	3,851.34
266	017017 00014	0 N WATKINS ST	ADG LLC	295.43	4,655.49
267	017008 00007	1324 JEFFERSON AVE	DOZIER CARROLL T REV BISHOP	736.64	32,587.43
268	017020 00008	1455 E WASHINGTON AVE	ADG LLC	287.02	3,975.36
269	017008 00015	1296 E JEFFERSON AVE	PHAM KRISTINA T	290.99	5,288.68
270	017020 00025	0 N	ADG LLC	303.35	5,361.39
271	017005 00004C	1279 JEFFERSON	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	460.69	11,941.50
272	017020 00015	1464 JEFFERSON AVE	ADG LLC	461.39	8,451.80
273	017009 00003	1303 JEFFERSON AVE	TONGA PROPERTIES LLC	279.60	4,549.58
274	017009 00004	1309 JEFFERSON AVE	DINH DOAN Q & MYLINH T	260.88	3,715.96
275	017009 00006	85 N CLEVELAND ST	DOZIER CARROLL T REV BISHOP	891.73	35,708.53
276	017009 00020	1292 E BEAUREGARD AVE	1292 BEAUREGARD LLC	406.92	10,267.53
277	017016 00016C	78 N CLEVELAND ST	PHAM KRISTINA T REVOCABLE LIVING TRUST	384.89	9,229.18
278	017021 00002	1427 E JEFFERSON AVE	ADG LLC	359.36	6,480.41
279	017009 00018	1293 BEAUREGARD AVE	1291 BEAUREGARD LLC	402.99	10,101.71
280	017009 00015	1303 BEAUREGARD AVE	1291 BEAUREGARD LLC	380.25	9,033.80
281	017021 00029	84 N WATKINS ST	ADG LLC	425.64	9,316.30
282	017009 00023	COURT AVE	CATHOLIC DIOCESE OF MEMPHIS	322.71	5,606.07
283	017016 00012	1368 COURT AVE	KAANHA PROPERTIES GP	514.52	10,610.68
284	017009 00016	1302 E COURT AVE	BELLWETHER CAPITAL PARTNERS LLC	388.38	9,424.24
285	017009 00024	1318 COURT AVE	SMH PARTNERS	297.62	4,944.02
286	017009 00011	51 N CLEVELAND ST	LE TIENG D & THUY T NGUYEN AND TAN D LE AND TUYEN LE AND TUYEN N LE AND TU LE	413.57	8,057.37
287	017016 00014	54 N CLEVELAND ST	NGUYEN TRINH TUYET THI	331.48	6,737.23
288	017021 00018C	1460 E COURT AVE	ADG LLC	611.67	20,575.51
289	017010 00003	1309 COURT AVE	LE TIENG DINH	394.24	8,709.70
290	017010 00004	1317 COURT AVE	LE TIENG D AND THUONG T T DOAN	313.60	5,350.28
291	017021 00017	1472 COURT AVE	ADG LLC	412.77	7,839.84
292	017010 00006	37 N CLEVELAND ST	NGUYEN LEE J & TRANG T LE	516.11	10,565.53
293	017005 00025	0 N MONTGOMERY ST	SOUTHERN COLLEGE OPTOMETRY	553.20	18,317.27
294	017005 00018	25 N CLAYBROOK ST	SOUTHERN COLLEGE OF OPTOMETRY	448.63	10,176.01
295	017005 00023	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	399.14	7,405.48
296	017005 00022Z	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	309.32	892.02
297	017006 00009	125 N CLAYBROOK ST	INTERNATIONAL IMMOBILIARE LLC	464.38	8,473.43
298	017006 00008	131 N CLAYBROOK ST	LUANGSALAT ORADY	467.69	8,674.48
299	017006 00007	135 N CLAYBROOK ST	TONGA PROPERTIES LLC	478.37	9,514.04
300	017006 00005C	139 N CLAYBROOK ST	WEMCO LLC	593.32	20,189.75
301	017006 00001C	1265 POPLAR AVE	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	2,260.40	274,883.14
302	017021 00014C	79 N MCNEIL ST	ADG LLC	261.73	4,177.20
303	017021 00013	0 JEFFERSON	ADG LLC	133.90	744.23
304	017021 00030	1469 JEFFERSON AVE	ADG LLC	346.30	7,507.56
305	017006 A00117	1271 POPLAR AVE #1107	KINGS PSYCHIATRIC SERVICES LLC	70.00	299.99
306	017006 A00116	1271 POPLAR AVE #1106	BALDWIN PERRY D	70.00	299.99
307	017006 A00115	1271 POPLAR AVE #1105	ZACHARY WILLIAM P	70.00	300.00
308	017006 A00114	1271 POPLAR AVE #1104	MCELREATH DAVID H & MYRTIS S	70.00	300.01

309	017006 A00113	1271 POPLAR AVE #1103	MCELREATH DAVID H & MYRTIS S	70.00	300.02
310	017006 A00130	1271 POPLAR AVE #1101	MCELREATH DAVID H & MYRTIS S	70.00	300.00
311	017006 A00131	1271 POPLAR AVE #1102	SCUDDER MICHAEL J	70.00	300.01
312	017006 A00111	1271 POPLAR AVE #1012	SATER BARBARA	70.00	300.01
313	017006 A00110	1271 POPLAR AVE #1011	MARTIN PASUALA	70.00	300.01
314	017006 A00109	1271 POPLAR AVE #1010	KAIL DANNY W & SOHEILA N	70.00	300.00
315	017006 A00091	1271 POPLAR AVE #904	FENSKE DOUGLAS W & LESLIE A	70.00	299.99
316	017006 A00092	1271 POPLAR AVE #905	HENSON GARY E & DAWN B	70.00	299.99
317	017006 A00090	1271 POPLAR AVE #903	MARTIN BRENT	70.00	299.99
318	017006 A00089	1271 POPLAR AVE #902	CHERRY BECKY A	70.00	300.00
319	017006 A00088	1271 POPLAR AVE #901	OUSLEY ZINA C	70.00	300.01
320	017006 A00087	1271 POPLAR AVE #812	BRODSKIY TIMUR	70.00	300.00
321	017006 A00086	1271 POPLAR AVE #811	DEWBERRY CHARLES W	70.00	300.01
322	017006 A00084	1271 POPLAR AVE #809	HENSON GARY E & DAWN B	70.00	300.01
323	017006 A00085	1271 POPLAR AVE #810	MCELREATH DAVID H & MYRTIS S	70.00	300.01
324	017006 A00083	1271 POPLAR AVE #808	PARADISE KNOLL LLC	70.00	300.00
325	017006 A00082	1271 POPLAR AVE #807	JHOB LLC	70.00	299.99
326	017006 A00081	1271 POPLAR AVE #806	MARTIN BRENT AND PASCUALA MARTIN	70.00	300.00
327	017006 A00080	1271 POPLAR AVE #805	CLARK WILLIAM A	70.00	300.00
328	017006 A00079	1271 POPLAR AVE #804	BERRYMAN DIAN	70.00	300.00
329	017006 A00062	1271 POPLAR AVE #611	BRANNON STEVE	70.00	300.01
330	017006 A00061	1271 POPLAR AVE #610	MCELREATH MYRTIS S & DAVID H	70.00	300.01
331	017006 A00060	1271 POPLAR AVE #609	WILLIAMS DUSTIN AND STEVEN CLEMENT	70.00	300.00
332	017006 A00059	1271 POPLAR AVE #608	HENSON GARY E & DAWN B	70.00	300.01
333	017006 A00058	1271 POPLAR AVE #607	SHEYNIN MARINA	70.00	300.00
334	017006 A00056	1271 POPLAR AVE #605	DAVIS TERESA C	70.00	300.00
335	017006 A00057	1271 POPLAR AVE #606	HARRIS JOSEPH JR	70.00	299.99
336	017006 A00055	1271 POPLAR AVE #604	BALDWIN PERRY D	70.00	299.99
337	017006 A00054	1271 POPLAR AVE #603	HUNTER ROBERT E	70.00	299.99
338	017006 A00053	1271 POPLAR AVE #602	MARTIN BRENT A	70.00	299.99
339	017006 A00052	1271 POPLAR AVE #601	DUMAIS ROBERT L JR	70.00	300.00
340	017006 A00051	1271 POPLAR AVE #512	HARNESS SHIRLEY P	70.00	299.99
341	017006 A00049	1271 POPLAR AVE #510	KATO MITSU HARU	70.00	300.02
342	017006 A00050	1271 POPLAR AVE #511	FARR SUE B	70.00	300.01
343	017006 A00032	1271 POPLAR AVE #405	CLARK RONALD	70.00	299.98
344	017006 A00031	1271 POPLAR AVE #404	HARRIS JOSEPH JR	70.00	299.98
345	017006 A00030	1271 POPLAR AVE #403	MCELREATH MYRTIS S & DAVID H	70.00	299.97
346	017006 A00028	1271 POPLAR AVE #401	MARTIN PASCUALA	70.00	300.01
347	017006 A00029	1271 POPLAR AVE #402	SHOWLER PETER AND DAWNA BENNETT AND CRAIG V THYNE & MARY J V THYNE	70.00	299.99
348	017006 A00027	1271 POPLAR AVE #312	HOLT MICHAEL	70.00	300.01
349	017006 A00026	1271 POPLAR AVE #311	SMITH WILLIAM H JR	70.00	300.01
350	017006 A00025	1271 POPLAR AVE #310	BECK ROBERT O III	70.00	300.03
351	017006 A00024	1271 POPLAR AVE #309	HENSON GARY E & DAWN B	70.00	300.03
352	017006 A00023	1271 POPLAR AVE #308	WILLIAMS DUSTIN & STEVEN CLEMENT	70.00	300.03
353	017006 A00021	1271 POPLAR AVE #306	MAURY WILLIAM P III & REBECCA W	70.00	300.01
354	017006 A00022	1271 POPLAR AVE #307	MOORE HAROLD L	70.00	300.02
355	017006 A00020	1271 POPLAR AVE #305	HENSON GARY E & DAWN B	70.00	300.01
356	017006 A00019	1271 POPLAR AVE #304	WATSON CARLTON	70.00	300.00
357	017006 A00002	1271 POPLAR AVE	BRYTON TOWER HOMEOWNERS ASSOCIATION INC	70.00	299.99
358	017006 A00001	1271 POPLAR AVE	BRYTON TOWER HOMEOWNERS ASSOCIATION INC	70.00	299.99
359	017006 A00127	1271 POPLAR AVE	BRYTON TOWER HOMEOWNERS ASSOCIATION INC	1,864.26	23,961.98
360	017020 00002	136 E N WATKINS	ADG LLC	257.98	3,518.25
361	017020 00003	1435 WASHINGTON AVE	ADG LLC	644.42	19,239.58
362	017020 00004	1439 E WASHINGTON AVE	ADG LLC	278.57	3,755.27
363	017020 00005	1443 WASHINGTON AVE	ADG LLC	283.18	3,663.28
364	017017 00022	1364 JEFERSON AVE	PHAM KRISTINA AND KARINA TONG	477.94	9,448.60
365	017017 00002Z	0 JOY PLACE ALY	MEMPHIS CITY OF	680.12	5,184.91
366	017021 00006Z	0 JEFFERSON AVE	MEMPHIS CITY OF	627.42	4,763.08
367	017005 00020	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	465.81	12,669.72
368	017017 00001Z	0 WASHINGTON AVE	MIM LLC	381.09	2,142.66
369	017017 00030	0 N CLEVELAND ST	NGUYEN TINA AND KEVIN PHAM (RS)	364.51	6,570.40
370	017017 00029	124 N CLEVELAND ST	NGUYEN TINA AND KEVIN PHAM (RS)	432.99	11,181.15
371	020026 00001C	1360 POPLAR AVE	NS RETAIL HOLDINGS LLC	2,126.82	194,609.22
372	020026 00003	251 N WATKINS ST	MINNIE LEE REALTY LLC	341.41	6,052.66
373	020026 00004	247 N WATKINS ST	KROGER CO (THE)	341.64	6,076.36
374	020024 00005C	1334 WILLIAM FIELDS AVE	EASTERN STAR BAPTIST CHURCH	545.95	18,084.26
375	020005 00045	1234 E POPLAR AVE	MEMPHIS RECOVERY CENTERS INC	253.61	1,463.34
376	020026 00006	235 N WATKINS ST	LE SUONG	334.26	5,660.09
377	020026 00007	233 N WATKINS ST	SINGH HARPREET	345.16	6,325.67
378	020025 00008	208 N CLAYBROOK ST	TONGA PROPERTIES LLC	326.71	6,303.89
379	020025 00010	1330 POPLAR AVE	RNJTN PROPERTIES LLC	1,065.28	46,747.38
380	020026 00012	207 N WATKINS ST	PHAM KRISTINA	345.62	6,413.64
381	020025 00004	1336 POPLAR AVE	SALEH MEFTUHA AND FOZIA A IBRAHIM	562.34	20,574.05
382	020026 00013	203 N WATKINS ST	PEAK PROPERTIES LLC	331.08	5,661.88
383	017001 00004	1225 POPLAR AVE	BOWDEN PHILLIP R	438.15	10,737.41
384	020026 00016	1380 POPLAR AVE	BROWN AND ROBINSON (PSO)	295.74	3,175.80
385	020026 00015	1382 POPLAR AVE	SYCAMORE ENTERPRISES LLC	301.75	3,621.11
386	020026 00014	1390 POPLAR AVE	SB MILLBRANCH PARTNERS	357.36	7,277.59
387	017001 A00005C	161 N MONTGOMERY ST	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	425.94	7,959.33
388	017001 A00001C	157 N MONTGOMERY ST	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	424.83	7,867.44
389	017001 00007	151 N MONTGOMERY ST	GRACE HOUSE OF MEMPHIS INC	455.87	10,426.41
390	017006 A00125	1271 POPLAR AVE	SIMMONS STELLA	70.00	300.02
391	017019 00029	152 N WATKINS ST	ADG LLC	1,941.59	85,389.57
392	017018 00006C	171 N WATKINS ST	BREWER CURTIS E & ELAINE	506.55	15,820.43
393	017019 00006	1447 POPLAR AVE	DOERING JOHN H & PATRICIA B	578.82	14,000.34
394	017019 00023	1469 POPLAR AVE	ASPEN DEVELOPMENTS GROUP LLC (75%) AND SAFFARINI INVESTMENT INC (25%)	628.65	19,397.51
395	017018 00008	0 N WATKINS ST	BREWER CURTIS	300.71	4,538.00
396	017008 00001	136 N CLAYBROOK ST	HARRIS GREGORY J	259.22	2,441.35
397	017008 00002	1303 WASHINGTON AVE	ROMAN CATHOLIC DIOCESE OF MPHS	978.65	52,780.02
398	017008 00022	130 N CLAYBROOK	CATHOLIC DIOCESE OF MEMPHIS	276.58	3,443.86
399	017019 00025	0 WASHINGTON AVE	BRADLEY RUTHA L	284.20	5,036.07
400	017008 00021	126 N CLAYBROOK	CATHOLIC DIOCESE OF MEMPHIS	270.44	3,159.81
401	017019 00009	0 WASHINGTON AVE	ASPEN DEVELOPMENTS GROUP LLC (75%) AND SAFFARINI INVESTMENT INC (25%)	421.56	9,275.55
402	017008 00019	120 N CLAYBROOK	CATHOLIC DIOCESE OF MEMPHIS	462.98	6,147.01
403	017008 00020	122 N CLAYBROOK	CATHOLIC DIOCESE OF MEMPHIS	281.98	3,807.84
404	017017 00002	1367 WASHINGTON AVE	ADG LLC	406.39	4,411.03
405	017017 00003	1369 WASHINGTON AVE	MIM LLC	401.26	3,975.00
406	017017 00006	1375 WASHINGTON AVE	ADG LLC	456.31	8,921.57
407	017017 00007	1379 WASHINGTON AVE	ADG LLC	402.73	4,173.70
408	017020 00001	0 E N WATKINS	ADG LLC	310.32	5,413.40
409	017017 00009	1385 WASHINGTON AVE	ADG LLC	454.41	8,824.42
410	017006 00011C	1278 JEFFERSON AVE	DOAN DUC P	713.27	24,147.81
411	017017 00010C	1389 WASHINGTON AVE	ADG LLC	484.49	7,151.63

