

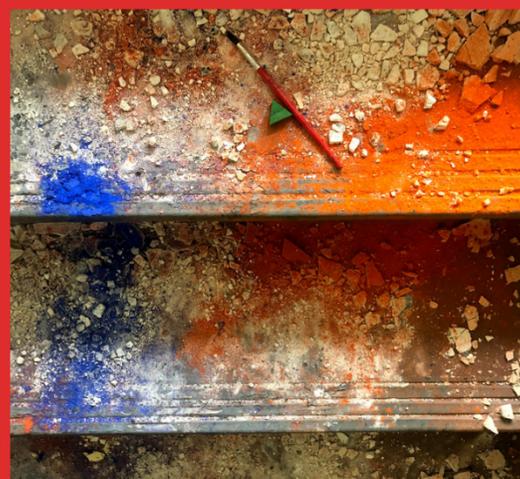
Ladd Project

60,000sf

Historic Redevelopment

30,000sf

New Construction



LocalCode Kansas City

Ladd

LocalCode Kansas City

Helping ~~low-income~~ communities
build wealth and wellbeing
through local ownership



Photo: Rick Usher



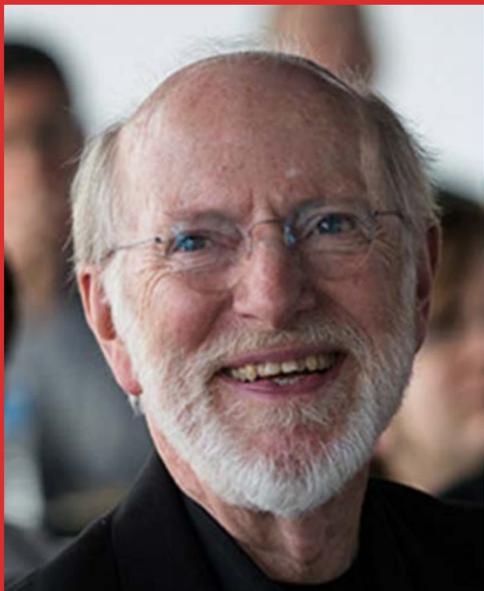
Aja Morris, JD
Co-founder



Jeff Mendelsohn
Co-founder



Chip Walsh
Development Partner



Bob Berkebile
Advisor

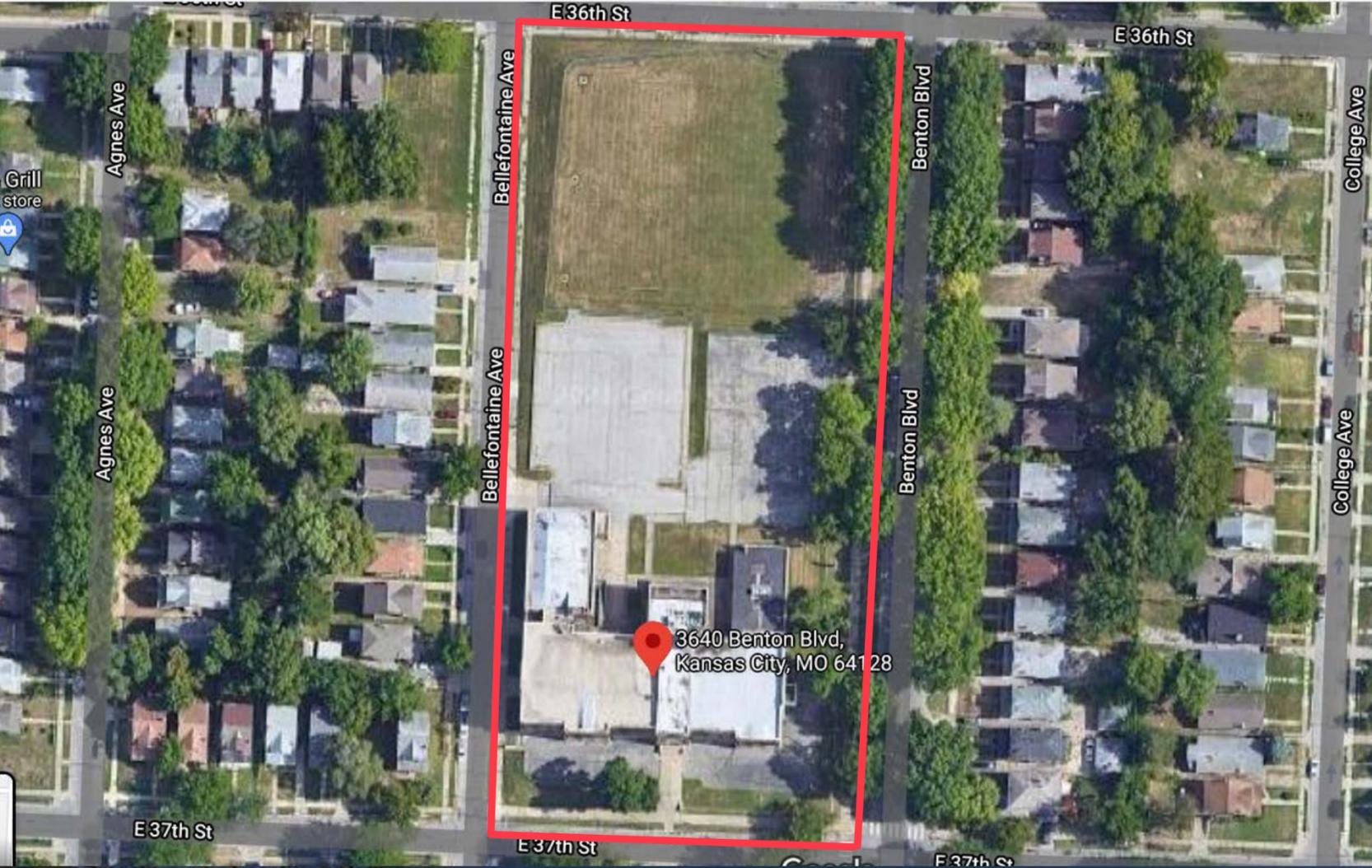


Christopher Morris
Advisor



Jahna Riley
Community Ambassador

The Team



The Ladd Project

Urban Oasis

- Apartments
- Wellness Center