412	017008 00005	127 N CLEVELAND ST	NGUYEN THUY D & BICHLAN T TRAN	275.83	4,142.42
413	017017 00011	1393 WASHINGTON AVE	ADG LLC	340.69	4,481.87
414	017017 00012	135 N WATKINS ST	ADG LLC	310.61	5,299.45
415	017020 00031	134 E N WATKINS	ADG LLC	281.17	3,858.59
416	017008 00006	123 N CLEVELAND ST	CATHOLIC DIOCESE OF MEMPHIS	272.79	3,986.57
417	017020 00032	0 N WATKINS	ADG LLC	371.42	3,268.75
418	017008 00012	1308 JEFFERSON AVE	LE PHUONG T	263.34	4,172.49
419	017008 00010	1320 JEFFERSON AVE	POWELL TOYA T	445.42	8,235.93
420	017020 00030	128 N WATKINS	ADG LLC	329.52	6,304.80
421	017008 00009	0 JEFFERSON AVE	DOZIER CARROLL T REV BISHOP	445.89	8,287.52
422	017008 00017	112 N CLAYBROOK AVE	THAI AN THI	333.17	5,878.88
423	017020 00007	1451 WASHINGTON AVE	ADG LLC	290.82	4,141.42
424	017020 00009	1459 E WASHINGTON AVE	ADG LLC	289.01	4,112.43
425	017020 00010	1463 E WASHINGTON AVE	ADG LLC	282.61	3,808.89
426	017020 00011	1467 E WASHINGTON AVE	ADG LLC	280.01	3,704.99
427	017020 00012	1471 WASHINGTON AVE	ADG LLC	279.19	3,693.51
428	017008 00014	1304 JEFFERSON AVE	PHAM ANDY	299.06	4,998.61
429	017020 00026	128 E N WATKINS	ADG LLC	276.21	4,095.89
430	017020 00029	122 E N WATKINS	ADG LLC	293.88	4,369.21
431	017008 00011	1308 JEFFERSON AVE	PHAM ANDY	298.55	5,045.50
432	017008 00016	1292 JEFFERSON AVE	DINH THERESA	216.23	2,878.96
433	017017 00015	123 N WATKINS ST	BANKS R C	284.88	4,192.42
434	017020 00028	9 E N WATKINS	ADG LLC	277.69	3,451.68
435	017020 00013	121 N MCNEIL	ADG LLC	730.30	20,705.30
436	017020 00024	114 N WATKINS	ADG LLC	250.64	3,925.59
437	017005 00056	JEFFERSON AVE	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	1,339.46	89,253.26
438	017020 00021C	1422 E JEFFERSON AVE	ADG LLC	818.09	41,501.60
439	017005 00047	JEFFERSON AVE	MISSISSIPPI BOULEVARD CHRISTIAN CHURCH	457.98	12,354.48
440	017020 00020	1440 JEFFERSON AVE	ADG LLC	464.32	8,601.91
441	017020 00019	1444 JEFFERSON AVE	ADG LLC	457.86	8,026.25
442	017020 00018	1450 JEFFERSON AVE	ADG LLC	461.18	8,358.07
443	017020 00023	1410 JEFFERSON	ADG LLC	374.84	7,848.61
444	017009 00001	1295 JEFFERSON AVE	SCHNEIDER ROBERT	278.01	4,767.72
445	017020 00017	1454 JEFFERSON	ADG LLC	459.74	8,250.59
446	017009 00002	1297 JEFFERSON AVE	TONGA PROPERTIES LLC	286.45	4,860.86
447	017020 00016	1462 JEFFERSON AVE	ADG LLC	459.88	8,289.63
448	017020 00014	1468 E JEFFERSON AVE	ADG LLC	544.39	16,153.11
449	017016 00001C	90 N CLEVELAND ST	PHAM KIET	393.25	9,589.06
450	017016 00003C	1373 JEFFERSON AVE	ADG LLC	825.45	42,565.24
451	017009 00019	1302 E BEAUREGARD AVE	1291 BEAUREGARD LLC	380.76	9,091.01
452	017016 00006	1393 JEFFERSON AVE	ADG LLC	625.74	21,264.68
453	017016 00007	85 N WATKINS ST	ADG LLC	579.68	16,233.43
454	017021 00001	92 N WATKINS	ADG LLC	438.69	10,276.33
455	017009 00007	0 N CLEVELAND ST	BUECHLEIN DANIEL M REV BISHOP	547.31	13,679.67
456	017021 00003C	1433 E JEFFERSON AVE	ADG LLC	627.73	21,199.12
457	017021 00005	1441 JEFFERSON	ADG LLC	533.20	11,100.22
458	017021 00007C	1453 JEFFERSON	ADG LLC	774.34	37,053.13
459	017009 00008	0 N CLEVELAND ST	DOZIER CARROLL T REV BISHOP	514.40	10,242.86
460	017021 00015	75 N MCNEIL ST	ADG LLC	250.68	3,776.91
461	017005 00057	60 N MONTGOMERY ST	NBA MISSISSIPPI BLVD CHRISTIAN HOUSING AUTHORITY INC	1,283.02	80,500.63
462	017016 00017	70 N CLEVELAND ST	BURRELL HUE S	357.01	7,764.37
463	017021 00028	76 N WATKINS ST	ADG LLC	574.23	17,397.83
464	017009 00009	0 N CLEVELAND ST	DOZIER CARROLL T REV BISHOP	536.71	12,589.69
465	017009 00017	1292 COURT AVE	BH PARTNERS LLC	414.42	10,711.49
466	017016 00010C	1386 COURT AVE	KAANHA PROPERTIES GP	711.62	30,915.38
467	017009 00022	1312 COURT AVE	SMH PARTNERS	297.92	4,956.53
468	017009 00012	1328 COURT AVE	LE TUYEN	310.86	5,412.85
469	017016 00018	60 N CLEVELAND ST	NGUYEN THINH TUYET THI	320.53	4,866.05
470	017009 00010	0 N CLEVELAND ST	SHELBY COUNTY TAX SALE 17.04	393.76	6,993.28
471	017021 00024C	1414 COURT AVE	COURT MANOR INC	1,003.79	60,585.11
472	017021 00023	1440 COURT AVE	COURT MANOR INC	506.85	10,123.25
473	017010 00022C	44 N CLAYBROOK	CGIENT LLC SERIES 44 N CLAYBROOK	549.00	17,394.04
474	017021 00020	1456 COURT AVE	ADG LLC	508.01	10,023.25
475	017005 00058	CLAYBROOK ST	SMH PARTNERS	566.51	19,318.08
476	017021 00016	69 N MCNEIL	ADG LLC	199.67	2,490.92
477	017010 00005	43 N CLEVELAND ST	SMH PARTNERS	530.02	11,752.85
478	017015 00001C	32 N CLEVELAND ST	PHAM KRISTINE T AND MONICA PHAM AND KARIN TONG	768.01	36,591.42
479	017015 00003	0 COURT AVE	PHAM KRISTINA T AND MONCIA PHAM AND KARIN TONG	567.07	15,640.97
480	017005 00025Z	0 JEFFERSON AVE	SOUTHERN COLLEGE OF OPTOMETRY	574.41	2,439.76
481	017010 00024	33 N CLEVELAND ST	TEEN CHALLENGE OF MEMPHIS INC	720.80	16,904.05
482	017005 00019	0 N CLAYBROOK ST	SOUTHERN COLLEGE OF OPTOMETRY	458.01	10,915.08
483	017022 00001	1413 COURT AVE	KUNA INVESTMENTS LLC	413.85	7,993.72
484	017022 00002	1417 COURT AVE	RUSSELL JEANNE M	413.75	8,021.91
485	017022 00003	1425 COURT AVE	HOLLAND GEORGE L & MICAL D	409.51	7,728.52
486	017010 00008	27 N CLEVELAND	TEEN CHALLENGE OF MEMPHIS INC	488.45	9,351.34
487	017022 00004C	1429 COURT AVE	PEARL VENTURES LLC	714.64	31,033.19
488	017005 00024	0 MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	410.46	8,164.33
489	017010 00019	0 N CLAYBROOK ST	MEMPHIS CITY OF FOR THE USE AND BENEFIT OF MEMPHIS AREA TRANSIT AND	411.03	10,550.75
490	017022 00006	1443 COURT AVE	MEMPHIS COMMUNITY HOUSING	616.84	20,841.21
491	017005 00022	MADISON	SOUTHERN COLLEGE OF OPTOMETRY	422.33	9,237.72
492	017010 00015C	1306 MADISON AVE	MEMPHIS CITY OF FOR THE USE AND BENEFIT OF THE MEMPHIS AREA TRANSIT AND	642.43	23,465.01
493	017005 00021	1270 E MADISON AVE	SOUTHERN COLLEGE OF OPTOMETRY	445.56	11,083.48
494	017010 00014	1314 MADISON AVE	PAPAGEORGEON SHIRLEY D	491.98	7,771.17
495	017010 00013	1316 MADISON AVE	PHAM PHUOC	537.54	12,537.73
496	017010 00009C	1340 MADISON AVE	TEEN CHALLENGE OF MEMPHIS INC	820.43	37,036.87
497	017010 00017	MADISON	MDM INVESTMENTS OF MEMPHIS LLC	305.36	5,118.23
498	017022 00022	24 N WATKINS	KROSSTOWN LLC	412.47	8,149.73
499	017010 00012	1322 MADISON AVE	URBINA FLOR IDALIA GUEVARA	324.26	4,862.76
500	017015 00021	15 WATKINS ST	NEW DAWN SOCIAL SERVICES	235.36	3,386.72
501	017022 00007C	1465 COURT AVE	ALPHA OMEGA VETERANS SERVICES INC	899.02	50,913.99
502	017006 A00126	1271 POPLAR AVE	BONNER BARBARA B AND CLYDE E BONNER (RS)	70.00	300.00
503	017006 A00124	1271 POPLAR AVE	FARR RALPH L	70.00	300.01
504	017006 A00123	1271 POPLAR AVE	TABOR CAROL W AND ZACHERY J TABOR (RS)	70.00	300.01
505	017006 A00122	1271 POPLAR AVE	CHESTER ALLIE	70.00	300.01
506	017006 A00121	1271 POPLAR AVE	SNYDER SHERMAN	70.00	300.00
507	017006 A00120	1271 POPLAR AVE	MCELREATH DAVID H & MYRTIS S	70.00	299.99
508	017006 A00118	1271 POPLAR AVE #1108	MCELREATH DAVID H & MYRTIS S	70.00	300.00
509	017006 A00119	1271 POPLAR AVE	BREWER ARQUE (R Q)	70.00	299.99
510	017006 A00108	1271 POPLAR AVE #1009	HURST W R & RUTH L	70.00	299.97
511	017006 A00107	1271 POPLAR AVE #1008	LITTLE LOTHROP S & MARY K	70.00	299.97
512	017006 A00105	1271 POPLAR AVE #1006	DODGE FAMILY RUST	70.00	299.99
513	017006 A00106	1271 POPLAR AVE #1007	KNIGHT DAVID K	70.00	300.00
514	017006 A00104	1271 POPLAR AVE #1005	JHOB LLC	70.00	300.00

515	017006 A00103	1271 POPLAR AVE #1004	PIERI ANNA B	70.00	300.00
516	017006 A00102	1271 POPLAR AVE #1003	GREEN JOHN J	70.00	299.99
517	017006 A00101	1271 POPLAR AVE #1002	DORMAN PAUL C AND RAYMOND WEBER (RS)	70.00	300.02
518	017006 A00100	1271 POPLAR AVE #1001	FORD CHRISTOPHER M AND LENARD J LENHART (RS)	70.00	300.02
519	017006 A00098	1271 POPLAR AVE #911	BENNETT DAWNA AND PETER L SHOWLER	70.00	300.02
520	017006 A00099	1271 POPLAR AVE #912	SATER BARBARA J	70.00	300.03
521	017006 A00097	1271 POPLAR AVE #910	HUGHES JOHN	70.00	300.01
522	017006 A00096	1271 POPLAR AVE #909	MCELREATH DAVID H & MYRTIS S	70.00	299.99
523	017006 A00095	1271 POPLAR AVE #908	HENSON GARY E & DAWN B	70.00	300.01
524	017006 A00094	1271 POPLAR AVE #907	HENSON GARY E & DAWN B	70.00	300.00
525	017006 A00093	1271 POPLAR AVE #906	MCDOW REGINALD K	70.00	299.99
526	017006 A00077	1271 POPLAR AVE #802	HENSON GARY E & DAWN B	70.00	299.99
527	017006 A00078	1271 POPLAR AVE #803	FARLEY MARILYN J	70.00	299.99
528	017006 A00076	1271 POPLAR AVE #801	JHOB LLC	70.00	300.00
529	017006 A00075	1271 POPLAR AVE #712	HENSON GARY E & DAWN B	70.00	300.01
530	017006 A00074	1271 POPLAR AVE #711	HURST RUTH L	70.00	300.01
531	017006 A00073	1271 POPLAR AVE #710	HENSON GARY E & DAWN B	70.00	300.01
532	017006 A00072	1271 POPLAR AVE #709	FORD CHRISTOPHER M AND LENARD J LENHART (RS)	70.00	300.02
533	017006 A00070	1271 POPLAR AVE #707	YOUNG LARRY J	70.00	299.99
534	017006 A00071	1271 POPLAR AVE #708	ELMS ERIC L	70.00	300.00
535	017006 A00069	1271 POPLAR AVE #706	MARKS THOMAS I & SHARON G	70.00	299.98
536	017006 A00068	1271 POPLAR AVE #705	MCELREATH DAVID H & MYRTIS S	70.00	300.01
537	017006 A00067	1271 POPLAR AVE #704	JHOB LLC	70.00	300.00
538	017006 A00066	1271 POPLAR AVE #703	HORGAN MICHAEL R	70.00	299.99
539	017006 A00065	1271 POPLAR AVE #702	MOORE MICHAEL P	70.00	299.99
540	017006 A00063	1271 POPLAR AVE #612	MCELREATH DAVID H & MYRTIS S	70.00	300.01
541	017006 A00064	1271 POPLAR AVE #701	MARKS THOMAS I & SHARON G	70.00	300.00
542	017006 A00048	1271 POPLAR AVE #509	HARRIS JOSEPH JR	70.00	300.02
543	017006 A00047	1271 POPLAR AVE #508	BENNETT DAWNA AND PETER L SHOWLER	70.00	300.01
544	017006 A00046	1271 POPLAR AVE #507	RUTLEDGE MARK S	70.00	300.01
545	017006 A00045	1271 POPLAR AVE #506	HENSON GARY E & DAWN B	70.00	300.01
546	017006 A00044	1271 POPLAR AVE #505	MAURY WILLIAM P III & REBECCA W	70.00	299.98
547	017006 A00042	1271 POPLAR AVE #503	BREWER R Q	70.00	299.98
548	017006 A00043	1271 POPLAR AVE #504	WILLIAMS DUSTIN AND STEVEN CLEMENT	70.00	299.99
549	017006 A00041	1271 POPLAR AVE #502	SCATES SEAN M & BRIAN S SIMS	70.00	299.98
550	017006 A00040	1271 POPLAR AVE #501	BREWER R Q	70.00	299.98
551	017006 A00039	1271 POPLAR AVE #412	POPLARAVE412 LLC	70.00	300.00
552	017006 A00038	1271 POPLAR AVE #411	ISOM EDWARD L JR	70.00	299.99
553	017006 A00037	1271 POPLAR AVE #410	HUGHES JOHN	70.00	300.01
554	017006 A00035	1271 POPLAR AVE #408	BUTCHER JR ALBERT M	70.00	299.99
555	017006 A00036	1271 POPLAR AVE #409	HENSON GARY E & DAWN B	70.00	300.00
556	017006 A00034	1271 POPLAR AVE #407	HARRIS FAMILY TRUST	70.00	300.00
557	017006 A00033	1271 POPLAR AVE #406	MARTIN BRENT & PASCUALA	70.00	300.00
558	017006 A00018	1271 POPLAR AVE #303	FENSKE LESLIE A	70.00	300.00
559	017006 A00017	1271 POPLAR AVE #302	ZWERG KRISTINA	70.00	299.99
560	017006 A00016	1271 POPLAR AVE #301	SUMMERLIN WENDY V	70.00	300.00
561	017006 A00014	1271 POPLAR AVE #211	CARLILE THAD J	70.00	300.00
562	017006 A00015	1271 POPLAR AVE #212	BROOKS SAM R	70.00	300.00
563	017006 A00013	1271 POPLAR AVE #210	FREY ERIC AND ELIZABETH A GONDA TRUST	70.00	299.99
564	017006 A00012	1271 POPLAR AVE #209	HARRIS SHARON	70.00	300.00
565	017006 A00011	1271 POPLAR AVE #208	HUGHES LUCY	70.00	300.01
566	017006 A00010	1271 POPLAR AVE #207	MARTIN PASCUALA	70.00	300.01
567	017006 A00009	1271 POPLAR AVE #206	DAVIS TERESA C	70.00	300.00
568	017006 A00007	1271 POPLAR AVE #204	BREWER R Q & DOLLY	70.00	300.01
569	017006 A00008	1271 POPLAR AVE #205	MAXWELL JEDDIE	70.00	300.00
570	017006 A00006	1271 POPLAR AVE #203	MARTIN PASCUALA	70.00	299.99
571	017006 A00005	1271 POPLAR AVE #202	HOLDER L MARK	70.00	299.99
572	017006 A00004	1271 POPLAR AVE #201	REED MICHAEL R	70.00	300.00
573	017006 A00003	1271 POPLAR AVE	BRYTON TOWER HOMEOWNERS ASSOCIATION INC	70.00	300.00
574	017007 00015	1296 WASHINGTON AVE	TONGA PROPERTIES LLC	390.00	6,750.08
575	017007 00009	153 N CLEVELAND ST	LAMANILAO EDWIN & MARIA	591.63	21,871.02
576	017007 00010C	1326 WASHINGTON AVE	LAMANILAO EDWIN & MARIA	500.53	9,804.55
577	017007 00016	150 N CLAYBROOK ST	VO HOANG N & MYHANH T AND HUYNH N VO AND HIEN N VO	500.01	15,000.21
578	017007 00006C	1333 POPLAR AVE	ARC RNMPHTN001 LLC	802.89	35,964.86
579	017007 00005	0 POPLAR AVE	KOTLER EXTERMINATING CO INC	450.75	7,498.97
580	017007 00004	0 POPLAR AVE	KOTLER EXTERMINATING CO INC	468.13	9,203.12
581	017007 00001C	1295 POPLAR AVE	FRIENDS PROPERTIES LLC	1,350.26	73,699.54
582	017007 00003	1313 POPLAR AVE	KOTLER DAVID C REVOCABLE TRUST	506.19	12,816.42
583	017020 00003Z	0 JOY PLACE ALY	MEMPHIS CITY OF	1,310.44	10,222.62
584	017017 00011Z	0 JOY PLACE ALY	MIM LLC	376.29	1,948.41
585	017016 00003Z	0 JEFFERSON AVE	MEMPHIS CITY OF	989.26	7,657.79
586	017021 00006	1447 JEFFERSON	ADG LLC	525.05	10,268.25
587	017017 00020C	1368 JEFFERSON AVE	TONG KARINA	577.33	18,866.68
588	017021 00001Z	0 JEFFERSON AVE	MEMPHIS CITY OF	1,392.52	32,308.43
589	017021 00021C	1450 COURT AVE	ADG LLC	606.75	20,225.99
590	017010 00023	0 CLAYBROOK	TEEN CHALLENGE OF MEMPHIS INC	275.10	4,314.83
591	017010 00025	32 N CLAYBROOK ST	SMH PARTNERS	509.13	10,376.52
592	017010 00026	28 N CLAYBROOK ST	SMH PARTNERS	521.82	11,801.88
593	020024 00007	1328 WILLIAM FIELDS AVE	EASTERN STAR MISSIONARY BAPTIST CHURCH (TRS)	420.68	7,873.49
594	020024 00013	243 N CLAYBROOK ST	INTERSTATE BLOOD BANK INC	464.31	9,311.57
595	017019 00022	1455 POPLAR AVE	SMITH-CARR RUTHA L	602.49	16,506.03
596	017019 00003	1429 POPLAR AVE	DAY DOROTHY HOUSE OF HOSPITALITY INC	574.69	13,794.41
597	017019 00028	1411 POPLAR AVE	KROGER LIMITED PARTNERSHIP I	800.57	37,876.16
598	020025 00001	218 N CLAYBROOK	CAO PHONG T	300.95	5,028.28
599	020025 00007	0 N CLAYBROOK ST	TONGA PROPERTIES LLC	302.67	5,066.73
600	020024 00009C	WILLIAM FIELDS	EASTERN STAR MISSN BAPT CH INC	394.66	7,212.06
601	020024 00008	1302 WILLIAM FIELDS	EASTERN STAR MISSIONARY BAPTIST CHURCH INC	731.11	32,737.17
602	020024 A00014	242 CLAYBROOK ST	KGT & SONS TN LLC	291.28	4,057.17
603	017009 00021	BEAUREGARD AVE	DOZIER MOST REV CARROL T THE	320.06	5,431.17
604	017009 00005	1315 JEFFERSON	DOZIER CARROLL T	477.91	9,336.60
605	017015 00024	1350 MADISON AVE	TRAN ANN & MARTIN VAN VO	486.75	6,586.89
606	017015 00023	1348 MADISON AVE	SKEFOS JAMES J AND HARRY VALSAMIS (PSO)	562.97	11,924.29
607	017015 00016	0 MADISON AVE	SKEFOS JAMES J AND HARRY VALSAMIS (PSO)	592.94	19,159.97
608	020002 00013	450 N BELLEVUE ST	TENNISON BROTHERS	1,690.22	130,439.57
609	020003 00001C	436 N BELLEVUE BLVD	TONGA PROPERTIES LLC	548.95	19,318.65
610	020003 00003	427 MONTGOMERY	BUTLER BENJAMIN J & LAUREL SUCSY	409.82	7,820.87
611	020011 00003	435 MALVERN ST	CROSSTOWN GROUP LLC	375.40	7,052.64
612	020012 00013	440 MALVERN ST	RIVER CITY RENTAL HOUSING LLC	368.47	6,634.15
613	020003 00020	1230 OVERTON PARK AVE	MEMPHIS APARTMENT INVESTMENTS LLC	1,011.78	36,544.07
614	020011 00004	431 MALVERN ST	NAPIER WILLIAM AND PATSY NAPIER LIVING TRUST	370.59	6,754.84
615	020012 00012	434 MALVERN ST	CROSSTOWN GROUP LLC	373.41	6,883.89
616	020011 00017	426 N MONTGOMERY ST	KAAZ SPENCER	376.45	6,624.13
617	020012 00010	422 MALVERN ST	CROSSTOWN GROUP LLC	382.26	7,329.25

618	020012 00009	418 E MALVERN ST	KARIMNIA MARY J AND LUIS E GONZALEZ	367.93	6,251.33
619	020011 00008	411 MALVERN ST	CROSSTOWN GROUP LLC	370.89	6,881.21
620	020018 00013	418 CLAYBROOK ST	MEMPHIS APARTMENT INVESTMENTS LLC	398.35	7,605.04
621	020011 00011	1244 OVERTON PARK AVE	TOWNSEND MELANIE J	395.83	7,324.21
622	020011 00010	1254 OVERTON PARK AVE	BRAZELL TERRY L & LINDA	393.36	7,173.52
623	020012 00007	1270 OVERTON PARK AVE	CROSSTOWN GROUP LLC	421.36	9,179.58
624	020020 00022	1378 OVERTON PARK AVE	MEMPHIS TENN CONGREGATION OF JEHOVAHS WITNESSES MID-TOWN CONGREGATION	599.94	21,783.25
625	020020 00018	0 OVERTON PARK AVE	AUTOZONE DEVELOPMENT CORPORATION	403.08	10,132.24
626	020020 00006	337 CLEVELAND AVE	GRIF-CO LAUNDRY LLC	751.85	33,956.57
627	020020 00009	342 N CLAYBROOK ST	CROSSTOWN GROUP LLC	427.81	9,171.17
628	020021 00007	345 N WATKINS ST	ARNOLD DANIEL P	358.09	6,300.59
629	020007 00001	326 N MONTGOMERY ST	TAYLOR ROBERT M	402.73	8,222.33
630	020005 00032	316 N BELLEVUE BLVD	DEEPER WALK MINISTRIES INC	522.31	10,247.56
631	020005 00031	310 N BELLEVUE BLVD	DEEPER WALK MINISTRIES INC	524.31	10,464.14
632	020007 00004	315 MALVERN ST	TONGA PROPERTIES LLC	357.86	6,389.93
633	020008 00003	319 N CLAYBROOK ST	WALZ CLARA E & JACOB	367.22	6,528.49
634	020005 00027C	300 N BELLEVUE BLVD	DOWNTOWN MEMPHIS MINISTRY INC	819.71	41,927.01
635	020005 00007	299 N MONTGOMERY ST	AYERS JEFFREY T	519.63	10,404.54
636	020007 00023	304 N MONTGOMERY ST	FORD KENDRIC T & COURTNEY N	386.27	7,159.63
637	020008 00024	310 MALVERN ST	STEWART BEVERLY A	364.72	6,557.34
638	020007 00007	299 MALVERN ST	JONES STEPHEN R & PEGGY J	361.48	6,562.49
639	020008 00006	305 N CLAYBROOK ST	PATTON VICKI	374.50	6,857.57
640	020022 00003	319 N WATKINS ST	RELYEA BARBARA W	406.08	8,928.26
641	020008 00007	299 N CLAYBROOK ST	ROSS SHERRY E	374.16	6,872.14
642	020007 00008	295 MALVERN ST	HOLMAN ANDRE	362.23	6,587.93
643	020008 00008	295 N CLAYBROOK ST	MOORE THOMAS & MAYTE	373.44	6,873.02
644	020007 00009	289 MALVERN ST	CG DREAMWORKS LLC	363.39	6,639.31
645	020007 00019	284 N MONTGOMERY ST	TONGA PROPERTIES LLC	382.08	6,987.82
646	020008 00020	290 MALVERN ST	TONGA PROPERTIES LLC	367.86	6,685.49
647	020007 00010	285 MALVERN ST	DILLMAN CHRISTIE A	360.84	6,452.94
648	020007 00018	280 N MONTGOMERY ST	DACUS DONNIE W & CAROLYN A	381.82	6,971.16
649	020022 00016	286 N CLEVELAND ST	SKEFOS NICHOLAS H M IRREVOCABLE TRUST I (1/2%) AND	335.23	6,027.29
650	020007 00015	264 N MONTGOMERY ST	ELMI YASIN H & ISTARLADEN F MOHAMED	394.55	7,803.45
651	020008 00016	270 MALVERN ST	MIDTOWN RESTORATION LLC AND CROSSTOWN GROUP LLC	367.80	6,644.14
652	020008 00013	269 N CLAYBROOK ST	THAYER MATTHEW W & KRISTA M W	369.55	6,725.93
653	020007 00014	265 MALVERN ST	LE TUYEN NGOC	369.72	7,115.79
654	020005 00012	255 N MONTGOMERY ST	MATTHEWS KOAI & TIFFANY	553.75	13,215.45
655	020005 00035	1200 E POPLAR AVE	MOORE WILLIAM R SCHOOL OF TECH	692.12	15,569.92
656	020021 00023	367 N WATKINS ST	SANDERS DANA L	366.56	6,663.90
657	020021 00025	375 N WATKINS ST	LIGHTLE JULIAN B AND DEIDRE D	371.00	6,958.56
658	020021 00024	379 N WATKINS ST	EDWARDS IAN J & LEANN	371.05	6,959.39
659	020019 00001C	438 N CLEVELAND ST	BLUFF CITY ENTERPRISES	724.48	25,741.44
660	020019 00010	419 N WATKINS ST	BLUFF CITY ENTERPRISES INC	419.51	9,151.31
661	020019 00012	430 CLEVELAND ST	SKEFOS H JERRY	1,095.58	56,936.39
662	020002 00001Z	0 N BELLEVUE BLVD	TENNISON BROS INC	1,347.84	14,005.46
663	020096 00001	0 N BELLEVUE BLVD	TENNISON BROTHERS INC	401.93	8,737.23
664	020011 00001	438 N MONTGOMERY ST	ROEDER MICAH	364.19	5,833.06
665	020011 00002	443 MALVERN ST	TONGA PROPERTIES LLC	354.48	5,604.50
666	020011 00019	436 N MONTGOMERY ST	KARIMNIA MARY JO	385.34	7,298.94
667	020012 00001	444 MALVERN ST	RIVER CITY RENTAL HOUSING LLC	348.92	5,397.41
668	020011 00018	432 N MONTGOMERY ST	CROSSTOWN GROUP LLC	380.84	6,958.24
669	020018 00022	1325 AUTUMN AVE	UNITED STATES POSTAL SERVICE	1,586.96	107,983.85
670	020011 00005	423 MALVERN ST	WEST REBECCA	363.34	6,292.23
671	020018 00006	1349 AUTUMN AVE	MSMI INVESTMENTS LLC	312.12	4,735.58
672	020018 00007	431 CLEVELAND ST	COLLINS PATRICK S	473.21	12,794.00
673	020011 00016	420 N MONTGOMERY ST	GOFF SAMUEL D	375.91	6,560.21
674	020012 00011	426 MALVERN ST	MEMPHIS APARTMENT INVESTMENT LLC	371.29	6,658.94
675	020003 00014	1220 OVERTON PARK	MEMPHIS APARTMENT INVESTMENTS LLC	698.11	25,190.92
676	020011 00006	419 MALVERN ST	JACOB CECELIA	366.05	6,501.89
677	020011 00021	416 E N MONTGOMERY	CROSSTOWN GROUP LLC	383.85	6,914.60
678	020011 00007	415 MALVERN ST	WEST REBECCA	366.44	6,556.06
679	020011 00014	412 N MONTGOMERY ST	AAT INVESTMENTS LLC	387.90	7,375.94
680	020011 00020	0 N MONTGOMERY	SHELBY COUNTY TAX SALE 18.03	149.02	223.31
681	020018 00023	0 CLEVELAND ST	KIRSCH DAVID REVOCABLE TRUST	182.87	597.42
682	020011 00013	1236 OVERTON PARK AVE	MARTIN LAWRENCE	438.32	10,423.67
683	020012 00008	410 MALVERN ST	KING FRENCHIE	379.77	6,984.42
684	020011 00012	1242 OVERTON PARK AVE	BLANDA PAUL J	397.10	7,383.78
685	020011 00009	1256 OVERTON PARK AVE	BAKINVESTMENTS LLC	414.21	8,751.77
686	020018 00018C	5050 N CLAYBROOK ST	WAREHOUSE GARAGE LLC	905.43	19,716.57
687	020018 00011	412 OVERTON PARK	MEMPHIS APARTMENT INVESTMENTS LLC	923.99	53,718.90
688	020012 00006	1276 OVERTON PARK AVE	DOYLE JAMES G AND LINDA B DOYLE (ESTATE OF)	398.22	7,552.04
689	020018 00015	413 CLEVELAND ST	MEMPHIS URBAN LEAGUE INC THE	586.29	15,149.79
690	020012 00005	1280 OVERTON PARK AVE	VERNA JAMES	399.71	7,760.58
691	020012 00003	1286 OVERTON PARK AVE	TONGA PROPERTIES LLC	494.62	7,218.98
692	020018 00010	1330 OVERTON PARK	SKEFOS JAMES J	615.19	19,789.46
693	020012 00004	1292 OVERTON PARK AVE	TONGA PROPERTIES LLC	370.15	7,504.62
694	020018 00021	1342 OVERTON PARK AVE	CASTLEMAN PHILLIP M LIVING TRUST (TR) AND	527.61	12,872.24
695	020018 00020	405 N CLEVELAND ST	KIRAMA INVESTMENT GROUP LLC	414.32	9,712.61
696	020018 00009	403 N CLEVELAND ST	SKEFOS CATHERINE	498.97	16,023.71
697	020020 00023	0 OVERTON PARK AVE	NICHOLS ARTHUR S AND DAVID ELLIS AND DAVID L MCBRIDE (TRS)	336.57	6,335.33
698	020020 00017	OVERTON PARK AVE	TENN STATE OF	412.13	10,569.44
699	020020 00019	385 CLEVELAND AVE	AUTOZONE	1,175.87	68,424.01
700	020020 00021	0 CLAYBROOK ST	MID-TOWN CONGREGATION OF JEHOVAHS WITNESS TRUSTEE	627.30	21,836.36
701	020020 00020	CLAYBROOK ST	CHRISTIAN CONGREGATION OF JEHOVAH'S WITNESSES	977.39	36,687.08
702	020020 00011	352 N CLAYBROOK ST	LE HEN Q AND HUY H LE AND HUYEN N LE	407.65	7,592.53
703	020021 00019	351 N WATKINS ST	PASLEY KEVIN A & TATYANA D	364.73	6,735.80
704	020020 00007C	1330 PEACH AVE	PEACH LLC	640.54	25,618.77
705	020020 00010	348 N CLAYBROOK ST	FENNER BERNICE B	411.75	7,914.77
706	020005 00001	328 N BELLEVUE ST	MULLINS B A JR AND DOUGLAS C MULLINS (RS	495.13	9,848.77
707	020005 00002C	323 N MONTGOMERY ST	TONGA PROPERTIES LLC	620.79	21,001.21
708	020005 00033C	324 N BELLEVUE BLVD	TONGA PROPERTIES LLC	620.93	20,464.74
709	020021 00010	340 N CLEVELAND ST	OUTMEMPHIS INC	562.50	19,763.41
710	020007 00002	325 MALVERN ST	MCELROY WILLIAM N JR	373.28	7,427.80
711	020021 00008	341 N WATKINS ST	CORLUKIC IGOR & VESNA	359.01	6,360.43
712	020008 00001	326 MALVERN ST	CLOWER ROSA M	389.97	8,018.82
713	020007 00026	320 N MONTGOMERY ST	SALAT SHENNA	390.24	7,351.00
714	020005 00004	321 N MONTGOMERY ST	TONGA PROPERTIES LLC	518.44	10,241.30
715	020008 00002	325 N CLAYBROOK ST	HOMETOWN INVESTMENT GROUP	387.70	7,987.10
716	020007 00003	319 MALVERN ST	LOVE GREGORY J	360.03	6,551.30
717	020021 00009	337 N WATKINS ST	SUTHERLAND DENNIS R	385.89	8,118.73
718	020005 00005	309 N MONTGOMERY ST	BENDER MARGARET A	518.55	10,269.74
719	020007 00025	314 N MONTGOMERY ST	WADLINGTON NEIL C	387.31	7,173.06
720	020008 00026	320 MALVERN ST	LOVE GREGORY J	368.37	6,638.98

721	020005 00006	305 N MONTGOMERY ST	STORZ THOMAS	514.52	9,857.23
722	020007 00024	310 N MONTGOMERY ST	REESE WILLIAM A & LINDA L	384.34	6,991.43
723	020008 00025	316 MALVERN ST	BOOZE ERNEST	368.11	6,703.25
724	020008 00004	315 N CLAYBROOK ST	ALLEN CHARLES	372.89	6,840.00
725	020007 00005	309 MALVERN ST	BROWN JULIA B	359.27	6,460.02
726	020022 00001	322 N CLEVELAND ST	SHAH S R TRUST	471.50	13,890.88
727	020022 00002	325 N WATKINS ST	YAGER ARTHUR P AND LAURABETH C YAGER	418.96	9,866.49
728	020007 00006	305 MALVERN ST	PIVOT REALTY GROUP LLC	359.10	6,427.08
729	020008 00005	309 N CLAYBROOK ST	PAPPAS KEVIN T	374.15	6,852.20
730	020005 00008	297 N MONTGOMERY ST	WRIGHT JOHN & JAIME M	518.95	10,343.02
731	020007 00022	300 N MONTGOMERY ST	SMITH JANA G	386.35	7,196.27
732	020008 00023	306 MALVERN ST	HINES JUANITA AND RAYFIELD HINES	366.09	6,673.65
733	020005 00009	289 N MONTGOMERY ST	BRADLEY STEPHANIE C	517.31	10,191.96
734	020022 00017C	288 N CLEVELAND ST	BP2 LLC	827.89	34,786.38
735	020007 00021	294 N MONTGOMERY ST	GRIFFIN WEZLEY C & LESLIE K CLIMER	387.77	7,327.36
736	020008 00022	300 MALVERN ST	JULIOT JACOB AND SYDNEY SEPULVEDA (RS)	365.76	6,623.89
737	020022 00004	311 N WATKINS ST	HALE CHARLES E & PAMELA A G	425.26	10,214.53
738	020005 00010	287 MONTGOMERY ST	EQUITY TRUST COMPANY CUSTODIAN FBO JAMES J SKEFOS IRA	520.27	10,520.42
739	020008 00021	296 MALVERN ST	STEPHENS MICHAEL J	367.96	6,731.22
740	020007 00020	290 N MONTGOMERY ST	LAPOSSY CHRISTINE C	382.65	6,995.21
741	020005 00011	0 N BELLEVUE ST	JRWW LLC	1,401.58	112,193.44
742	020022 00005	305 N WATKINS ST	OWENS CHADWICK N & SHEILA F	430.93	10,562.22
743	020008 00009	289 N CLAYBROOK ST	LOUIS KIM AND KAI LOUIS (RS)	370.30	6,707.67
744	020008 00019	286 MALVERN ST	DANIEL JERROLD	370.11	6,793.66
745	020007 00011	279 MALVERN ST	TONGA PROPERTIES LLC	361.43	6,497.15
746	020008 00010	285 N CLAYBROOK ST	BRUNO ASHLEY	370.07	6,740.02
747	020022 00006	299 N WATKINS ST	DAVENPORT CHRISTOPHER	368.05	6,106.30
748	020007 00017	274 N MONTGOMERY ST	HUYNH DUY	386.56	7,281.14
749	020008 00018	280 MALVERN ST	TONGA PROPERTIES LLC	371.48	6,848.20
750	020008 00011	279 N CLAYBROOK ST	CAO PHONG	373.58	7,020.97
751	020007 00012	275 MALVERN ST	ROGERS REVOCABLE LIVING TRUST	362.86	6,617.52
752	020022 00007	295 N WATKINS ST	FARRIS JAMES D	370.41	6,232.71
753	020007 00016	270 N MONTGOMERY ST	TONGA PROPERTIES LLC	384.55	7,115.20
754	020008 00017	276 MALVERN ST	GORFEL PRODUCTIONS	368.53	6,651.82
755	020007 00013	269 MALVERN ST	SAENZ AARON	361.42	6,548.15
756	020008 00012	275 N CLAYBROOK ST	MCMULLIN ALEX	365.27	6,469.18
757	020022 00008	289 N WATKINS ST	WEST BEVERLY	371.95	6,301.00
758	020022 00009	285 N WATKINS ST	CLARK MIN M	366.11	5,845.77
759	020022 00015	280 N CLEVELAND ST	ITCHY ELEPHANT LLC	334.47	5,897.39
760	020008 00015	266 MALVERN ST	GEETER EARTHA I	376.39	7,261.72
761	020022 00010	279 N WATKINS ST	ORSBY RANDY	379.66	6,766.08
762	020008 00014	263 N CLAYBROOK ST	COOPER ANISSA A	378.28	7,284.26
763	020022 00014	0 N CLEVELAND ST	ABERNATHY GEORGE M & MAMIE L	331.05	5,347.58
764	020005 00034	251 N MONTGOMERY ST	WHITE KEITH	457.41	10,178.63
765	020022 00011	275 N WATKINS ST	ABERNATHY MAMIE L	395.24	7,829.56
766	020022 00013	270 N CLEVELAND ST	DUNN R AND I E DUNN COMMUNITY PROPERTY JOINT REVOCABLE LIVING TRUST AND	525.78	16,194.86
767	020022 00012	0 N WATKINS ST	DUNN R AND I E DUNN COMMUNITY PROPERTY JOINT REVOCABLE LIVING TRUST AND	514.44	16,312.91
768	020005 00036	243 N MONTGOMERY ST	HOUSTON ELEXIS & CHRISTIAAN POST	451.92	10,019.46
769	020005 00037	239 N MONTGOMERY ST	THOMPSON EVERETT M & LAURA H	436.44	9,045.26
770	020005 00038	229 N MONTGOMERY ST	ROBINSON MARK	440.00	9,622.14
771	020021 00021	361 N WATKINS ST	BALDWIN JOHN AND DONALD PEERY	366.53	6,663.22
772	020021 00018	357 N WATKINS ST	PHILLIPS BIANCA N	361.78	6,544.52
773	020023 00021	326 N CLAYBROOK ST	BOWDEN MARGARET E	394.11	7,880.46
774	020023 00023	1327 PEACH AVE	BOWDEN MARGARET E	291.03	4,228.45
775	020019 00006	1372 OVERTON PARK AVE	PREGULMAN INVESTMENT GROUP I LLC	367.13	8,284.93
776	020021 00014C	376 N CLEVELAND ST	TRUE PROPERTY LLC	940.40	47,026.74
777	020019 00005C	400 N WATKINS ST	CHRISTIAN CONGREGATION OF JEHOVAH'S WITNESSES	872.82	34,206.28
778	020024 00012	247 N CLEVELAND ST	ASPEN DEVELOPMENT GROUP LLC	616.97	17,946.56
779	020023 A00016	1318 LARKIN AVE	BROWN CHANTIA	276.64	3,616.23
780	020023 A00015	1322 LARKIN AVE	RASBIL VENTURES LLC	309.22	4,335.52
781	020023 A00017	1314 LARKIN AVE	KUANG QIAO	277.15	3,625.08
782	020023 A00002	270 N CLAYBROOK ST	HAYES TAWANDA L	300.19	4,403.87
783	020023 A00003	274 N CLAYBROOK ST	BEASLEY AMBRIA M	300.29	4,405.77
784	020023 A00004	278 N CLAYBROOK ST	SMITH JEROME A JR	300.39	4,407.72
785	020023 A00014	1327 CROSSTOWN CT	SU LING L	308.58	4,309.37
786	020023 A00013	1323 CROSSTOWN CT	BLACKSHEAR AMBER B	276.02	3,605.28
787	020023 A00012	1315 CROSSTOWN CT	MIDTOWN 13 LLC	276.02	3,605.25
788	020023 A00007	294 N CLAYBROOK AVE	GAJJAR NEIL & KARISHMA	301.30	4,425.94
789	020023 A00024	1318 CROSSTOWN CT	RAF HOLDINGS LLC	326.56	5,053.77
790	020023 A00008	298 N CLAYBROOK AVE	CUPPLES TAYLOR	300.96	4,419.21
791	020023 A00009	302 N CLAYBROOK AVE	CHEN FAMILY TRUST	300.62	4,412.36
792	020023 A00010	310 N CLAYBROOK AVE	RAF HOLDINGS LLC	327.01	5,878.88
793	020023 00002	321 N CLEVELAND ST	PHAN TRUNG	831.89	41,473.07
794	020023 00018	0 N CLAYBROOK ST	NGO DAVID	300.34	5,002.12
795	020023 00017	0 N CLAYBROOK ST	NGO DAVID	299.40	4,962.55
796	020023 00022	1319 PEACH AVE	BOWDEN MARGARET	388.84	9,395.63
797	020023 00003	299 N CLEVELAND ST	NGO DAVID	888.65	48,731.62
798	020023 00014	314 N CLAYBROOK ST	OBW ENTERPRISES LLC	437.37	8,433.96
799	020023 00019	3 N CLAYBROOK ST	NGO DAVID	933.91	16,957.96
800	020023 00015	316 N CLAYBROOK ST	TONGA PROPERTIES LLC	438.67	8,398.62
801	020023 00016	322 N CLAYBROOK ST	DJJS INVESTMENTS LLC	383.28	7,061.27
802	020023 A00026	N CLAYBROOK AVE	JBj PROPERTIES LLC	225.00	3,159.61
803	020023 A00001	266 N CLAYBROOK AVE	SOMA KHOOSHBU V	312.84	5,567.70
804	020023 00024C	275 N CLEVELAND ST	O REILLY AUTOMOTIVE INC	706.02	30,736.75
805	020023 00029C	287 CLEVELAND ST	MEMPHIS 287 REAL ESTATE LLC	1,147.00	46,867.77
806	020024 A00008	LARKIN AVE	CLEVELAND LARKIN HOMEOWNERS ASSOCIATION	183.69	2,054.11
807	020024 A00011	1319 LARKIN AVE	MCKEITHEN CARNITA	291.45	4,356.74
808	020024 A00010	1311 LARKIN AVE	LIM ALBERT	291.46	4,325.48
809	020024 A00009	1307 LARKIN AVE	LOTUS ASSARAM LLC	289.17	4,377.14
810	020023 A00018	1310 LARKIN AVE	CLARK EARNIE H TRUST	285.40	4,236.16
811	020023 A00011	1311 CROSSTOWN CT	TGM LLC	279.40	4,179.62
812	020023 A00005	282 N CLAYBROOK ST	DUPPER GARRY L	325.49	5,988.08
813	020023 A00006	290 N CLAYBROOK AVE	SMALL TRAKELA & TREY	309.89	5,102.43
814	020023 A00023	1314 CROSSTOWN CT	ORTIZ JOSE A & PATRICIA	272.33	4,079.91
815	020023 A00025	N CLAYBROOK AVE	CLEVELAND LARKIN HOMEOWNERS ASSOCIATION	1,858.67	25,154.83
816	020024 A00013	246 CLAYBROOK ST	KGT & SONS TN LLC	266.52	3,453.17
817	020024 A00012	250 CLAYBROOK ST	MUNEER QURATULANNE	264.85	3,440.86
818	020024 A00007	LARKIN AVE	CLEVELAND LARKIN HOMEOWNERS ASSOCIATION	586.15	8,306.59
819	020024 A00001	254 CLAYBROOK ST	NDTCO AS CUSTODIAN FBO SUZANNE CADLEY IR A	288.11	4,958.28
820	020003 00017	410 N BELLEVUE BLVD	CROSSTOWN GROUP LLC	422.87	8,147.29
821	020003 00019	NORTH BELLEVUE BLVD	CROSSTOWN GROUP LLC	595.58	6,726.99
822	020003 00013	426 N BELLEVUE BLVD	CROSSTOWN GROUP LLC	374.63	6,814.77
823	020003 00002	1201 AUTUMN AVE	TENNISON BROS INC	1,005.88	44,523.55