- Food Hub & Food Trucks
- Cafe / Bookstore
- Office & Retail
- Theater & Event Space
- Food Garden
- Community Services

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Black professionals are not returning to the Eastside

Photo courtesy of Olivia J. Williams

CURRENTS

I'm a young, Black Kansas Citian planning to move – KC, why should I stay?

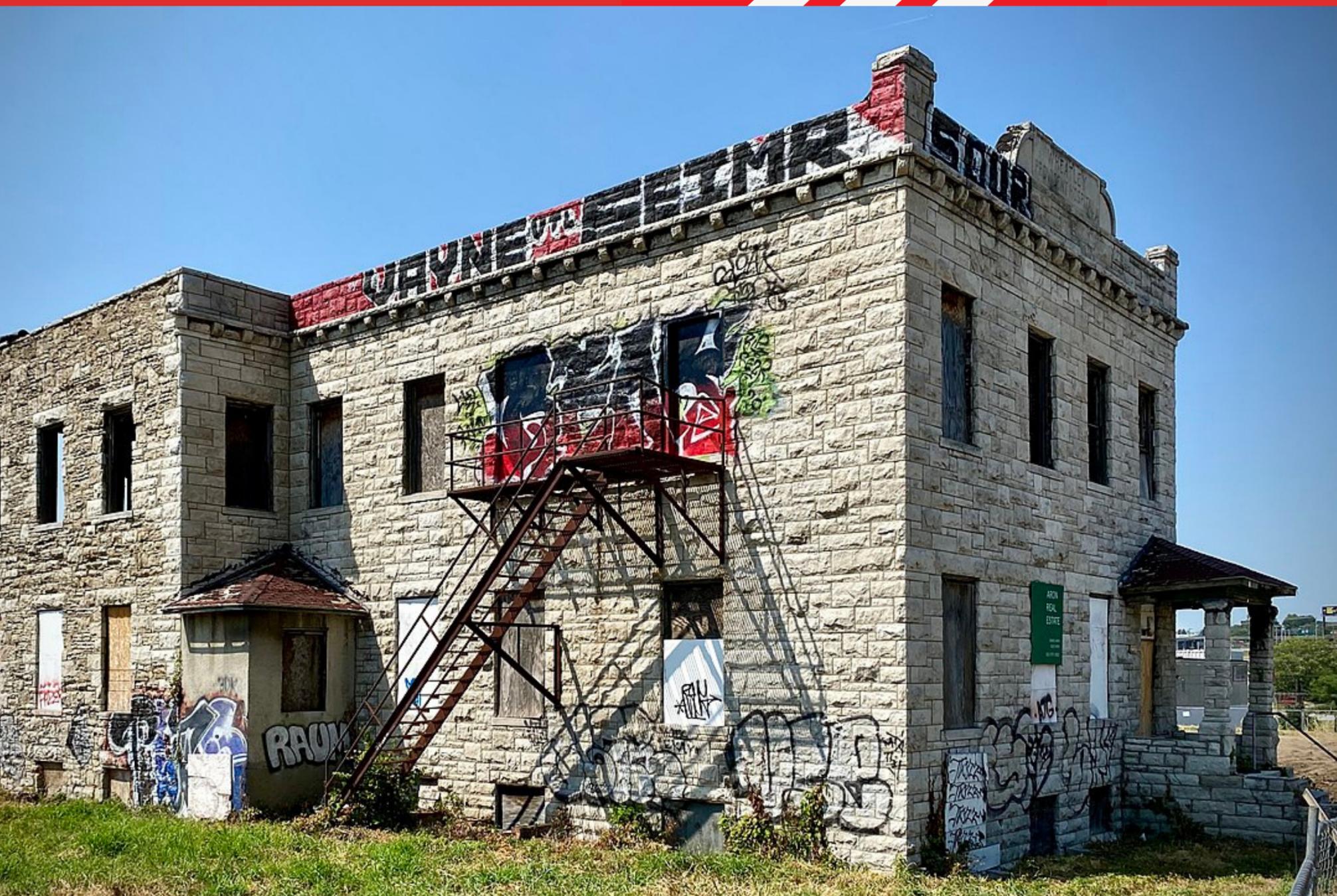
Our hometown needs to invest in, make space for, and give its Black community resources to lead or my young, diverse generation will take our talent, leadership, and drive to create equitable, anti-racist communities elsewhere.