824	020003 00004	423 MONTGOMERY	BUTLER BEN	399.87	7,046.11
825	020003 00016	406 N BELLEVUE BLVD	CROSSTOWN GROUP LLC	427.14	8,915.28
826	020003 00015	394 N BELLEVUE BLVD	MEMPHIS APARTMENT INVESTMENTS LLC	859.37	29,419.18
827	020003 00018	420 NORTH BELLEVUE BLVD	CROSSTOWN GROUP LLC	370.64	6,057.67
828	020003 00010	1214 OVERTON PARK AVE	CROSSTOWN GROUP LLC	590.28	11,925.81
829	020004 00013	0 PEACH	CO OF SHELBY & CITY OF MEMPHIS	217.67	1,279.08
830	020004 00012	343 N MONTGOMERY ST	TAYLOR ROBERT M	492.35	14,338.65
831	020009 00014	350 MALVERN ST	CROSSTOWN GROUP LLC	340.30	6,261.88
832	020009 00012	340 MALVERN ST	MCDIVITT DANNY P	328.57	5,465.33
833	020004 00014	1208 PEACH AVE	TAYLOR ROBERT M	314.13	5,886.27
834	020009 00010	1270 PEACH AVE	CROSSTOWN GROUP LLC	396.93	7,430.05
835	020010 00013	350 N MONTGOMERY ST	TAYLOR ROBERT M	378.37	8,566.99
836	020009 00009	1292 PEACH AVE	CROSSTOWN GROUP LLC	397.37	7,494.66
837	020009 00013	346 MALVERN ST	CASEY CANDACE	332.22	5,734.38
838	020010 00012	341 MALVERN ST	GOFF SAM & SARA	426.85	8,716.85
839	020009 00011	1266 PEACH AVE	TONGA PROPERTIES LLC	398.48	7,519.22
840	020004 00015	344 N BELLEVUE BLVD	TONGA PROPERTIES LLC	583.64	16,589.52
841	020009 00019	333 N CLAYBROOK ST	MEMPHIS CITY OF	3,007.63	420,615.93
842	020010 00011	345 MALVERN ST	CROSSTOWN GROUP LLC	413.10	7,612.88
843	020010 00014	356 N MONTGOMERY	TAYLOR ROBERT M	286.35	3,300.70
844	020098 00011	1159 FORREST AVE	ITHAKA HOLDINGS LLC	379.69	6,579.73
845	020098 00010	1155 FORREST	INKAN FORREST FUND LLC	376.72	6,383.64
846	020097 00004	0 GALLOWAY AVE	TENNESSEE STATE OF	451.06	2,934.89
847	021019 00008	0 FAXON	TENNESSEE STATE OF	269.47	1,757.37
848	020099 00022	N PARKWAY	TENNESSEE STATE OF	422.43	1,429.42
849	020099 00021	1155 N PARKWAY	TENNESSEE STATE OF	509.04	10,251.82
850	020099 00019	1152 FORREST	TENNESSEE STATE OF	419.77	7,710.58
851	020099 00018	1158 FORREST AVE	PRITCHETT SHARON D AND BEN DOUGLAS	428.79	8,430.04
852	020098 00009	1147 FORREST	JOHNSON ALFRED	311.89	1,729.57
853	020098 00012	1165 FORREST AVE	KARNEY MINNIE	377.83	6,424.74
854	020097 00006	GALLOWAY AVE	TENNESSEE STATE OF	449.07	2,370.45
855	020097 00005	475 N BELLEVUE BLVD	MOORE WM R COLLEGE OF TECHNOLOGY	914.15	48,739.39
856	020014 00011	1285 FORREST AVE	PALMER DONNA L	363.30	7,891.23
857	020016 00011	1361 N PARKWAY	WILLIAMSON LAUREN B	540.35	11,025.41
858	021093 00023	1206 SNOWDEN	SPOKEN WORD CHURCH INC (TRS)	437.38	8,445.04
859	021093 00015	1256 SNOWDEN AVE	BOOTH ROSALYN Y (1/2) AND	445.76	9,418.03
860	021093 00009	1284 SNOWDEN AVE	CLEAN GREEN MEMPHIS LLC	420.70	7,529.78
861	021093 00007	1294 SNOWDEN AVE	BUTLER PROPERTIES LLC	388.90	4,974.29
862	021103 00035	1304 SNOWDEN AVE	P & L HOLDINGS LLC	465.61	12,151.11
863	021103 00033	1316 SNOWDEN AVE	SWETT JUSTICE M	408.21	7,792.89
864	021094 00002	1189 SNOWDEN AVE	BENNETT HERMAN L (ESTATE OF)	394.47	7,160.10
865	021026 00020	0 N BELLEVUE	ALBRIGHT ALAN G	160.64	1,336.42
866	021094 00005	1209 SNOWDEN AVE	ROBINSON LOIS	398.64	7,474.60
867	021103 00027	1346 SNOWDEN AVE	DISARUFINO KARINA M	420.33	8,862.05
868	021094 00008	1225 SNOWDEN AVE	ARIJE WESLEY J & BETTY M	398.39	7,460.82
869	021103 00023	1366 SNOWDEN AVE	WORLES DOROTHY M	404.41	7,658.89
870	021103 00021	1376 SNOWDEN AVE	HARRIS DORETHA	398.85	7,231.98
871	021103 00019	1386 SNOWDEN AVE	EF2R4 LLC	410.87	8,141.56
872	021095 00007	1277 SNOWDEN AVE	BARG ROBERT J	391.09	6,936.99
873	021094 00019	1188 TUTWILER AVE	WILLIAMSON ODESSA A	406.21	7,390.77
874	021094 00017	1202 TUTWILER AVE	RED DOOR MEMPHIS LLC AND CLEARWATER PROPERTIES LLC	415.92	8,113.31
875	021102 00002	1309 SNOWDEN AVE	BEVERLY BARBARA	298.93	4,822.73
876	021094 00016	1206 TUTWILER AVE	TILLMAN ROBERT	416.26	8,130.63
877	021094 00015	1212 TUTWILER AVE	JOHNSON CARLA D	415.10	8,027.30
878	021094 00014	1218 TUTWILER AVE	JOSTEN GRACE E	411.14	7,702.25
879	021102 00011	1351 SNOWDEN AVE	MUSE MONCHERIE	399.55	7,594.26
880	021095 00020	1254 TUTWILER AVE	MULLINS KENTON	403.13	7,605.37
881	021102 00013	1359 SNOWDEN AVE	CARDIN MARISSA	379.23	6,087.64
882	021102 00015	1367 SNOWDEN AVE	MIDTOWN RESTORATION LLC	376.17	5,862.81
883	021102 00037	656 N CLAYBROOK ST	HUNG LUONG	278.08	4,294.39
884	021095 00018	1264 TUTWILER	NANDRAJOG LAKSH	403.54	7,608.18
885	021025 00014	1173 TUTWILER AVE	STAMPLEY BARBARA A	342.57	5,833.93
886	021102 00018	1381 SNOWDEN AVE	MOREY SHARON	393.16	7,131.23
887	021095 00012	1292 TUTWILER AVE	RESTORATION HOMES LLC	379.04	5,659.21
888	021102 00034	1312 TUTWILER AVE	WILSON TERRANCE AND JACQUELINE WILSON	384.85	6,043.30
889	021102 00033	1318 TUTWILER AVE	MIMMS MICHAEL K AND PATRICIA MIMS AND GERALDINE MIMS AND LINDA F MIMS AND	458.81	11,685.47
890	021102 00032	1324 TUTWILER AVE	ARMSTRONG TONY C	396.08	6,866.65
891	021102 00031	1328 TUTWILER AVE	SHEALY CARL & ESTENE	410.91	7,989.45
892	021102 00028	1346 TUTWILER AVE	VOLMER JENNIFER L	447.92	10,776.61
893	021025 00016	1178 GREENLAW AVE	BOOTH JUDY	342.96	5,792.47
894	021102 00025	1362 TUTWILER AVE	TUCKER JOYCE A (LE) AND PORSHA A TUCKER (REM)	409.50	7,774.83
895	021097 00006	1211 TUTWILER AVE	MC GEE KAMESHIA	415.37	7,606.84
896	021102 00023	1370 TUTWILER AVE	THOMAS KEVIN	407.77	7,604.44
897	021102 00021	1380 TUTWILER AVE	DWOMAH ABDO	412.65	7,959.26
898	021097 00009	1229 TUTWILER AVE	ROCHA JOEL L	418.21	7,852.90
899	021097 00010	1235 TUTWILER AVE	METRY CHRISTOPHER	429.38	8,752.81
900	020016 00009	1351 N PARKWAY	MEYER JOSHUA P & RANDALL M	527.57	10,461.70
901	021096 00008	1281 TUTWILER AVE	BRYANT CLEOPHUS	420.43	8,093.96
902	021020 00025	GREENLAW AVE	COMMUNITY BIBLE CHURCH OF MEMPHIS INC	959.65	59,483.02
903	021096 00009	1287 TUTWILER AVE	PIPE DREAMS PROPERTIES INC	421.06	8,150.14
904	021101 00002	1311 TUTWILER AVE	BOND PATRICK L & VERNA K	331.97	5,481.42
905	021097 00017	1202 FAXON AVE	ABDUL-MALIK SALAHUDEEN R C	421.56	8,099.65
906	021101 00007	1327 TUTWILER AVE	HAIMED NABIL H	402.46	6,964.37
907	021101 00009	1337 TUTWILER	CRESTCORE III LLC	432.52	9,331.79
908	021097 00012	1228 FAXON AVE	WARREN CAROLYN	416.94	7,756.31
909	021097 00011	1234 FAXON AVE	GRABER DANA G AND STEPHEN LADEK	415.93	8,264.20
910	021101 00014	1363 TUTWILER AVE	GREER MARVIN I	411.67	7,730.97
911	021096 00019	1262 FAXON AVE	CARTER EUGENE & ALICE D	442.37	9,727.94
912	021101 00036	616 N CLAYBROOK	BUTLER PROPERTIES LLC	254.41	3,323.97
913	021101 00018	1387 TUTWILER AVE	OBW ENTERPRISES LLC	460.93	11,601.72
914	021096 00015	1280 FAXON AVE	RAMIREZ ISMAEL EFRAINPEREZ AN AUDELINA RAMIREZ JUAREZ	418.94	7,970.96
915	021101 00032	1320 FAXON AVE	ZOE 1 LLC	416.48	8,034.38
916	021101 00031	1326 FAXON AVE	CURRY KATHERINE	413.74	7,824.60
917	021101 00030	1332 FAXON AVE	FENG TAO & YINGQUIU HUA	411.34	7,641.59
918	021101 00037	1304 FAXON AVE	GOLDEN BAY LLC	331.17	6,409.41
919	021101 00027	1346 FAXON AVE	ALOIA ELISE & TONY	442.71	10,119.56
920	021098 00005	1209 FAXON AVE	CRAIG WILLIAM C	418.35	7,857.64
921	021101 00026	1352 FAXON AVE	GUPTA PROPERTIES LLC	411.18	7,648.38
922	021019 00009	FAXON AVE	TENNESSEE STATE OF	348.94	6,553.94
923	021098 00010	1235 FAXON AVE	CHAMBERS WILLIAM JR AND ESSIE D CHAMBERS	407.84	7,666.66
924	021019 00013	1173 FAXON AVE	NORTH MEMPHIS COMMUNITY DEVELOPMENT CORP	348.07	6,667.50
925	021019 00014	1179 FAXON AVE	LOONEY VICTORY & DEBORAH L W	329.41	5,620.67
926	021101 00019	1386 FAXON	DEARMORE DENNIS F & SHARONNE M	417.61	8,989.82

927	021099 00004	1263 FAXON	HAZELTON CHERYL	412.81	7,983.15
928	021099 00010	1291 FAXON AVE	KEOPHILA KHAMPHOUVONG & SODAPHONDE	390.21	6,274.75
929	021098 00017	1188 N PARKWAY	CITY OF MEMPHIS PARK COMM	660.80	26,211.44
930	021019 00019	1158 N PARKWAY	YOUNG QUINCEY L	406.60	7,800.89
931	021019 00018	1162 N PARKWAY	BUTLER CHARLES A	402.79	7,452.29
932	021100 00003	1315 FAXON AVE	NGOC MA XUAN A AND XUAN NGOC MA AND BICH N QUANG LE (RS)	410.12	7,844.25
933	021100 00005	1327 FAXON AVE	ANDERSON ANDREW AND SAMANTHA WESTERHOF	428.20	9,247.66
934	021098 00013	1220 N PARKWAY	SETSER HAROLD E JR & MARY V	509.43	11,332.82
935	021100 00009	1347 FAXON AVE	FENG TIPEI	444.51	10,525.47
936	021098 00011	1234 N PARKWAY	COTHRAN CHARLIE L	484.09	10,054.53
937	021100 00010	1351 FAXON AVE	INKAN TREASURES LLC	404.39	7,451.20
938	021099 00022	1246 N PARKWAY	BOYD JURICUS C	501.14	9,913.27
939	021100 00011	1357 FAXON AVE	DOOLEY MICHAEL J & MARILYN K	407.36	7,685.59
940	021099 00021	1252 N PARKWAY	SHIPP ROBERT A AND ROSE M SHIPP	505.34	10,355.03
941	021099 00017	1272 N PARKWAY	REED JOE B & MELINDA A	495.23	9,418.15
942	021100 00016	1383 FAXON AVE	MOORE LUEVINA	409.32	7,864.74
943	021100 00017	1387 FAXON AVE	PIEROTTI PETE A & BICHTHUY	411.46	8,872.53
944	021099 00014	1284 N PARKWAY	COLLINS BERNARD G	494.39	9,389.20
945	021100 00031	1324 N PARKWAY	SONESANA KHAM & VANETHAI	498.91	9,990.41
946	021100 00035	1304 N PARKWAY	STARKS VENIECE L	383.77	7,159.02
947	021100 00027	1342 N PARKWAY	ZOUTENDYK JESSICA	503.26	10,476.53
948	021100 00022	1368 N PARKWAY	ETKIN JAY S & SHEILA	500.80	10,352.08
949	021100 00018	573 N WATKINS ST	COLLINS BERNARD G	287.89	5,062.99
950	020015 00003	1257 N PARKWAY	PEAK PROPERTIES LLC	536.97	12,362.70
951	020015 00005	1273 N PARKWAY	RISELING ROBERT L & LOIS	522.03	10,692.61
952	020015 00008	1287 N PARKWAY	ALBERSON MICHAEL J	529.19	11,328.10
953	020015 00009	1293 N PARKWAY	CITY OF MEMPHIS LIGHT G & W D	540.21	12,452.18
954	020016 00001	1305 N PARKWAY	JOHNSON KAREN Y	545.63	12,937.32
955	020099 00017	1162 FORREST	INKAN FORREST FUND LLC	423.76	8,012.20
956	020099 00016	1166 FORREST AVE	HOLCOMBE LARRY C & QUEEN E	426.63	8,233.93
957	020099 00015	1172 FORREST AVE	POLK MARILYN J	416.18	7,371.60
958	020016 00006	1337 N PARKWAY	VARGAS RICARDO P	537.30	11,807.05
959	020016 00010	1355 N PARKWAY	MOUNT SHARON	537.13	11,050.86
960	020015 00021	1240 FORREST AVE	DAVIS JENNIFER F	439.26	8,091.24
961	020015 00018	1254 FORREST AVE	ARNOLD CHRISTENE	388.71	6,673.74
962	020015 00012	1280 FORREST AVE	KARACA TACETTIN	347.79	5,737.44
963	020098 00013	1169 FORREST AVE	BRIDGE STREET PROPERTIES LLC	380.28	6,582.15
964	020014 00004	1255 FORREST AVE	RA OAK LINE LLC	396.71	7,190.92
965	021025 00022	1158 GREENLAW AVE	STATE OF TENN DEPT OF TRANSPORTATION	308.02	3,545.94
966	021026 00021C	1176 TUTWILER AVE	ALBRIGHT GEORGE W AND MAXINE J ALBRIGHT AB LIVING TRUST	482.07	13,090.74
967	020001 00012	1220 FORREST AVE	CHATMAN MINNIE M	410.00	7,200.07
968	020001 00011	1224 FORREST AVE	ISAIAH 117 HOUSE PROPERTIES	410.00	7,200.08
969	020001 00015	1206 FORREST AVE	FOREFRONT ONE LLC	410.00	7,200.04
970	020001 00014	1210 FORREST AVE	GUPTA PROPERTIES LLC	410.00	7,200.09
971	020001 00013	1216 FORREST AVE	NORTH MEMPHIS COMMUNITY DEV CORP	410.00	7,199.07
972	021025 00010	0	TENNESSEE STATE OF	180.44	1,397.90
973	021097 00019	1192 FAXON AVE	ALEXANDER LEANZO	419.59	7,934.36
974	020001 00018C	1188 FORREST AVE	YARI MANAGEMENT INC	488.43	14,067.34
975	020001 00001	N PARKWAY	CHURCH OUR LORD JESUS CHR APOST FAITH INC	515.46	11,532.01
976	021096 00012	605 N CLAYBROOK ST	SHELTON STEPHEN P	224.81	2,953.76
977	021100 00001	1305 E FAXON AVE	STONE WILLIE L SR & BRENDA F STONE	382.54	9,053.39
978	021100 00002	0 FAXON	PIPE DREAMS PROPERTIES INC	365.52	4,402.92
979	021102 00004	1317 SNOWDEN AVE	HARRIS PHYLLIS	396.84	7,385.01
980	021093 00024	1198 SNOWDEN AVE	SPOKEN WORD CHURCH INC (TRS)	439.77	8,632.69
981	021093 00022	1214 SNOWDEN AVE	SPOKEN WORD CHURCH	438.38	8,561.95
982	021093 00021	1218 SNOWDEN AVE	WRIGHT LOIS S	436.00	8,395.38
983	021093 00020	1220 SNOWDEN AVE	NESOVIC JENNIFER M	433.92	8,251.67
984	021093 00019	1224 SNOWDEN AVE	HARRIS JOYCE C	435.06	8,377.19
985	021093 00018	0 E SNOWDEN	SULLIVAN ALONZO & DELORIS AND	420.96	7,225.21
986	021093 00017	1246 SNOWDEN AVE	FAIR DEAL 901 HOLDINGS LLC	410.29	6,406.71
987	021093 00016	1252 SNOWDEN AVE	MARSHALL SCOTT	431.90	8,235.24
988	021093 00014	1260 SNOWDEN AVE	YOUNG ROBERT E & VELMA J	434.94	8,551.21
989	021093 00013	1264 SNOWDEN AVE	SHEARER REBECCA AND DANIEL SHEARER (RS)	432.64	8,390.43
990	021093 00012	1272 SNOWDEN AVE	HOOKSTAR ENTERPRISES LLC	467.22	11,285.49
991	021093 00011	1278 SNOWDEN AVE	HUGHES JAMES K & SHERRY J	428.12	8,087.77
992	021093 00010	1282 SNOWDEN AVE	YOUNG LAWRENCE AND KARA CHANDLER	435.13	8,689.25
993	021093 00008	1288 SNOWDEN AVE	CLEAN GREEN MEMPHIS LLC	408.71	6,577.02
994	021103 00034	1310 SNOWDEN AVE	PDH ENTERPRISES LLC	401.61	7,263.26
995	021103 00032	1322 SNOWDEN AVE	MALONE WADE & GEORGIA M	405.03	7,577.56
996	021103 00031	1326 SNOWDEN AVE	SELLARS EMMA J	393.19	6,702.05
997	021094 00001	1187 SNOWDEN AVE	CANCINO ROBERT F & MA DOLORES FEMAT	399.52	7,988.88
998	021103 00030	1332 SNOWDEN AVE	HOPSON JAMES S & MARY J	412.62	8,212.11
999	021103 00029	1336 SNOWDEN AVE	PROFIT MATTHEW	407.16	7,825.88
1000	021094 00003	1191 SNOWDEN	JONES KENNETH L & TERRI L	400.72	7,627.66
1001	021103 00028	1342 SNOWDEN AVE	HARRIS PHYLLIS Y	427.41	9,384.46
1002	021094 00004	1195 SNOWDEN AVE	ISSE AMAL	394.45	7,159.78
1003	021094 00006	1211 SNOWDEN AVE	GRACE INVESTMENT LLC	401.69	7,704.90
1004	021103 00026	1350 SNOWDEN AVE	MCGREGOR EVELYN D AND WARNER J BONNER AND JOYCE BONNER-WHITE	400.52	7,365.58
1005	021094 00007	1217 SNOWDEN	ROBINSON LOIS S	395.38	7,235.38
1006	021103 00025	1356 SNOWDEN AVE	BONNER JEANETTE	409.35	8,033.17
1007	021103 00024	1360 SNOWDEN AVE	HASSELL ANNE M AND ROSEMARY HASSELL AND	401.70	7,452.26
1008	021094 00009	SNOWDEN	ELOHIM WORLD OUTREACH MINISTRIES INC TRUSTEES	400.49	7,619.17
1009	021094 00010	1235 SNOWDEN AVE	ELOHIM WORLD OUTREACH MINISTRIES INC	393.40	7,092.37
1010	021103 00022	1370 SNOWDEN AVE	GAYTAN JHON	414.40	8,414.03
1011	021103 00020	1380 SNOWDEN AVE	WALKER LEGACY GROUP LLC	410.18	8,090.70
1012	021095 00001	1247 SNOWDEN AVE	BRECKENRIDGE DEWAYNE II	390.41	6,872.50
1013	021095 00002	1251 SNOWDEN AVE	NEWELL PATRICIA L	391.06	6,924.04
1014	021095 00003	1255 SNOWDEN AVE	PIGUES CLEMMIE T	399.07	7,523.13
1015	021095 00004	1257 SNOWDEN AVE	MDM INVESTMENTS OF MEMPHIS LLC	392.22	7,014.90
1016	021095 00005	1267 SNOWDEN AVE	GETTY JENNIFER AND LLOYD GETTY III	440.67	10,626.94
1017	021095 00006	1271 SNOWDEN AVE	AHMED ALIYA	398.06	7,454.00
1018	021095 00008	1281 SNOWDEN AVE	NANCE KINDLE	400.70	7,653.63
1019	021095 00009	1287 SNOWDEN AVE	SINGLETON JONEAU	377.88	5,955.58
1020	021095 00010	1291 SNOWDEN AVE	TUBERGEN AARON P AND PAUL R TUBERGEN	385.19	6,501.95
1021	021094 00020	1186 TUTWILER AVE	ODESSA FOSTER CARE	418.98	8,398.04
1022	021095 00011	1295 SNOWDEN AVE	NEAL AILEEN	377.68	5,943.65
1023	021094 00018	1196 TUTWILER AVE	JONES DUSTIN	403.57	7,167.56
1024	021102 00001	1305 SNOWDEN	HARRIS JAMES JR & GRACE	296.26	4,660.64
1025	021102 00006	1325 SNOWDEN AVE	NEAL BARBARA AND CHARLESTTA WILLIAMS AND SONYA MCKINNIE AND	396.82	7,382.39
1026	021094 00013	1222 TUTWILER AVE	MARTIN DORCUS	408.98	7,519.05
1027	021102 00007	1331 SNOWDEN AVE	PALISADE LLC	397.55	7,439.10
1028	021094 00012	1228 TUTWILER AVE	MOORE MITHEO	416.01	8,054.22
1029	021102 00008	1335 SNOWDEN AVE	TOLBERT GERALDINE	417.88	8,952.33

1030	021094 00011	1234 TUTWILER AVE	HARRISON CARL E	408.53	7,453.20
1031	021102 00009	1341 SNOWDEN AVE	SIMPSON DOROTHY G	398.73	7,530.06
1032	021102 00010	1347 SNOWDEN AVE	MOORE BETTIE L	433.06	10,083.94
1033	021095 00022	1244 TUTWILER AVE	JMJL ENTERPRISES LLC	389.38	6,589.71
1034	021095 00021	1250 TUTWILER AVE	BIRCHFIELD RENOVATIONS LLC SERIES H	403.18	7,619.21
1035	021102 00012	1355 SNOWDEN AVE	MOSES JOE JR	379.40	6,098.11
1036	021025 00012	1163 TUTWILER AVE	MCIVER ROMEO Q	338.87	6,068.34
1037	021102 00014	1363 SNOWDEN AVE	MASON MINNIE P	382.31	6,317.34
1038	021095 00019	1260 TUTWILER AVE	TUCKER ANTONIOUS J	403.53	7,620.98
1039	021025 00013	1169 TUTWILER AVE	MOSLEY NATAHA R	340.61	5,717.82
1040	021102 00016	1371 SNOWDEN AVE	NEELY KELVIN JR	380.31	6,171.91
1041	021025 00011	0 TUTWILER	TENNESSEE STATE OF	265.86	3,202.29
1042	021095 00017	1270 TUTWILER AVE	ELKINS JAMES I	405.88	7,771.55
1043	021025 00015	1179 TUTWILER AVE	FLOWERS-FLEMING SONYA	347.93	6,161.57
1044	021102 00017	1375 SNOWDEN AVE	PIERRE PHIL	390.27	6,913.51
1045	021095 00016	1274 TUTWILER AVE	JORDAN SARAH E	401.67	7,438.58
1046	021095 00015	1278 TUTWILER AVE	LATCH RHYNETTE R	403.45	7,556.90
1047	021102 00019	1385 SNOWDEN AVE	HAYES ANITA H AND ISSAC HARRIS (RS)	405.42	8,717.72
1048	021095 00014	1280 TUTWILER AVE	PINSON BRANDON	402.14	7,440.70
1049	021095 00013	1286 TUTWILER AVE	RESTORATION HOMES LLC	408.83	7,938.56
1050	021102 00036	1304 TUTWILER AVE	SIMONS RICHARD A	394.29	6,788.05
1051	021102 00035	1308 TUTWILER AVE	COTTON BILLY J AND ELMORE COTTON (ESTATE OF)	394.23	6,770.36
1052	021102 00030	1334 TUTWILER AVE	ALBERSON MICHAEL J SR & LYNN M	457.97	11,580.21
1053	021025 00023	GREENLAW AVE	STATE OF TN DEPT OF TRANSPORTATION	268.50	1,072.36
1054	021025 00019	1162 GREENLAW AVE	SHANSKY FAMILY TRUST	364.30	7,129.98
1055	021102 00029	1340 TUTWILER AVE	BROWN ERROL K	428.38	9,290.81
1056	021025 00018	1168 GREENLAW AVE	HUNTER WANDA	342.62	5,771.75
1057	021097 00001	1187 TUTWILER AVE	FLANDERS FIELDS LTD	419.61	7,915.25
1058	021025 00017	1174 GREENLAW AVE	HARDAWAY LACY	350.33	6,253.76
1059	021097 00002	1191 TUTWILER AVE	DAVIS ELLA J	419.84	7,940.52
1060	021102 00027	1352 TUTWILER AVE	VOLMER JOHN A	406.55	7,575.39
1061	021097 00003	1193 TUTWILER AVE	ROSE ROBERT S & JONI	421.02	8,040.69
1062	021102 00026	1356 TUTWILER AVE	MCMILLAN EDWARD	407.07	7,601.18
1063	021097 00004	1203 TUTWILER AVE	NEELY GERALD	419.70	7,941.13
1064	021097 00005	1209 TUTWILER AVE	HERNANDEZ MARCO A & LENIN	422.58	8,178.06
1065	021102 00024	1366 TUTWILER AVE	AYCOCK JAMES & HOLLY HATTON	412.80	8,017.56
1066	021097 00007	1215 TUTWILER AVE	HEARNES JAMARIO	417.41	7,776.12
1067	021102 00022	1376 TUTWILER AVE	DWOMAH ABDO N	408.01	7,607.51
1068	021097 00008	1223 TUTWILER AVE	HUNTER WANDA J AND EBONY MILLER	419.14	7,919.87
1069	021102 00020	649 N WATKINS ST	REEVES TEGAN J	431.44	9,402.39
1070	021096 00001	1247 TUTWILER AVE	MCDONNELL KEVIN A & W ELLEN (60%) AND DANIEL C D & KATHERINE E MCDONELL (40%)	418.86	7,924.10
1071	021096 00002	1251 TUTWILER AVE	ROJAS MARIO L & MARIA A	419.45	7,976.99
1072	021096 00003	1255 TUTWILER AVE	HUMPHRIES JOHN S III	419.55	7,994.54
1073	021096 00004C	1267 TUTWILER AVE	ALLEN- KESSEL SUSAN	541.81	17,759.58
1074	021096 00006	1271 TUTWILER AVE	SALTON MADELINE R	414.78	7,624.13
1075	021096 00007	1275 TUTWILER AVE	STARNER GARY	441.76	9,785.70
1076	021020 00009	0 GREENLAW	TENNESSEE STATE OF	308.57	2,685.70
1077	021096 00010	1293 TUTWILER AVE	NO LIMITS HOLDINGS LLC 1293 TUTWILER SERIES	301.19	5,641.67
1078	021101 00001	1305 TUTWILER AVE	WCS PROPERTY SOLUTIONS	328.66	5,299.44
1079	021101 00003	1313 TUTWILER AVE	LEFT LANE REALTY LLC	405.88	7,205.90
1080	021097 00018	1198 E FAXON AVE	COLEMAN INDIA AND CHANDRA WARD	421.58	8,095.77
1081	021101 00004	1317 TUTWILER AVE	LEFT LANE REALTY LLC	420.32	8,345.89
1082	021101 00005	1319 TUTWILER AVE	MAY DONALD J	405.12	7,158.84
1083	021097 00016	1206 FAXON AVE	LEE MARILYN J	422.67	8,194.60
1084	021101 00006	1323 TUTWILER AVE	MAY DONALD J	426.79	8,866.39
1085	021097 00015	1212 FAXON AVE	NGUYEN MARY T	415.91	7,657.33
1086	021097 00014	1218 FAXON AVE	PARSONS WILLIAM	417.81	7,815.21
1087	021101 00008	1335 TUTWILER AVE	SHAW CALVIN & LETTIA	394.98	6,383.73
1088	021097 00013	1224 FAXON AVE	CROSSROADS INVESTMENTS LLC	419.03	7,918.42
1089	021101 00010	1345 TUTWILER AVE	STANTON LATRICE	416.10	8,051.21
1090	021101 00011	1349 TUTWILER AVE	STANTON LATRICE	412.48	7,771.87
1091	021101 00012	1351 TUTWILER AVE	FERNANDES PRIYA	411.68	7,717.73
1092	021096 00022	1246 FAXON AVE	STUDAWAY CHRISTOPHER	436.99	9,375.15
1093	021101 00013	1359 TUTWILER AVE	UNDERHILL-POMEROY CHRISTOPHER J & MARY C	415.16	7,998.17
1094	021096 00021	1252 FAXON AVE	WATES CHRISTOPHER A	419.87	8,012.59
1095	021096 00020	1256 FAXON AVE	JEFFERSON LINWOOD T & CAROLYN D	420.45	8,153.16
1096	021020 00019	0 FAXON	TENNESSEE STATE OF	259.41	1,720.18
1097	021101 00015	1371 TUTWILER AVE	ABDULLAH IMAD I & FANTA	413.45	7,876.42
1098	021101 00016	1375 TUTWILER AVE	FORBES-BELUE LEE	412.43	7,803.47
1099	021096 00018	1266 FAXON AVE	VAUGHN JACK & HANNE	419.15	7,971.94
1100	021101 00017	1379 TUTWILER AVE	WILLIAMS OREE B	408.67	7,513.96
1101	021096 00017	1272 FAXON AVE	GILLIS JUSTIN	418.33	7,911.18
1102	021096 00016	1276 FAXON AVE	GILLIS JUSTIN	419.77	8,031.53
1103	021096 00014	1286 FAXON AVE	UNTHANK JEFFREY T	419.99	8,059.90
1104	021096 00013	1292 FAXON AVE	CLEAN/GREEN LLC	460.45	11,289.89
1105	021101 00038	610 N CLAYBROOK ST	KINAKO PIUS D S & REGINA D	325.53	6,172.16
1106	021101 00034	1312 FAXON AVE	HERE2XL LLC	408.21	7,371.15
1107	021101 00033	1314 FAXON AVE	HERE2XL LLC	417.80	8,132.61
1108	021101 00029	1334 FAXON AVE	HEISS SANDRA	414.50	7,894.65
1109	021101 00028	1340 FAXON AVE	WHITE WILLIAM M & AMY P	429.33	9,063.36
1110	021098 00004	1203 FAXON AVE	ABDUL-MALIK TAALIB AND TAHIRA ABDUL-MALIK	421.97	8,142.85
1111	021098 00006	1215 FAXON AVE	CRAIG WILLIAM C	421.42	8,109.62
1112	021101 00025	1356 FAXON AVE	CHEN CHIYING	413.91	7,867.41
1113	021098 00007	1221 FAXON AVE	HAYES REBEKAH L S	420.42	8,034.28
1114	021101 00024	1360 FAXON AVE	HARRIS SHARON L	417.91	8,190.29
1115	021098 00008	1225 FAXON AVE	ROWLAND DEREK	418.71	7,901.33
1116	021019 00010	1159 FAXON	STATE OF TENN DEPT OF TRANSPORTATION	334.94	5,764.85
1117	021101 00023	1364 FAXON AVE	WHITE VIOLET C	409.31	7,512.65
1118	021098 00009	1229 FAXON AVE	TURNER JULIUS C	427.49	8,612.50
1119	021019 00011	1163 FAXON AVE	DICKSON WALTER E REVOCABLE LIVING TRUST	329.55	5,492.78
1120	021101 00022	1370 FAXON AVE	LUHRS CHRIS W	415.28	7,983.37
1121	021019 00012	1169 FAXON AVE	SARTOR MARY K	328.47	5,472.50
1122	021101 00021	1374 FAXON AVE	REED MICHAEL E	411.42	7,695.61
1123	021101 00020	1380 FAXON AVE	SMALL MICHAEL & LATRISHA R	414.58	7,949.66
1124	021099 00001	1245 FAXON AVE	GREENE PROPERTIES LLC	408.66	7,646.24
1125	021099 00002	1251 FAXON AVE	HENDERSON JOCELYN V	410.45	7,789.51
1126	021099 00003	1255 FAXON AVE	BFSY CORP	446.93	10,620.85
1127	021099 00005	1267 FAXON AVE	HAZELTON CHERYL L	411.48	7,884.35
1128	021099 00006	1271 FAXON AVE	CHRIST COMMUNION TEMPLE CHURCH	406.87	7,527.40
1129	021099 00007	1277 FAXON AVE	PICKENS MICHAEL	409.15	7,711.37
1130	021099 00008	1281 FAXON AVE	KHAMMAVONG JERRY & SONDR	411.16	7,883.18
1131	021099 00009	1287 FAXON AVE	KHAMMAVANG SAM S & KHAM L	388.97	6,174.35
1132	021099 00011	1295 FAXON AVE	PANYANOUVONG KHAMPHATH P AND PACHER PHEYTVIXAY-MITSAMPHANH AND	391.32	6,368.47