The Ladd Project Changes the Game...



Jahna Riley, Aya Coffee + Books pop-up at Café Corazón; photo by Chancellor Adams

...meet Jahna Riley



**No Black
pediatricians on
KC's East Side**

**and thousands of
kids on Medicare**

»» Vacant Provident and Wheatley Hospital



Ladd Health and Wellness Center

Pediatric

Mental Health

Sports Injury & Physical Therapy

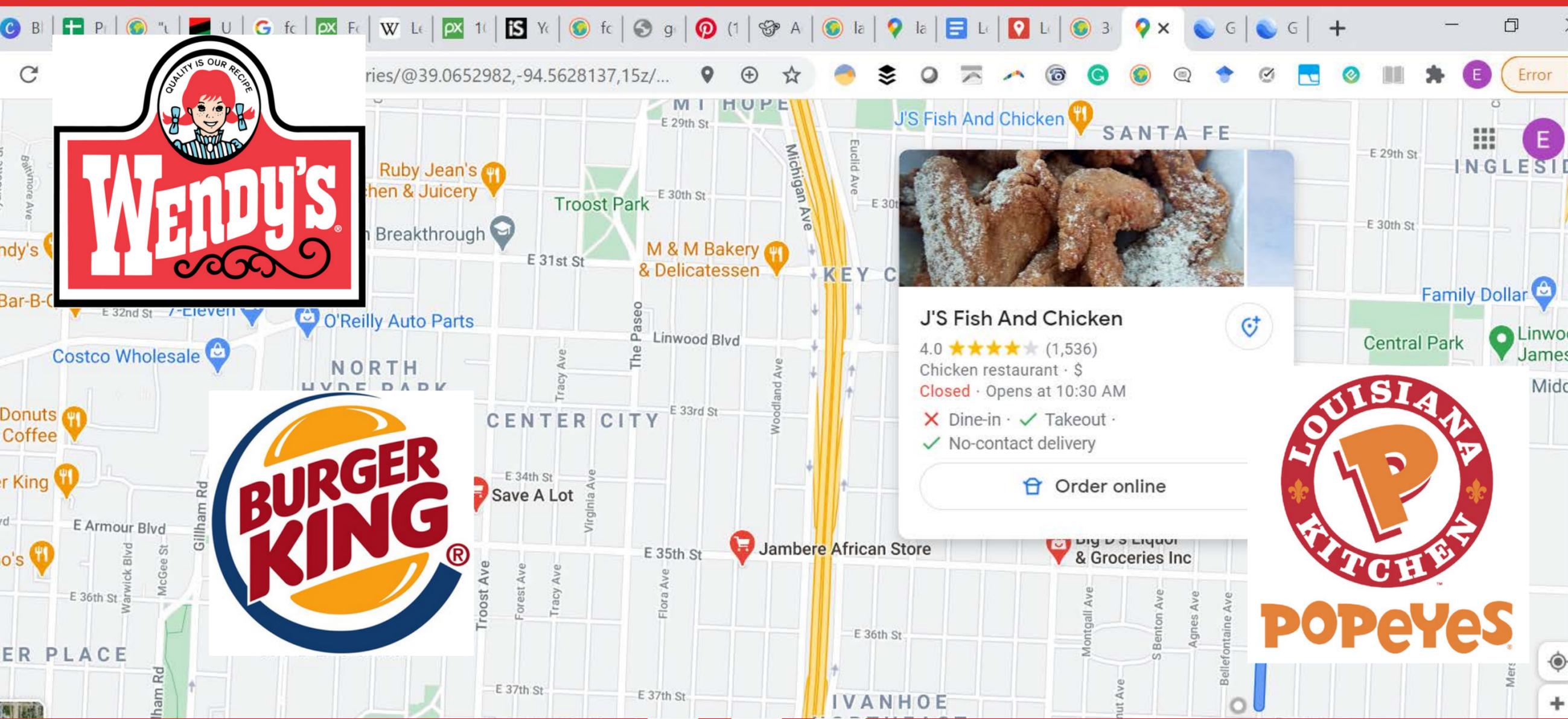
Personal Care

Growing a Healthy East Side

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Lack of Food Options, No Food Sovereignty





Restaurant & Food Trucks

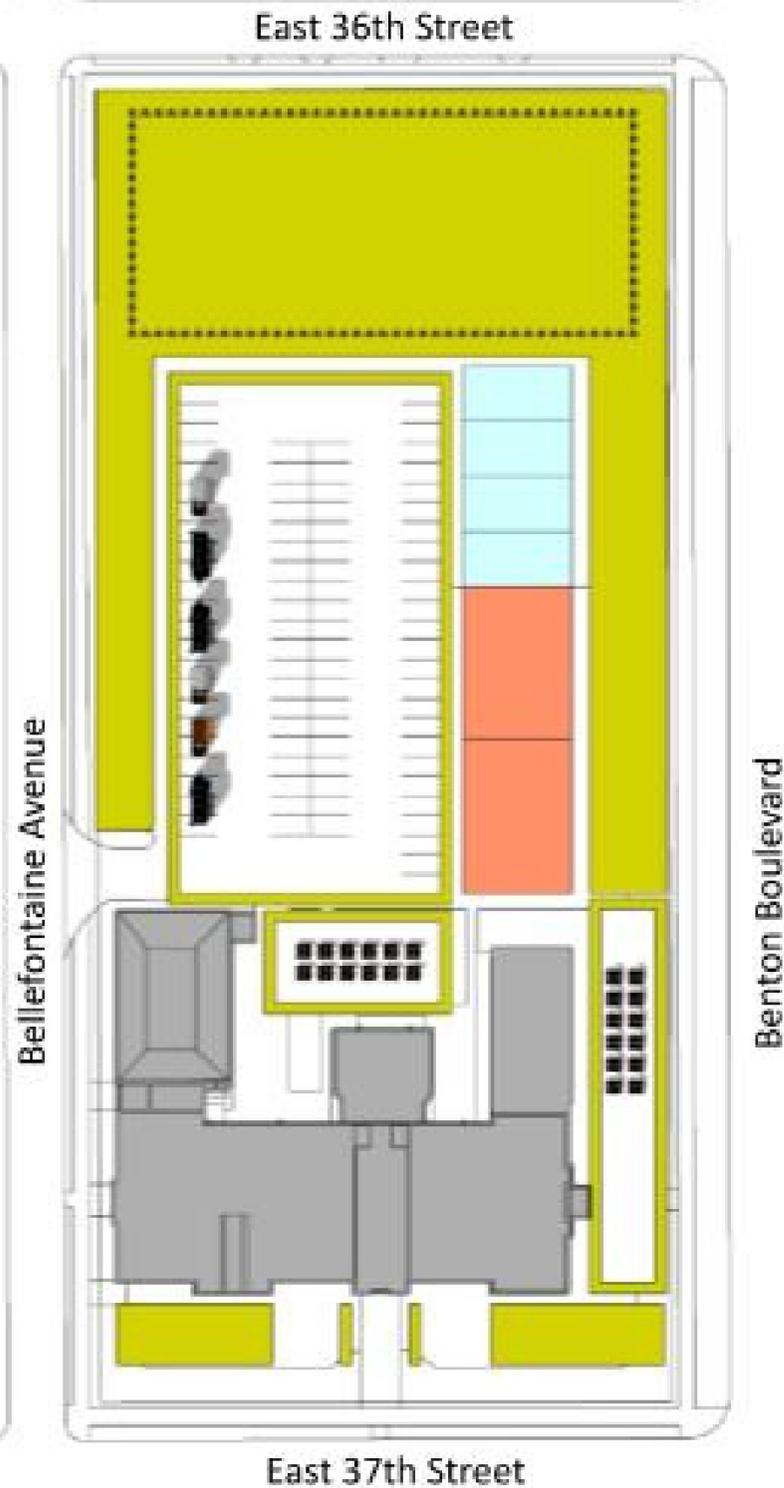
Create a vibrant food truck scene
Incubate local food businesses