1133	021019 00020C	N PARKWAY	TENNESSEE STATE OF	337.34	2,586.29
1134	021019 00017	1166 N PARKWAY	GUY CLIFFORD S AND SHERRI L RANKIN (RS)	434.65	9,826.73
1135	021098 00016	1200 N PARKWAY	YARI MANAGMENT INC	517.73	12,083.78
1136	021019 00016	1170 E N PARKWAY	SMITH ARTIEK & IRENE	398.82	6,490.98
1137	021100 00004	1321 FAXON AVE	BLOOM KRISTEN	409.29	7,786.74
1138	021019 00015	1176 N PARKWAY	THOMAS JONATHAN M AND PATRICE W THOMAS	390.02	6,188.24
1139	021098 00015	1208 N PARKWAY	APERTURE REALTY LLC	515.26	11,864.73
1140	021098 00014	1214 N PARKWAY	COLE HANNAH G	514.67	11,829.55
1141	021100 00006	1331 FAXON AVE	DOWNING TERESA C	404.62	7,438.10
1142	021100 00007	1335 FAXON AVE	JONES MICHAEL L	407.99	7,705.39
1143	021100 00008	1341 FAXON AVE	CLEAN/GREEN LLC	438.77	10,076.99
1144	021098 00012	1226 N PARKWAY	ALEQUIN JULIO & GRACIA B	542.00	14,565.83
1145	021100 00012	1363 FAXON AVE	EDMOND JEANETTE	410.25	7,913.80
1146	021099 00020	0 N PARKWAY	SHIPP ROBERT A AND ROSE M SHIPP	499.18	9,754.99
1147	021100 00013	1367 FAXON AVE	STEELE MARIE V	400.20	7,144.96
1148	021099 00019	1262 N PARKWAY	BLICKHAN DANIEL E	540.97	13,973.69
1149	021100 00014	1373 FAXON AVE	SHELBY OAKS HOUSING INC	413.09	8,140.46
1150	021100 00037	576 N CLAYBROOK ST	BURNS ROBERT	274.48	4,341.34
1151	021099 00018	1268 N PARKWAY	DICKEY DILLON J AND ARTHUR L ROBERTSON JR (RS)	499.32	9,809.92
1152	021100 00015	1375 FAXON AVE	TAYLOR CARL C & MARILYN C	401.82	7,283.94
1153	021099 00016	1276 N PARKWAY	CALLAHAN WILLIAM R IV	497.31	9,644.24
1154	021099 00015	1280 N PARKWAY	PHAM CINDY	495.04	9,436.11
1155	021099 00013	1290 N PARKWAY	FRAZIER EZEL & GRACE L	487.62	8,729.21
1156	021099 00012	1294 N PARKWAY	MARTIN ELIAS H & IRMA N HERNANDEZ	481.14	8,097.44
1157	021100 00036	566 N CLAYBROOK ST	THOMAS DWAN C	374.01	7,491.67
1158	021100 00032	1316 N PARKWAY	HOPKINS A DAWN	544.76	14,542.26
1159	021100 00030	0 N PARKWAY	CITY OF MEMPHIS	518.00	11,909.52
1160	021100 00029	1334 N PARKWAY	CLARK CHARLOTTE A V AND GINA C V SLATE AND	505.43	10,675.77
1161	021100 00028	1338 N PARKWAY	LITTLE WILLIAM B AND BRENDA S LITTLE	495.47	9,698.79
1162	021100 00034	1306 N PARKWAY	WILLIAMSON-THOMAS PATRICE	364.59	5,747.36
1163	021100 00026	1346 N PARKWAY	OKEEFE GREG B & SUPARATH ARUNTANAYOTHIN	503.36	10,511.71
1164	021100 00033	1310 N PARKWAY	SMITH ROBERT L & LOUISE M	364.96	5,727.45
1165	021100 00025	1350 N PARKWAY	BRISCO KIMBERLY S	502.57	10,470.24
1166	021100 00024	1356 N PARKWAY	SEXTON AMY L	504.89	10,720.30
1167	021100 00023	1362 N PARKWAY	FORBES CHERYL E	498.75	10,130.78
1168	021100 00021	1374 N PARKWAY	BURGESS JOSHUA L & TRACY	515.69	11,845.69
1169	021100 00020	1382 N PARKWAY	MORROW CLIFTON J	522.16	12,505.24
1170	020099 00008	1159 N PARKWAY	MILLBROOKS CLARENCE J	514.70	10,792.94
1171	020099 00009	1165 N PARKWAY	WILKES TIMOTHY & PHYLLIS E	508.00	10,063.63
1172	020099 00010	1169 N PARKWAY	BROWN LISA E	505.22	9,744.53
1173	020099 00011	1177 N PARKWAY	GROSS WENDY R	436.64	11,250.40
1174	021100 00019	1386 N PARKWAY	COLLINS BERNARD G	331.34	6,381.98
1175	020015 00001	0 N PARKWAY	CITY OF MEMPHIS LIGHT G & W	544.44	13,239.80
1176	020015 00002	1253 N PARKWAY	SCUDDER WILLIAM M & JUNE M	542.02	12,942.31
1177	020015 00004	1265 N PARKWAY	COLLINS BERNARD G	564.77	15,217.00
1178	020099 00012	517 N BELLEVUE BLVD	HAMILTON CATHERINE S	310.64	5,978.82
1179	020015 00006	1275 N PARKWAY	JENINA TRUST	534.16	11,938.32
1180	020015 00007	1281 N PARKWAY E	WRIGHT KATELYN B & RACHEL O	531.22	11,586.16
1181	020016 00002	1309 N PARKWAY	TROUT ALICJA	536.40	11,915.69
1182	020016 00003	1313 N PARKWAY	CRITTENDEN BENJAMIN	578.56	16,339.60
1183	020016 00004	1325 N PARKWAY	KEO SOPHEAP AND JETRIN R KEO AND KAYLANI PHETSAVONG (RS)	562.74	14,610.01
1184	020099 00013	507 N BELLEVUE BLVD	CROSSROADS INVESTMENTS LLC	271.21	4,428.79
1185	020016 00005	1329 N PARKWAY	WING ARMIDA C TRUST	523.99	10,434.09
1186	020016 00007	1341 N PARKWAY	C & P INVESTING LLC AND IDEAL INVESTMENTS LLC	528.94	10,872.65
1187	020016 00008	1345 N PARKWAY	HUMPHRIES DAVID S (2/3) AND BEVERLY A H OGREN (1/3)	527.82	10,717.61
1188	020099 00014	1176 FORREST AVE	MCCLOY WILSON & AFRICA G	268.63	4,554.42
1189	020015 00017	1258 FORREST AVE	BROWN JEREMY	371.47	6,338.15
1190	020015 00016	1262 FORREST AVE	HUEY WALKER	355.77	5,866.69
1191	020015 00015	1266 FORREST AVE	TATE SAMANTHA	316.57	3,590.48
1192	020015 00014	1270 FORREST AVE	TONGA PROPERTIES LLC	351.30	5,941.40
1193	020015 00013	1274 FORREST AVE	WASHINGTON JEANIE R AND LARRY JERKINS	352.24	6,032.96
1194	020015 00011	1284 FORREST AVE	ALBERSON MICHAEL J SR & LYNN M	348.72	5,790.84
1195	020015 00010	1288 FORREST AVE	ALBERSON MICHAEL AND LYNN ALBERSON SR	351.02	5,933.55
1196	020002 00002	1193 FORREST AVE	PHILDAX PROPERTIES (PSO)	380.55	6,261.47
1197	020002 00003	1197 FORREST AVE	GOLDSTEIN ANDREW	373.46	6,114.93
1198	020002 00004	1201 FORREST AVE	SIMMONS ANDRE D	368.20	6,108.69
1199	020002 00005	1205 FORREST AVE	RABALAIS MARY E AND ELISHA BATES (RS)	358.19	5,768.29
1200	020002 00006	1209 FORREST AVE	INTERNATIONAL IMMOBILIARE LLC	349.03	5,489.93
1201	020002 00007	1213 FORREST	SCOTT ORCOULIA	340.15	5,227.13
1202	020002 00008	1217 FORREST AVE	SCOTT ORCOULIA	335.12	5,207.28
1203	020002 00009	1221 FORREST AVE	GREGORY KEITH	326.22	4,943.31
1204	020002 00018	1225 FORREST AVE	SAMPLE JEFFERY L	320.81	4,894.33
1205	020002 00019	1231 FORREST AVE	CROSSTOWN GROUP LLC AND MIDTOWN RESTORATION LLC	316.46	4,908.70
1206	020002 00011	1233 FORREST AVE	YARI MANAGEMENT INC	335.24	6,247.28
1207	020014 00005	1259 FORREST AVE	GONZALEZ MATTHEW	381.55	6,330.73
1208	020014 00006	1263 FORREST AVE	BFI PROPERTY GROUP LLC	378.54	6,616.99
1209	020014 00007	1267 FORREST AVE	BLACK LAWRENCE B AND TARIK B BLACK	337.17	4,401.23
1210	020014 00001	1241 FORREST AVE	TONGA PROPERTIES LLC	406.76	6,957.63
1211	020014 00008	1271 FORREST AVE	TUNG ESTHER	342.33	5,512.49
1212	020014 00003	1251 FORREST AVE	FINN JOAN L LIVING TRUST AND ALEXIS S FINN (RS)	391.93	6,831.98
1213	020014 00009	1277 FORREST AVE	PATTERSON BAILEY	342.36	6,516.10
1214	020002 00012C	468 N BELLEVUE BLVD	SAFFARINI PROPERTIES INVESTMENT INC AND ASPEN DEVELOPMENTS GROUP LLC	1,307.08	42,931.25
1215	021020 00026	GREENLAW AVE	TENNESSEE STATE OF	606.07	12,165.60
1216	020015 00020	1244 FORREST AVE	LEE BRANDY	435.01	8,291.18
1217	020015 00019	1250 FORREST AVE	WHITMORE ODELL M & RUBY	412.46	7,409.37
1218	020014 00002	1245 FORREST AVE	CM1 ENTERPRISE LLC	390.96	6,567.79
1219	020098 00014	1173 E FORREST AVE	DANIEL WINNIE	388.05	7,126.15
1220	020098 00015	1177 E FORREST AVE	LILES PATRICK R AND LILES REVOCABLE TRUST	363.89	5,899.20
1221	020001 00010	1228 FORREST AVE	CLINE JACOB M	410.00	7,200.02
1222	020001 00009	1232 FORREST AVE	MCNULTY EMMA J BELL	426.06	8,483.85
1223	020001 00017	1198 FORREST AVE	MIDTOWN RESTORATION LLC AND CROSSTOWN GROUP LLC	410.00	7,200.04
1224	020001 00016	1202 FORREST AVE	WILLIAMS CHARLES E	410.00	7,200.06
1225	021025 00021	1152 GREENLAW AVE	TENNESSEE STATE OF	357.09	7,297.90
1226	021098 00001C	1188 N PARKWAY	CITY OF MEMPHIS	610.62	23,243.86
1227	021097 00020	1188 FAXON AVE	DHAMI MANBIR S & HARMAN RANDHAWA	420.40	7,993.99
1228	020001 00021	1233 N PARKWAY	INGRAM JOHNELLA	511.08	10,251.38
1229	020001 00023	0 N PARKWAY	NAANTAANBUU NKRUMAH	438.49	2,942.26
1230	020001 00022	1231 N PARKWAY	NAANTAANBUU NKRUMAH A	510.00	10,250.08
1231	020001 00007	1223 N PARKWAY	KOLHEIM KELVIN D	510.00	10,250.08
1232	020001 00006	1219 N PARKWAY	HEARD LORIISA	510.00	10,250.05
1233	020001 00005	1215 N PARKWAY	WASHINGTON CHRISTOPHER W	530.00	12,300.03
1234	020001 00004	1207 N PARKWAY	NORMAN EMILIO E	530.00	12,300.07
1235	020001 00003	1199 N PARKWAY	GIVENS FREDDIE JR LIVING TRUST	530.00	12,300.06

1236	020001 00002	0 N PARKWAY	CITY OF MPHS LIGHT GAS & W D	509.96	10,249.14
1237	021102 00005	1321 SNOWDEN AVE	MILLER JESSICA	404.66	7,966.97
1238	021096 00011	609 N CLAYBROOK ST	BRYANT LOIS J	214.53	2,594.94
1239	021102 00003	1311 SNOWDEN AVE	MHV1 LLC	364.42	4,970.63
1240	020016 00012	1367 N PARKWAY	COLLINS BERNARD G	552.51	13,816.31
1241	020002 00001C	1189 FORREST AVE	HAMILTON BRYAN K AND CAITLIN COSTELLE RS	361.97	5,059.19
1242	020016 00013	1377 N PARKWAY	CITY OF MEMPHIS L G & W D	631.94	22,221.27
1243	021026 00023	0 N BELLEVUE BLVD	MEMPHIS CITY OF	450.01	11,262.16

Appendix E – Cleveland Street Redevelopment Plan by LRK (September 2023)



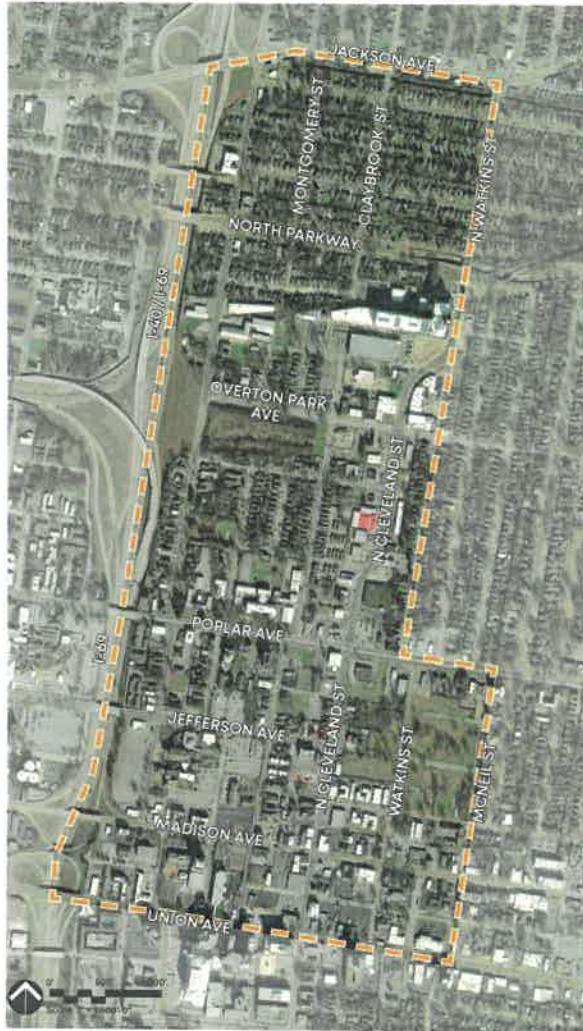
Cleveland Street Redevelopment Plan

Memphis, TN

September 2023



Introduction



Cleveland Street Redevelopment Plan

Cleveland Street is one of the most trafficked corridors in the City of Memphis. Every day, the street serves one of the largest public transit capacities within the city, and connects a number of commercial areas along its north / south axis. The corridor hosts large-scale anchors such as Methodist Hospital, Catholic Charities, Kroger, Walgreens, and the mixed-use vertical community of Crosstown Concourse. Despite this high level of varied activity, there is a disjointed experience of spaces, a lack of pedestrian connectivity, and grave concerns from area stakeholders regarding safety and security.

In response to the current environment of the Cleveland Street Corridor, this redevelopment plan identifies potential urban design approaches, private investment opportunities, and public space improvements that could be implemented to holistically knit the corridor together for multi-modal use. This plan was developed by representatives from key neighborhood stakeholders: Mississippi Boulevard Christian Church, Crosstown Memphis Community Development Corporation, and Crosstown Redevelopment Cooperative Association.

The overall plan area is roughly bounded by Jackson Avenue and Union Avenue to the north and south, I-240 to the west and Watkins Street to the east north of Poplar Avenue and McNeil Street south of Poplar. The project team referred to previous design improvements and several pending infill proposals to inform streetscape elements that could be utilized to provide continuity from revitalization efforts occurring in adjacent areas such as the Edge and Medical District. In addition, this plan acknowledges publicly planned streetscape improvements that are occurring along Cleveland Street and with streets that intersect with the corridor such as the Innovation Corridor along Union, Better Jefferson improvements, and ongoing efforts along Madison Avenue.

The Cleveland Street Corridor includes large-scale institutional stakeholders, local flavor and texture including authentic Vietnamese restaurants and groceries, and a variety of churches, auto-repair shops, and small-scale commercial/office spaces.

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Example of Public Engagement

Listening Session | May 24th, 2023

Throughout the Cleveland Street corridor visioning process multiple stakeholders, property owners, and institutions have been engaged to provide feedback on the corridor's future. On May 24th, a group of area stakeholders from Madison Heights to participated in a community listening session to share feedback, identify opportunities, and strengthen connections in the plan area. The group was hosted at the Southern College of Optometry and engaged in a round-table discussion. After a brief introduction and process overview, the participants were encouraged to share their ideas for future opportunity and development in the Madison Heights study area.

The following three questions were posed to participants:

1. *What does success for the Madison Heights study area look like?*
2. *What businesses, services, activities, events, or types of places are not present in Madison Heights today that you would like to experience in the future?*
3. *When it comes to the future, where would you like to see the focus of development and redevelopment?*

Synthesis of Stakeholder Feedback

1 *What does success for the Madison Heights study area look like?*

Participants viewed success in the Madison Heights study area as a safer, pedestrian friendly, and active corridor, where local businesses could thrive. They discussed the importance of slowing down vehicular traffic on the main thoroughfares and activating the pedestrian realm with outdoor seating. Improved lighting, increased activity, and refurbished facades within the area would provide a clean, inviting atmosphere.

Safety and security were mentioned several times throughout the session and the group expressed a desired for an increased police presence. Feedback also noted the importance and role environmental design should play in efforts to improve safety in the study area.

Participants discussed the importance of connectivity projects currently underway including reactivating the Madison Avenue trolley line, the Better Jefferson project, and the Innovation Corridor on Union Avenue. Connections to social services and strengthening the community's knowledge of services provided in the area was highlighted. Stakeholders expressed a strong desire for future engagement and communication among those gathered to better strengthen community connections and increase awareness of investment and opportunities in the study area. Regular meetings were suggested with a focus on better defining neighborhood needs and as a means to pull in additional parties to help clean up the area and provide a safer environment for businesses, students, doctors, and all traveling through or visiting Madison Heights.

2 *What businesses, services, activities, events, or types of places are not present in Madison Heights today that you would like to experience in the future?*

Participants expressed an interest in a wide variety of services and amenities that ranged in scale and type from coffee shops and restaurants, to a grocery store and theater. Participants desired an appropriately dense community that provided daily services within a walkable area. Stakeholders envisioned a more walkable community with daily services, amenities, and a variety of housing types knit into the existing residential neighborhoods.

Activated streetscapes that incorporate space for outdoor seating for restaurants, street furniture and improved lighting were strongly preferred. Along with the desire for improved connectivity, participants noted the desire for a community center that could host multiple events and strengthen bonds within Madison Heights. The participants noted the energy that has grown around Crosstown within the north Cleveland area and expressed a desire to extend this success down Cleveland to connect with Madison Heights.

3 *When it comes to the future, where would you like to see the focus of development and redevelopment?*

Investment supportive of a community that "hums," that is vibrant and showcases the diversity of services and people present within Madison Heights, was a main focus of the stakeholder group. Participants were supportive of high-quality residential and commercial infill development, increasing density, and improving the streetscape for pedestrian activity. Attracting and retaining businesses, amenities, residents, and students to the area were important factors for increasing density and increasing pedestrian traffic.

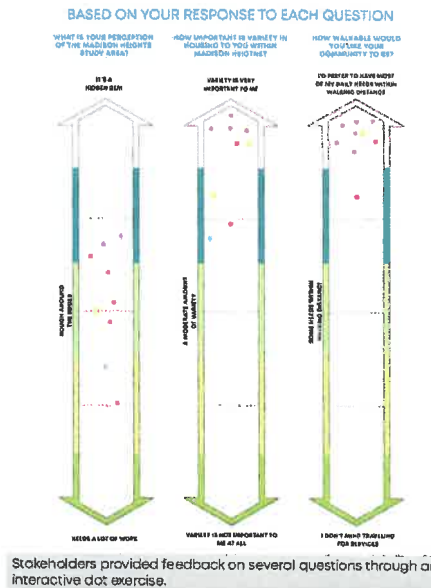
The interactive boards and word cloud captured additional insight and feedback from area stakeholders and their vision for the Madison Heights study area.

Example of Public Engagement

In response to: "What is your Vision for Madison Heights?"

OPPORTUNITY
 CONNECTIVITY
 MORE QUALITY BUSINESS
 INTENTIONAL
 VIBRANT
 REFRESHED
 ALIVE
 ANCHOR
 MODERNIZATION
 CONNECTED
 SAFE
 PROGRESSIVE
 HEART OF THE CITY

Cleveland Street Redevelopment Plan



Goals



CLEVELAND & WATKINS STUDY AREA GOALS

COMPLETE THE SQUARE: Intensify and reinforce "the Square" through better utilization and infill.

"MARKET DISTRICT" STREETSCAPE: Improve the pedestrian realm and streetscape from Overton Park Avenue to "the Square" with public art, street trees, infill development, and opportunities for elevated utilization.

KEY INTERSECTION IMPROVEMENTS: Implement a design that creates a sense of place and arrival, improves pedestrian and bike safety, and incorporates traffic calming measures.

STREET TREES: Incorporate street trees at regular intervals to promote walkability and better define the corridor.

POTENTIAL INFILL AND UNDERUTILIZED PROPERTIES: Analyze utilization for key properties indicated along the corridor for potential reinvestment.



MADISON HEIGHTS STUDY AREA GOALS

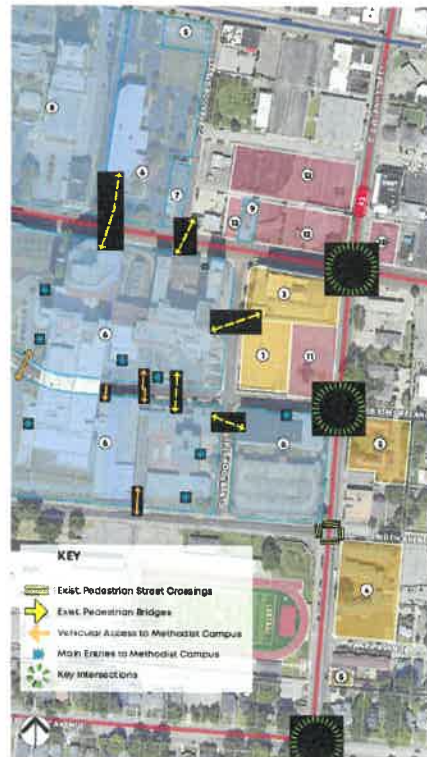
COMPLETE WALKABLE URBAN CENTER: Increase the diversity of uses by infilling commercial along Cleveland and strengthen the link to residential neighborhoods along the corridor.

IMPROVE ACCESSIBILITY: Widen sidewalks, rebuild driveways to city standards and close unused curb cuts to provide an accessible pedestrian connection along the corridor.

STREET TREES AND LANDSCAPING: Incorporate street trees and landscaped planting strips to promote walkability and better define the pedestrian way.

EAST-WEST LINK: Provide design solutions for Court Avenue that are translatable to East-West streets along the corridor.

TRANSIT NEIGHBORHOOD: Maintain and upgrade transit linkages within the area with a focus on safety and mobility.



CLEVELAND & UNION STUDY AREA GOALS

IMPROVE WAYFINDING AND SIGNAGE: Strengthen gateways, institutional presence and wayfinding along major thoroughfares.

TRANSIT NODE: Provide design solutions that build upon the multi-modal center created at Cleveland and Union for those utilizing transit, bikes, or sidewalks.

IMPROVE ACCESSIBILITY: Widen sidewalks, rebuild driveways to city standards and close unused curb cuts to provide an accessible pedestrian connection along the corridor.

STREET TREES AND MEDIANS: Incorporate street trees and landscaped planting strips to promote walkability and transition into the surrounding residential neighborhoods.

KEY INTERSECTION IMPROVEMENTS: Implement a design that creates a sense of place and arrival, improves pedestrian and bike safety, and incorporates traffic calming measures.

The goals for Cleveland Street have been distilled from the familiar themes that emerged from conversations over the course of the stakeholder meetings. These guiding principles provide a framework for the distinct spaces, businesses, and stakeholders that operate within the Cleveland Street corridor.



Sustainable Framework

Encourage a sustainable framework that supports existing stakeholders, inspires bold small- and large- scale investments that are inclusive of both the existing community and new businesses and residents.



Enhance Connections

Identify and strengthen physical connections and stakeholder partnerships through the corridor to facilitate implementation of an inclusive plan that addresses the needs of the corridor's diverse population.



Infuse Local Culture

Authentically integrate the unique narrative, streetscape elements, and aesthetics of the diverse people, places, and history to cultivate community and ideas for ongoing programming.



Improve Streetscape

Improve the streetscape visually and experientially for businesses, residents and visitors with a design that further develops a unique sense of place, prioritizes bikes and pedestrians, adds trees and lighting, and synchronizes currently disconnected blocks.



Multimodal Transportation

Encourage multiple modes of transportation to improve the experience along the corridor and improve walk-ability by addressing safety, landscaping, accessibility, and a rehabilitated pedestrian zone.



Cleveland & Watkins Study Area Vision

Examples of Potential Improvements



Completing the Square

This concept plan is focused on completing "the Square," that is, leveraging development opportunities to create a defined area bound by Watkins to the east, Claybrook to the west, Overton Park Ave to the south, and Galloway to the north. This includes the incorporation of streetscape and infrastructure improvements, aesthetic enhancements, and real estate development opportunities consisting of residential, commercial, and mixed-use programs.

Potential opportunities abound to enhance the pedestrian experience, including the planting of street trees, utilizing textured pavement to visually elevate parking spaces, investing in the public realm to include seating for adjacent businesses, and improving pedestrian scale lighting along the corridor. Development of vacant and underutilized properties along Cleveland and Watkins are critical to bridging "the gap" which acts as a barrier between the Evergreen and Crosstown neighborhoods. The addition of a mid-block crossing south of Galloway across Cleveland Street provides a safe pedestrian connection between the neighborhoods.

Identifying a dedicated location for "drop-off/pick-up" spaces for the Groove on Demand adjacent to anchor destinations such as Crosstown in a way that incorporates branded signage will further the transformation of Cleveland Street into a multi-modal corridor.



This four-story mixed-use building features an inset ground floor that provides additional space for pedestrians at the streetscape. The use of materials and scale creates a design that can fit within a more traditional neighborhood.
<https://www.contraumarchitects.com/>



The distinct gabled forms on this mixed use building resonate with adjacent residential architecture. <https://www.contraumarchitects.com/>



Ground floor commercial and public space activates the sidewalk.
<https://www.groovestudios.com/>



Three-story attached townhomes.
<https://leleek.com/projects/day-on-market-townhomes/>

Examples of Successful Streetscape Design



Mid-block crossings may be elevated and may include overhead pedestrian activated beacons at heavily trafficked crossings. At various locations crossing may incorporate locally inspired artwork to add to contribute to the corridor's unique character.





Madison Heights Study Area Vision

Examples of Potential Improvements



Nurturing the Neighborhood Fabric

The Madison Heights study area offers opportunity for small-scale commercial and live-work infill investments along Cleveland Street with residential development along adjacent east-west streets and blocks. This concept explores lot-by-lot opportunities, focusing the majority of investment on vacant or underutilized parcels along the north-south corridor.

The single-family and small-scale multifamily fabric of the existing neighborhood informs new infill residential development. A variety of home types and scales supports the incremental filling of gaps in the community and to better create housing that is attainable by existing and new residents. Potential exists to incorporate commercial spaces within live-work type developments on Cleveland as a means to introduce economic vibrancy and new housing options.

A shared opportunity to enhance the pedestrian experience exists with adjacent areas along the corridor, including the planting of street trees, utilizing textured pavement to visually elevate parking spaces, investing in the public realm to include seating for adjacent businesses, and improving pedestrian scale lighting along the corridor. Investment in the public realm extends to proposed and potential future improvements at key intersections. Identifying a dedicated location for "drop-off/pick-up" spaces for the Groove on Demand adjacent to anchors such as Kroger at Cleveland and Poplar in a way that incorporates branded signage will further the transformation of Cleveland Street into a multi-modal corridor.



This three-story live-work building at left holds the street with space for outdoor seating for businesses at the ground floor. The upper floors accommodate residential uses and the modular form provides opportunity for this prototype to be used on sites of varied sizes.



Appropriate changes in material and facade setbacks break up the overall mass of the building.



Live/work units provide the flexibility to support neighborhood retail and services.



Attached townhomes and residential streetscape knit the neighborhood together.

Examples of Successful Streetscape Design



Residential streetscape provides pedestrian connectivity from adjoining blocks to the Cleveland corridor.



Landscaped buffer between parking and streetscape. Incorporate street trees into the pedestrian realm.



Better define the public right-of-way by providing landscaped buffers between parking lots and sidewalks. (Google Earth screenshot)

Cleveland Street Redevelopment Plan



Install landscaped medians along Cleveland where appropriate.



Separate bike lanes and landscaped median creates a multi-modal corridor. (Google Earth screenshot)



Landscaped buffers between the sidewalk and parking lots create a more comfortable pedestrian experience. (Google Earth screenshot)



Cleveland & Union Study Area Vision

Examples of Potential Improvements

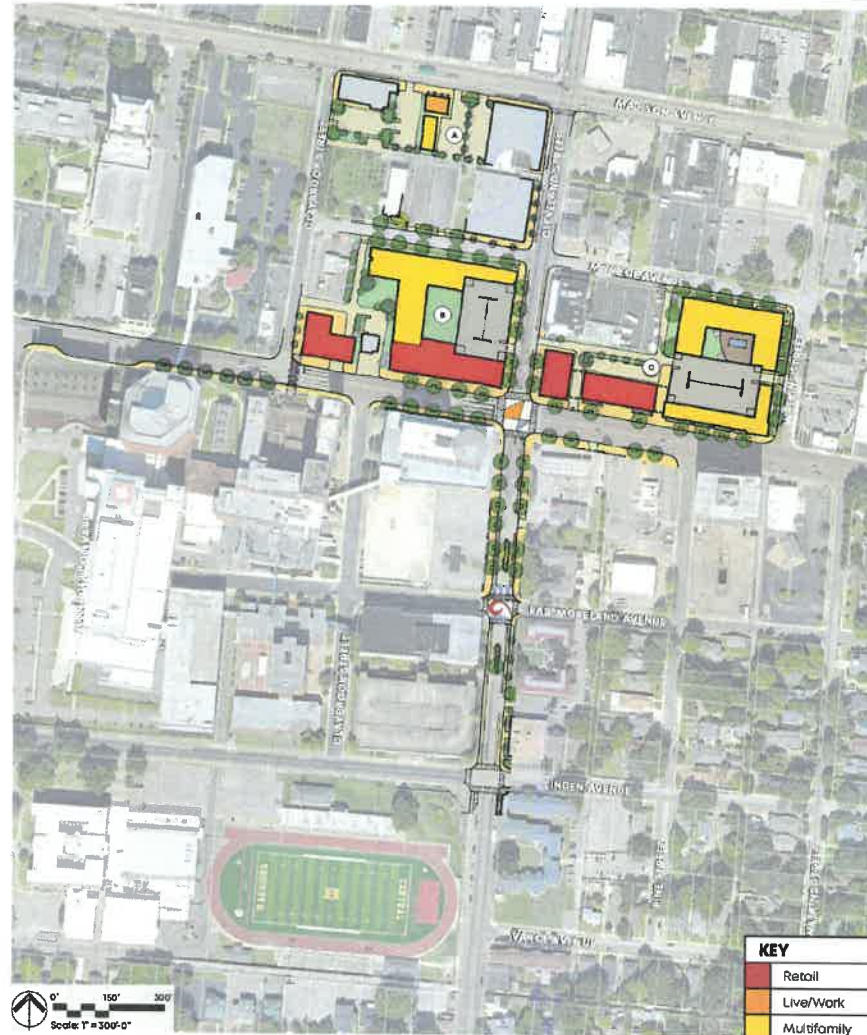


Establishing a Transit Hub

The Cleveland & Union study area has the potential for major investment and higher intensity redevelopment relative to other locations along the Cleveland Street corridor due to its proximity to major institutional anchors and the future Innovation Corridor. Though vehicular and bus traffic are and will continue to dominate Union Avenue, there are opportunities to enhance the pedestrian experience. The removal of one lane of traffic on Union from Bellevue Boulevard to Cleveland Street adjacent to Methodist's campus widens the pedestrian realm and narrows Union Avenue. A new signalized and covered pedestrian crosswalk across Union Avenue improves connectivity to the Southern College of Optometry and potential redevelopment to the north, and provides the opportunity for a signature gateway to the corridor.

Intersection improvements at Cleveland & Union and Cleveland & Eastmoreland increase pedestrian visibility and connectivity and better ties the Methodist campus to the residential neighborhood to the east. Identifying a dedicated location for "drop-off/pick-up" spaces for the Groove on Demand adjacent to Methodist's campus in a way that incorporates branded signage will further the transformation of Cleveland Street into a multi-modal corridor.

Investment in potential opportunities abound for mixed-use development consisting of ground floor commercial with residential units above. Greater intensity should be concentrated at the intersection of Cleveland & Union. Ground floor residential units located near intersections should be elevated and incorporate stoops to provide privacy while serving to activate the streetscape for all traversing the area.



Mixed-use corner condition with appropriate signage, lighting, and a rolled intersection for pedestrian safety.



Stepping the facade back at upper stories breaks up the massing and provides for visual interest. Board & Vectors



Active, walkable, and vibrant streetscape with street trees and outdoor seating for adjacent businesses.

Examples of Successful Streetscape Design

With the investment described by the proposed Innovation Corridor, the intensity of mixed-use development at the intersection of Cleveland and Union should be elevated. Streetscapes with opportunities for outdoor dining and street trees improve walkability and can encourage transit ridership. Improved transit connects those within the study area to other districts in the city.



Planters with street trees and landscaping provide shade and safety to pedestrians and can be utilized where existing utilities otherwise prevent installing typical tree wells.



Protected bike lane and landscaped buffer.



Provide landscaped buffer between parking lots and streetscape.



Tree wells and pavement patterns can be used as placemaking elements for surrounding institutions, signifying to the pedestrian of the "district" they are entering. (Modera Central Walkway Apartments, Orlando, FL)



Incorporating unique, whimsical, and colorful elements located along the corridor build upon the character and identity of the area. (Google Earth)



Incorporate bright colors and wayfinding elements for both pedestrians and vehicular traffic within a cohesive signage strategy. (Puckett by Penzance design)



A covered crosswalk provides a more comfortable pedestrian crossing, increases visibility, and provides opportunity for signage and district branding. (Google Earth as seen from)

All Proposed Public Improvements



Cleveland Street Redevelopment Plan

Neighborhood Identity & Streetscapes

Total Estimated Cost: \$6,860,000

Public art, parks & open space, ROW landscaping, street furniture, and lighting

Public Art Initiative

Enhance district identity, wayfinding, and aesthetics while supporting local artists. Murals, street tattoos, and gateway features are included.

Right-of-Way Landscaping

Plant and maintain landscaping within the public right-of-way to enhance shade, beauty, and native species.

Street Furniture & Lighting

Place furniture and lighting along streets and plazas to enhance pedestrian comfort and encourage street-level activity.

Public & Open Space

Improve and create parks, public outdoor spaces, and amenities, including the pedestrian bridge at Methodist, the V&E Greenline, and the creation of a new park on the Crosstown Mound site.

Land Development

Total Estimated Cost: \$10,100,000

Vacant and blighted properties, ROW conversion

Vacant & Blighted Property Initiative

Identify ownership, acquire or facilitate the sale of property, and provide incentives to property owners to rebuild or remodel buildings.

Right-of-Way Conversion

Convert surplus/unused street ROW into developable lots, for public or private construction.

Infrastructure & Connectivity

Total Estimated Cost: \$36,750,000

Street right-sizing, intersection improvements, upgrades to bike/ped facilities, alley improvements, and underground utilities

Street Right-Sizing

Narrow or widen residential streets to increase pedestrian and vehicular safety.

Intersection Improvements

Upgrade 9 signalized intersections to include bike/ped facilities and ADA accessibility at street crossings.

Bike/Ped Facilities

Add protected bike lanes, widen sidewalks, improve curb cuts, and improve signage related to bicycle and pedestrian safety and comfort.

Alley Improvements

Upgrade lighting, pavement, signage, drainage, and landscaping throughout alleys in the district.

Underground Utilities

Relocate overhead utilities underground, to increase the severe weather resilience and safety of the community.

Total Estimated Public Improvements.....\$ 53,710,000

Examples of Proposed Spot Improvements - North



Cleveland Street Redevelopment Plan

ROW Conversion

Convert surplus/unused ROW to developable lots

- 1** N Montgomery, north of Snowden Ave
- 2** Autumn Ave, west of N Bellevue Blvd

Public Art

Improve identity, wayfinding, and beauty

- 3** N Parkway, add artistic fencing to highway overpass

Public & Open Space

Enhance parks, public spaces, and amenities

- 4** Citizens Park

Intersection Improvements

Upgrade pedestrian & vehicular safety at intersections

- 5** N Parkway & N Bellevue Blvd
- 6** Mid-Block Pedestrian Crossing at Galloway Ave across N Watkins St
- 7** Autumn Ave & N Cleveland St
Asphalt Art Location

Pedestrian Experience

Provide new sidewalks within existing ROW space

- 8** N Montgomery from N Parkway to Forrest Ave
- 9** N Claybrook from N Parkway to Forrest Ave

Examples of Proposed Spot Improvements - South



Cleveland Street Redevelopment Plan

Street Widening

Improve curbs, turn lanes, and shoulders

- 10** N Bellevue Blvd, segment from Peach Ave to Poplar Ave

Street Diet

Reduce speeds and increase safety

- 11** Poplar Ave from N Bellevue to McNeil St - Complete Street
- 12** Jefferson Ave from I-40 bridge to Cleveland St - Complete Street
- 13** Raine Pl from Union Ave to Madison Ave

Public & Open Space

Enhance parks, public spaces, and amenities

- 14** Pedestrian Bridge across Union at Claybrook
- 15** Street Trees in Median at Monroe Ave

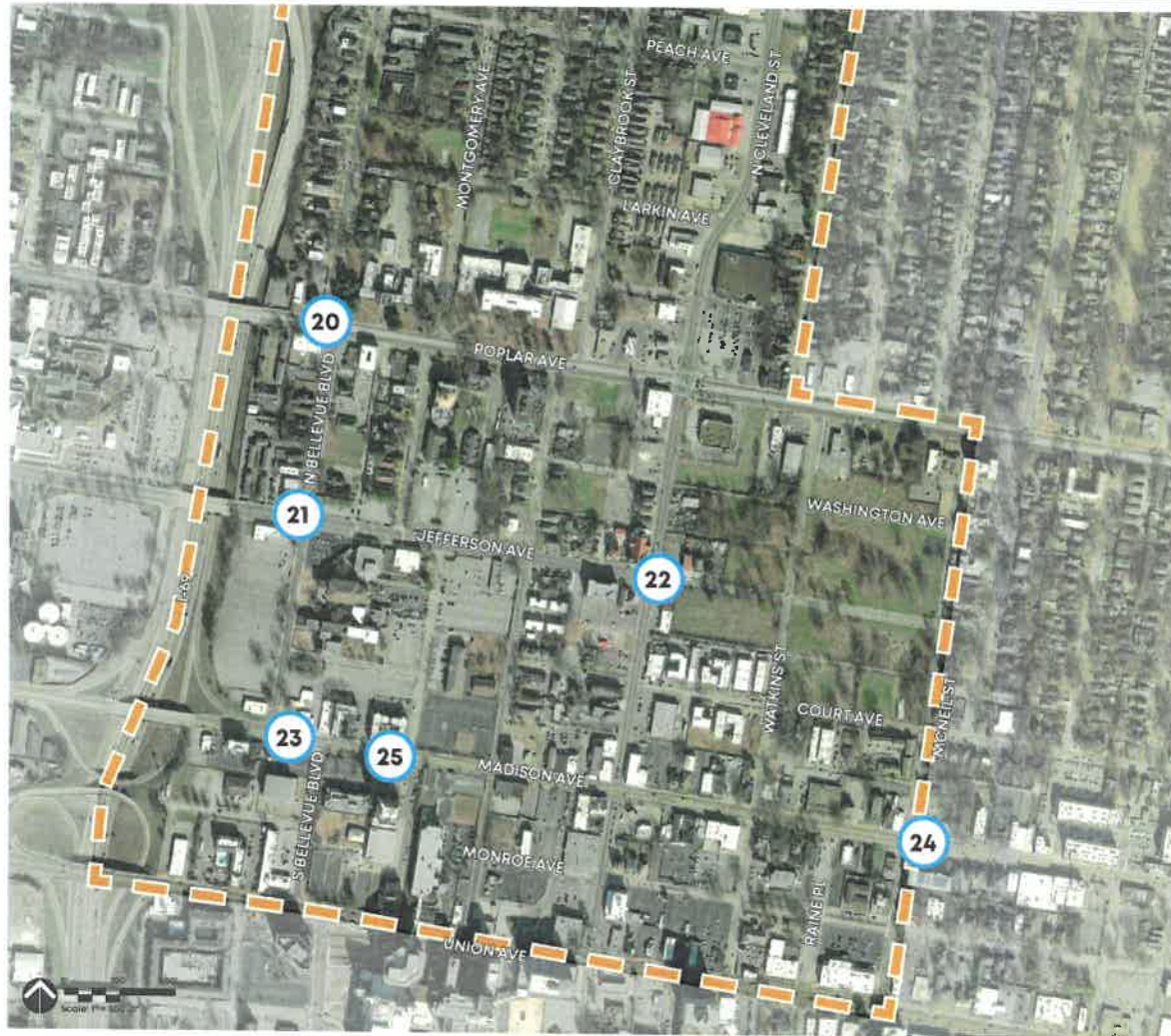
Public Art

Improve identity, wayfinding, and beauty

- 16** Poplar Ave over I-40/69
- 17** Jefferson Ave over I-40/69
- 18** Madison Ave over I-40/69
- 19** Union Ave over I-40/69

Continued on next page

Examples of Proposed Spot Improvements - South (cont.)