Urban Farming

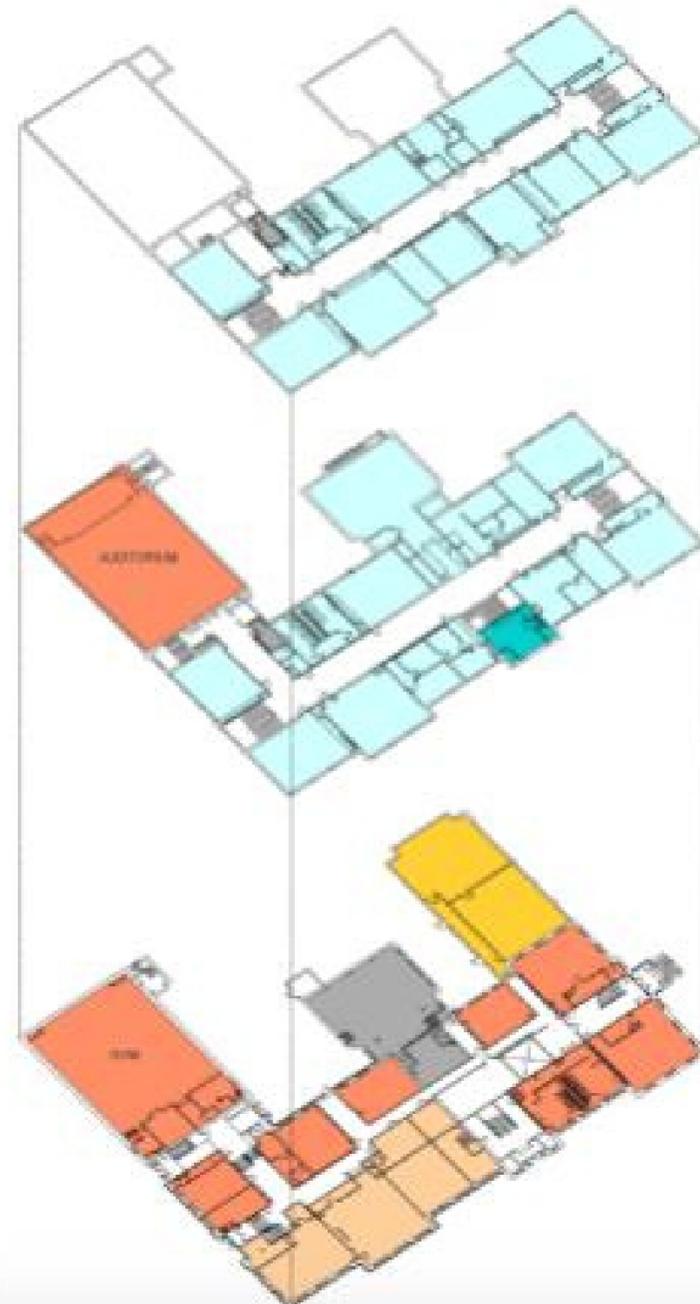
Support existing farms
Convert vacant lots