Cleveland Street Redevelopment Plan

Intersection Improvements

Upgrade pedestrian & vehicular safety at intersections

- 20** N Bellevue Blvd and Poplar Ave
- 21** N Bellevue Blvd and Jefferson Ave
- 22** Cleveland St and Jefferson Ave
Asphalt Art Location
- 23** N/S Bellevue Blvd and Madison Ave
- 24** McNeil St and Madison Ave
- 25** Mid-Block Pedestrian Crossing on Madison at Southern College of Optometry

Examples of Proposed Overall Improvements - Infrastructure



Alley Maintenance

Upgrade lighting, pavement, signage, drainage, and landscaping throughout alleys in district.

Total Estimated Cost: \$3,400,000



Bicycle & Pedestrian Facilities

Widen and improve sidewalks and bicycle lanes throughout the district.

Total Estimated Cost: \$7,900,000



Utilities

Underground existing overhead utility lines along 5.5 miles of primary roads throughout the district.

Total Estimated Cost: \$13,250,000

Cleveland Street Redevelopment Plan

Examples of Proposed Overall Improvements - Infrastructure



Mid-block Crossings at SCO and Galloway

Build a protected street crossing with pedestrian refuge across Madison Ave near the Southern College of Optometry and across N Watkins St at Galloway Ave.

Total Estimated Cost: \$180,000



Street Right-Sizing

Widen, narrow, or create a "complete street" where needed, to improve pedestrian and vehicular safety.

Total Estimated Cost: \$8,700,000



Intersection Improvements

Upgrade 9 signalized intersections to include bike/ped facilities and ADA-compliant accessibility at street crossings.

Total Estimated Cost: \$3,320,000

Cleveland Street Redevelopment Plan

Examples of Proposed Overall Improvements - Streetscape



ROW Landscaping

Plant and maintain landscaping, including street trees, within the public right-of-way to enhance shade, beauty, and native species.

Total Estimated Cost: \$2,500,000



Pedestrian-Scale Lighting

Lighting along sidewalks and public spaces, geared toward to pedestrian comfort.

Total Estimated Cost: \$2,000,000



Street Furniture

Place furniture along streets and plazas to enhance pedestrian comfort, including bus shelters and seating.

Total Estimated Cost: \$1,600,000



Cleveland Street Redevelopment Plan

Examples of Proposed Overall Improvements - Public Art



Asphalt Art

Partner with local artists to paint intersections, curb bulb-outs, and/or parklets on existing asphalt surfaces.

Total Estimated Cost: \$60,000



Overpass Fencing, Gateways, & Signage

Beautify concrete barrier fencing on highway crossings. Include murals, painted signage, and other identifying features as gateways into Crosstown.

Total Estimated Cost: \$100,000



Murals

Hire local artists to paint murals throughout the district.

Total Estimated Cost: \$100,000

Cleveland Street Redevelopment Plan

Examples of Proposed Overall Improvements - Public Space



Citizens Park

Create a public park at the heart of proposed Crosstown Mound mixed-residential development.

Total Estimated Cost: \$250,000



V&E Greenline Improvements

Extend the V&E Greenline into Crosstown Concourse, across N Watkins. Improve the bridge and plaza over N Parkway to include new pavement, lighting, and fencing.

Total Estimated Cost: \$250,000

Examples of Proposed Overall Improvements - Vacant & Blighted Properties



Vacant Lots & Dilapidated Structures

Identify ownership and acquire or facilitate the sale of property. Incentivize property owners to rehabilitate or rebuild dilapidated structures within the district. This fund could include financial support for sidewalk repairs along residential property frontages.

Total Estimated Cost: \$10,000,000



ROW Conversion

Convert unused, dead-end right-of-way into developable property for sale or public use.

Total Estimated Cost: \$100,000

Potential Infill Opportunities - Overview



Cleveland Street Redevelopment Plan



Claybrook St



N Parkway



N Bellevue Blvd



Forrest Ave



Larkin Ave



Crosstown Mound

Potential Infill Opportunities - Ownership (North)



Cleveland Street Redevelopment Plan

Known Developments and Improvements

- | | |
|----------------------------|--|
| 38 495 N Watkins | Memphis Center City Redev. Finance Corporation |
| 39 1325 Autumn | United States Postal Service |
| 40 1349 Autumn | MSMI Investments LLC |
| 41 431 N Cleveland | Collins, Patrick S |
| 42 5050 N Claybrook | Warehouse Garage LLC |
| 43 413 N Cleveland | Memphis Urban League Inc |
| 44 405 N Cleveland | Kirama Investment Group LLC |
| 45 403 N Cleveland | Skefos, Catherine |
| 46 438 N Cleveland | Bluff City Enterprises |
| 47 430 N Cleveland | Skefos, H Jerry |
| 48 419 N Watkins | Bluff City Enterprises |
| 49 400 N Watkins | Memphis, TN Assembly Hall of Jehovah's Witnesses |

Potential Opportunities

- | | | | |
|---|--|---|------------------------------|
| 1 1201 Jackson | 1201 Jackson GP | 26 153 N Cleveland | Lamanllao, Edwin & Maria |
| 2 1217 Jackson | Jackson GP | 27 1162 Forrest | Somes, Joshua M & Deidre L |
| 3 1243 Jackson | Preston, Julia & Shaner, William | 28 1177 Forrest | Liles, Mike Jr. & Patrick R |
| 4 1279 Jackson | Mid-Continent Laboratories | 29 1231 Forrest | Crosstown Group LLC & |
| 5 1198 Snowden | Spoken Word Church Inc | 30 Multiple at N Bellevue & Autumn | Midtown Restoration LLC |
| 6 1206 Snowden | Spoken Word Church Inc | 31 419, 425, 431 N Bellevue | Tennison Brothers Inc |
| 7 Snowden | Sullivan, Alonzo & Deloris | 32 423 & 427 Montgomery | Doshier, Edith |
| 8 Snowden-Montgomery Dead-end ROW | City of Memphis | 33 438 Montgomery | Butler, Benjamin |
| 9 1278 Snowden | Hughes, James K & Sherry J | 34 436 Montgomery | Roeder, Michah |
| 10 1191 Snowden | Jones, Kenneth L & Terri L | 35 416 Montgomery | Karimnia, Mary Jo |
| 11 1211 Snowden | Grace Investment LLC | 36 415 Malvern | Crosstown Group LLC |
| 12 1217 Snowden | Robinson, Lois S | 37 411 Malvern | West, Rebecca |
| 13 1229 Snowden | Elohim World Outreach Ministries Inc | 59 333 N Claybrook - Crosstown Mound | Robin Round LLC |
| 14 1271 Snowden | Ahmed, Aliya | 61 3 N Claybrook | City of Memphis |
| 15 1295 Snowden | Clean Green Memphis LLC | 62 277 Montgomery | Ngo, David |
| 16 1305 Snowden | Harris, James Jr. & Grace | | Memphis Recovery Centers Inc |
| 17 1176 Tutwiler | Albright, George W & Maxine J Living Trust | | |
| 18 Parcel adjacent to 1176 Tutwiler | Albright, Alan | | |
| 19 1327 Tutwiler | Haimed, Nabil H | | |
| 20 570 N Bellevue | City of Memphis | | |
| 21 1251 Faxon | Henderson, Jocelyn V | | |
| 22 Faxon lot between 1305 & 1315 | Pipe Dreams Properties Inc | | |
| 23 N Parkway ROW between 1324 & 1334 | City of Memphis | | |
| 24 124 N Cleveland | Nguyen, Tina & Kevin Pham | | |
| 25 116 N Cleveland | Tong, Karina | | |

Potential Infill Opportunities - Ownership (South)



Cleveland Street Redevelopment Plan

Known Developments and Improvements

78 1292 & 1302 Court	Bellwether Capital Partners (Waddell)
79 1312 & 1318 Court and 28 & 35 Claybrook and 43 N Cleveland	SMH Partners
80 61 N Cleveland	Shelby County Tax Sale
81 51 N Cleveland & 1328 Court	Le Tuyen
82 44 N Claybrook	Cgient LLC Series 44 N Claybrook
83 1309 & 1317 Court	Le Tieng
87 32 N Cleveland	Pham, Kristine & Monica & Karin Tong (Viet Hoa)
88 1300 Block of Court	Red Ace Capital
91 1400 Madison	Krosstown LLC, Kinsey Thompson
96 37 N Cleveland	Nguyen, Lee J & Trang T Le

Potential Opportunities

24 124 N Cleveland	Nguyen, Tina & Kevin Pham
25 116 N Cleveland	Tong, Karina
63 1302 William Fields	Eastern Star Missionary Baptist Church, Inc
65 155 N Bellevue	EZE Capital LLC
66 128 N Bellevue	EZE Capital LLC
67 126 N Bellevue	Spikner, Dorothy & Darrell Treadwell & Elmo Spikner III & ZEZ Capital LLC
68 1295 Poplar	Friends Properties LLC
70 1359 Poplar	Spencer Square Ltd (Walgreens)
72 Washington Bottoms	ADG LLC
74 1295 Jefferson	Schneider, Robert
75 1292 Beaugregard	1292 Beaugregard LLC
76 1302 Beaugregard	1291 Beaugregard LLC
84 1306 Madison	MATA
85 1292 Madison	Bryant, Cleophus & Lois Skefos
89 1329, 1335, & 1348 Madison	St Vincent de Paul of Memphis
90 1306 Monroe	Schneider, Robert
92 1289 Madison	

Institutions

64 Kroger
69 Catholic Charities
71 Kroger
73 Mississippi Blvd Baptist
77 Catholic Diocese
86 Teen Challenge
93 Southern College of Optometry
94 City of Memphis

Relevant Studies & Ongoing Projects - Transportation

Memphis MPO PIN # 127040.00 - Poplar Ave Complete Streets

N Bellevue to Front St (1.80 mi)

\$12,368,189 Total Project Cost, 2030 Horizon Year (Current PE-D Phase)

Planned & funded improvements within the Cleveland Street Redevelopment District are limited to a 0.05 mi (350 ft) segment of Poplar Ave, west of N Bellevue Ave. Potential eastward extension of Poplar Ave reconfiguration are not anticipated by the Memphis MPO until at least 2050.

Memphis MPO PIN # 128217.00 - Segments of Bike/Ped Facilities - The Memphis Better Streets Project

Fill gaps on N Watkins, Cleveland, Bellevue, and Elvis Presley
\$8,109,900 Total Project Cost, funded by TDOT CMAQ Program
Ongoing (Current Phase Varies by Segment)

On-street separated bike lanes along Cleveland St have been implemented through the extent of the Redevelopment District. Sidewalk improvements are unknown, and not anticipated, for this portion of the corridor as part of this funded project.

Crosstown Corridor Connector (Crosstown Corridor Safety and Multi-Modal Enhancement Program)

BRT and Streetscape Improvements

Awarded \$25,000,000 in FY23 RAISE grant cycle

Most improvements are within the roadway or related to bus stations, plus pedestrian amenities at intersections such as signage, lighting, hi-vis crosswalk striping, curb ramps, and countdown signals. Planned sidewalk and street lighting improvements are outside of the Redevelopment District bounds. A gap remains for sidewalk and other public realm improvements such as furniture, artwork, and landscaping.

Better Jefferson - Corridor Study

Corridor Transportation Improvements, including intersections, westward from Cleveland St

\$4,285,000 Total Project Budget, Ongoing (Current Phase, as of 02/2022: Preliminary Engineering - Environmental Phase)

No funds committed within the FY 2023-26 Memphis MPO Transportation Improvement Program (TIP).

Memphis Innovation Corridor Project

BRT and Streetscape Improvements

\$94,643,155 Total Project Cost

Construction to begin Fall 2023. Most improvements are within the roadway or related to bus stations, plus pedestrian amenities at intersections such as signage, lighting, hi-vis crosswalk striping, curb ramps, and countdown signals. Curb bulbouts are planned throughout the Innovation Corridor but locations are not specified. A gap remains for sidewalk and other public realm improvements such as furniture, artwork, and landscaping.



Better Jefferson



Memphis Innovation Corridor



Cleveland St Bike Lanes



Better Jefferson

Relevant Studies & Ongoing Projects - Development

Crosstown Greenline Connector Study (LRK, 2014)

Proposed improvements to existing open space on Watkins and bridge across North Parkway.

**Cleveland Street Corridor - Vision Study & Small Area Plans
(LRK, 2023 - in progress)**

Proposed streetscape concepts and initial concepts for vacant, publicly-owned, or underutilized properties.

Madison Heights TAP Report (ULI & RegionSmart, 2020)

Study & recommendations for future development

Crosstown Mound (LRK, 2020)

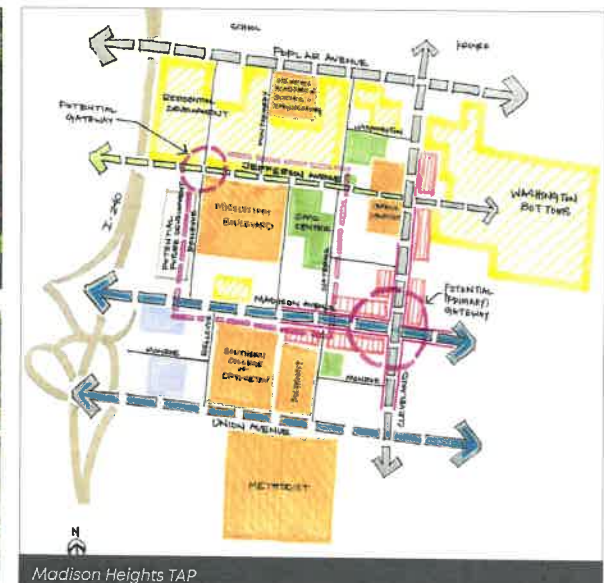
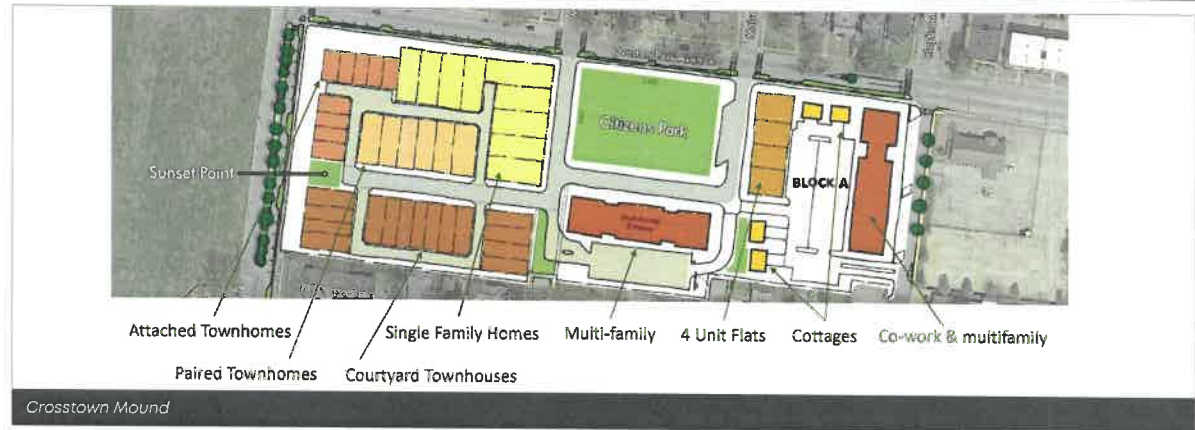
Proposed mixed-residential development

Washington Bottoms

Ongoing community investment into Community Park & Garden

Mississippi Boulevard Christian Church Master Plan

Proposed redevelopment of church-owned properties



Summary

With the introduction of the Innovation Corridor and other proposed improvements, Cleveland Street has the potential to shift from a predominantly vehicular roadway to a multi-modal corridor incorporating transit and pedestrian-oriented means of travel. The inclusion of dedicated "drop-off/pick-up" spaces for the Groove on Demand at heavily trafficked destinations such as Crosstown, Kroger, and Methodist's campus in a way that incorporates branded signage, can increase knowledge of alternative transit options in the area. This fundamental shift provides an opportunity to examine how the corridor can transform in the coming years with a focus toward engaging and enhancing the corridor's current culture, character, and stakeholders.

This transformation and planned investments, taken in combination with the existing fabric and character

of Cleveland Street, provides ample opportunities for investment in varied commercial and residential infill development. Private and public investment are highly encouraged to incorporate opportunities made possible through the community's commitment to improving infrastructure and transportation alternatives along the corridor. A unified and connective urban fabric will serve to tie into and build upon the existing nodes of activity along Cleveland Street while also incorporating flexibility to better enable appropriate scales, types, and forms of public and private improvements. Incorporating a mixed-use approach to land-use development in a way that provides a greater variety of housing types, additional retail opportunities, critical neighborhood services, and a variety of amenities will improve the corridors vibrancy and desirability.

Creating a safe and comfortable pedestrian experience along the corridor is a first step that knits together the area's businesses, residents, and institutions. The incorporation of street trees, parking lot landscaping, and screening of service areas will have a substantial positive impact upon the walkability and general experience along Cleveland Street. Additionally, implementation of protected bike lanes, the addition of medians at strategic locations, and intersection improvements will help slow vehicular traffic along the corridor while encouraging multiple modes of transportation.

A key to long-term success in achieving Cleveland Street's full potential entails continued active engagement with existing residents, anchors, businesses and surrounding neighborhoods.