World Class Design



Ladd School Redevelopment



bnim



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Estimated Schedule

Due Diligence

June-Dec 2021

- National Register
- Tax Credit Allocation
- Environmental & Structural

Pre-Construction

Jan-June 2022

- Design & Engineering
- Construction Planning
- Permitting
- Financing

Construction

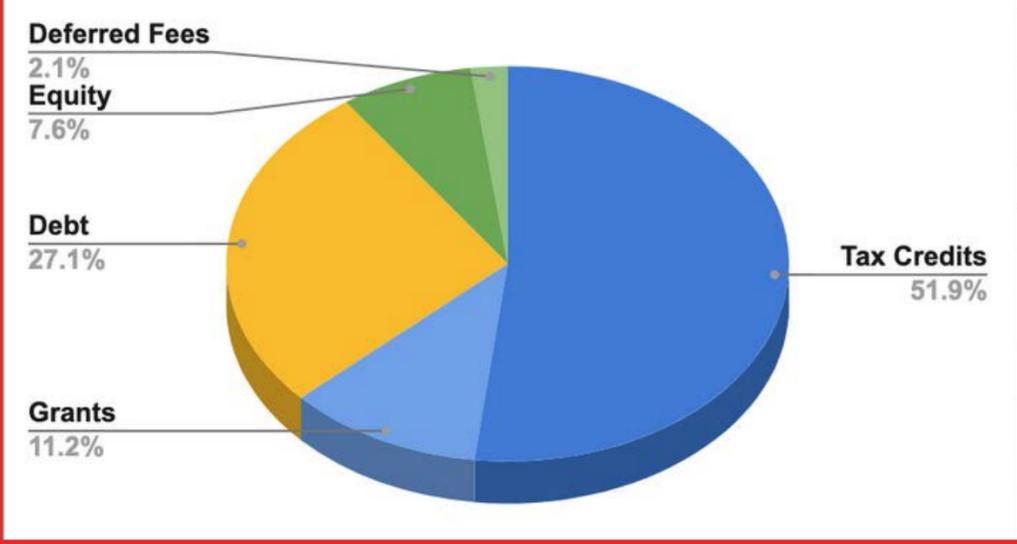
July '22 - Sept '23

The Numbers

Sources & Uses

Uses	Amount
Soft Costs	\$3,998,407
Site Work	\$859,100
Ladd Redevelopment	\$8,093,050
New Development	\$4,727,450
Contingencies & Reserves	\$1,887,276
Total	\$19,565,283

Sources	Amount
Senior Debt	\$5,133,100
Deferred Fees	\$459,164
Federal Historic Tax Credits	1,660,800
State Historic Tax Credits	2,413,350
New Market Tax Credits	6,257,160
Grants	\$2,191,709
Equity	\$1,450,000
Total	\$19,565,283



Pro Forma

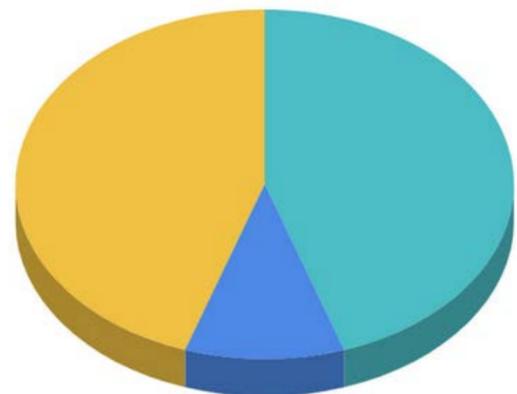
Operating Summary					
	Y1	Y2	Y3	Y4	Y5
Revenue	614,595	857,090	912,231	956,807	977,437
Expenses	454,663	493,868	503,551	513,235	509,899
Net Operating Income (EBITDA)	159,933	363,222	408,679	443,573	467,539
Debt Service	246,236	285,855	349,312	349,312	362,806
Debt Service Coverage Ratio	0.65	1.27	1.17	1.27	1.29



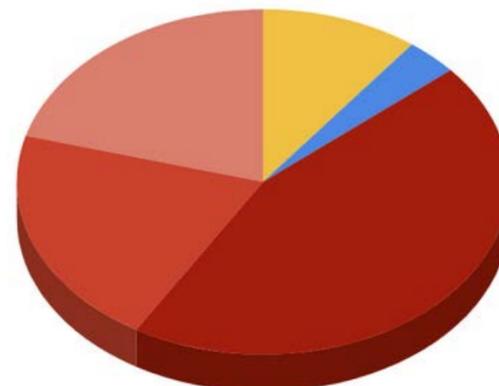
Local Ownership

Bringing it all home.

Local investors buy out initial funders at fixed appreciation rate.



- National Investors
- Developer
- Regional Investors



- Regional Investors
- Developer
- KC East Side Investors
- Ladd Residents
- Ladd Commercial Tenants

Building Wealth & Wellbeing

Non-displacement
Local Ownership
Health
Income
Education

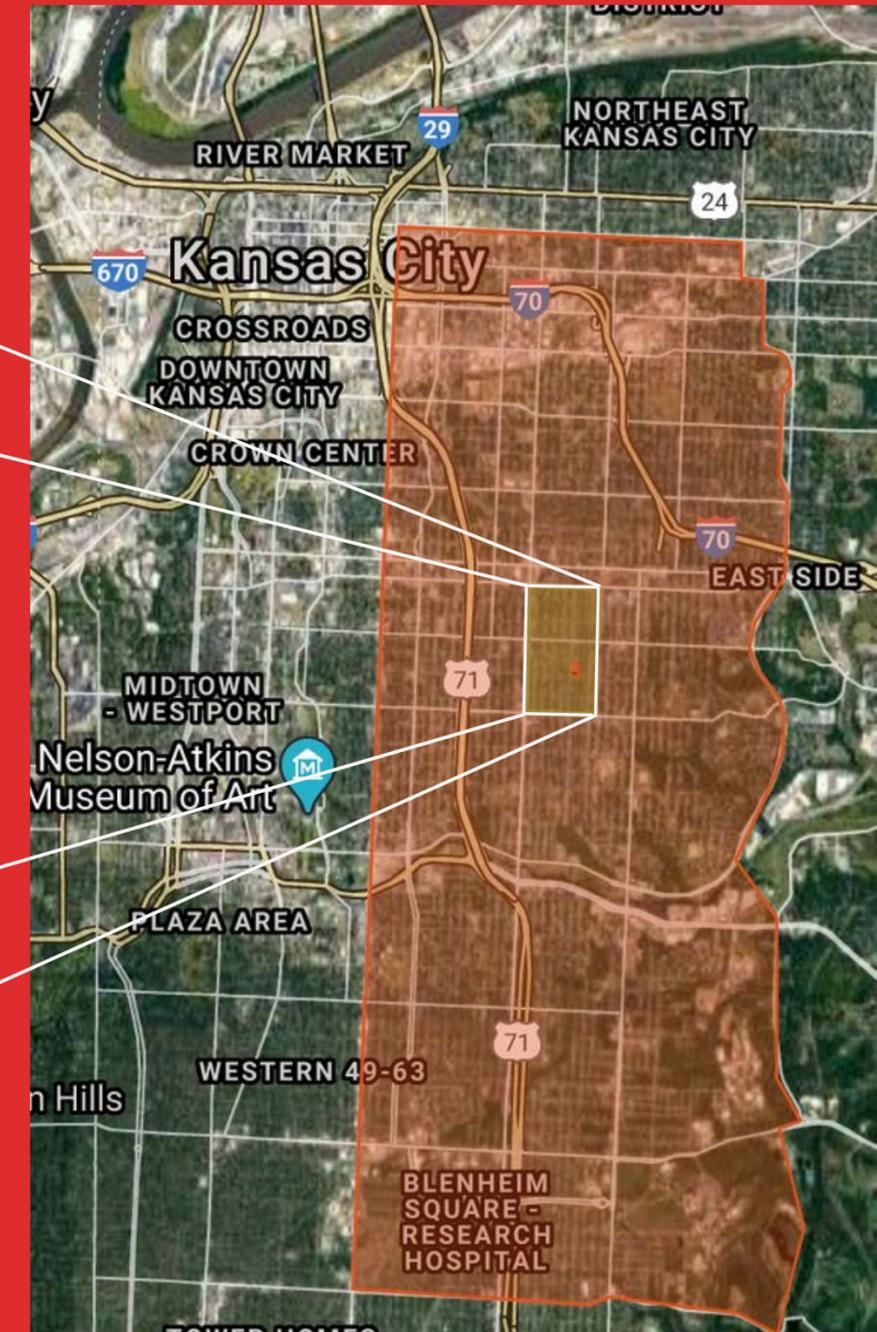
Ladd Site



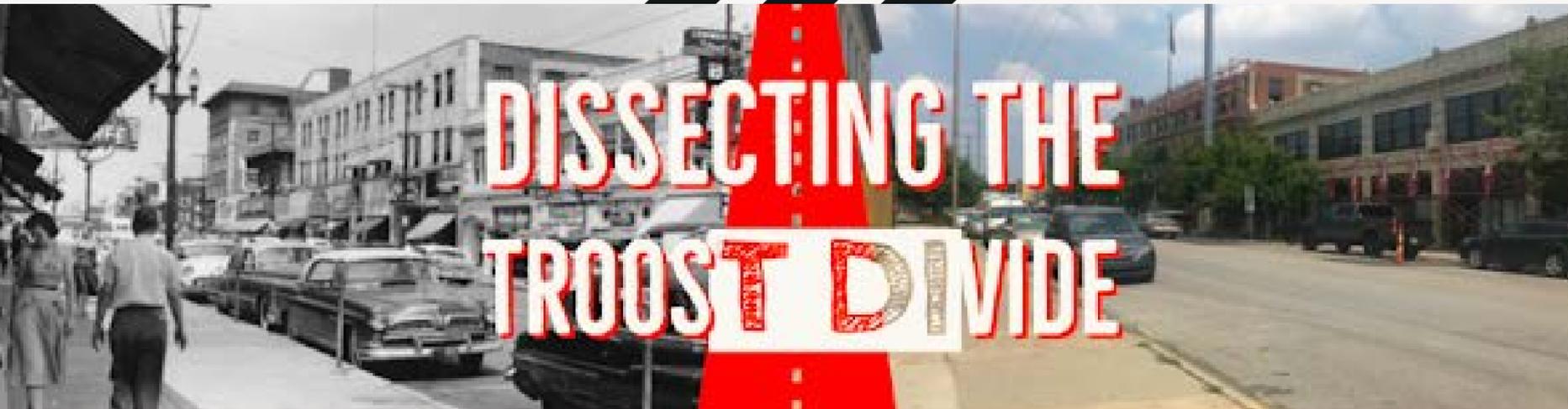
Oak Park



East Side

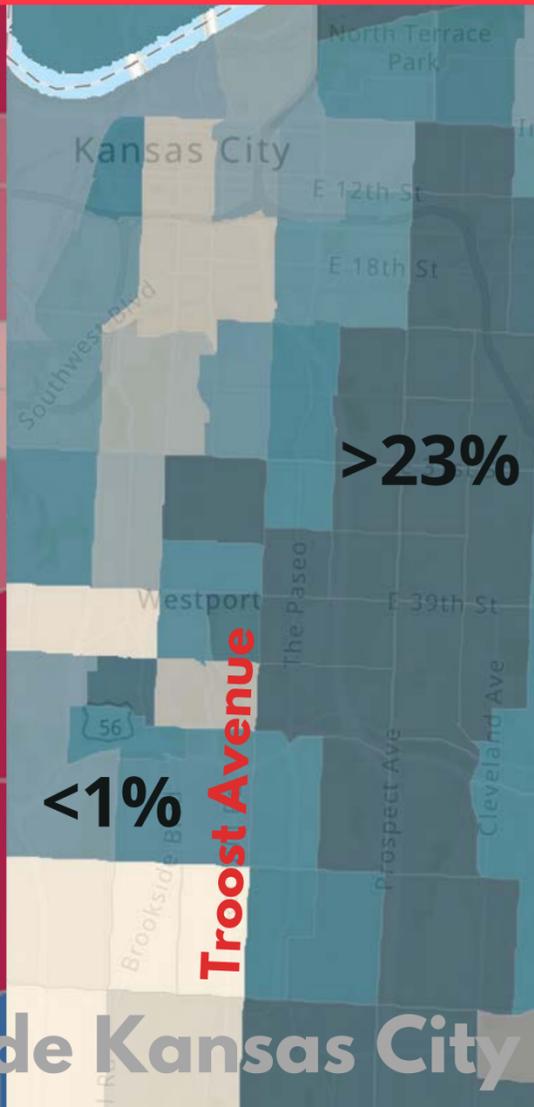
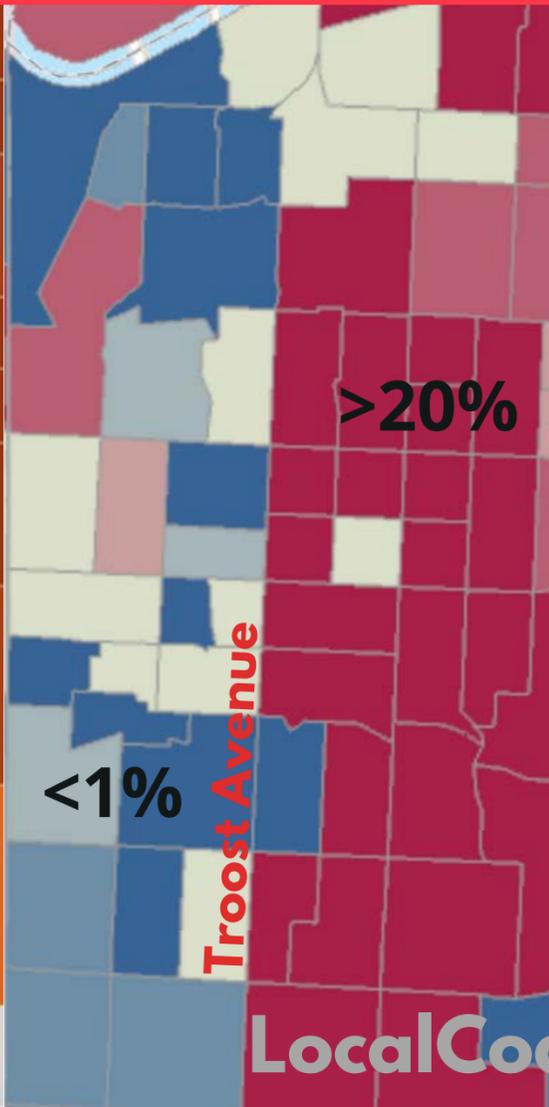
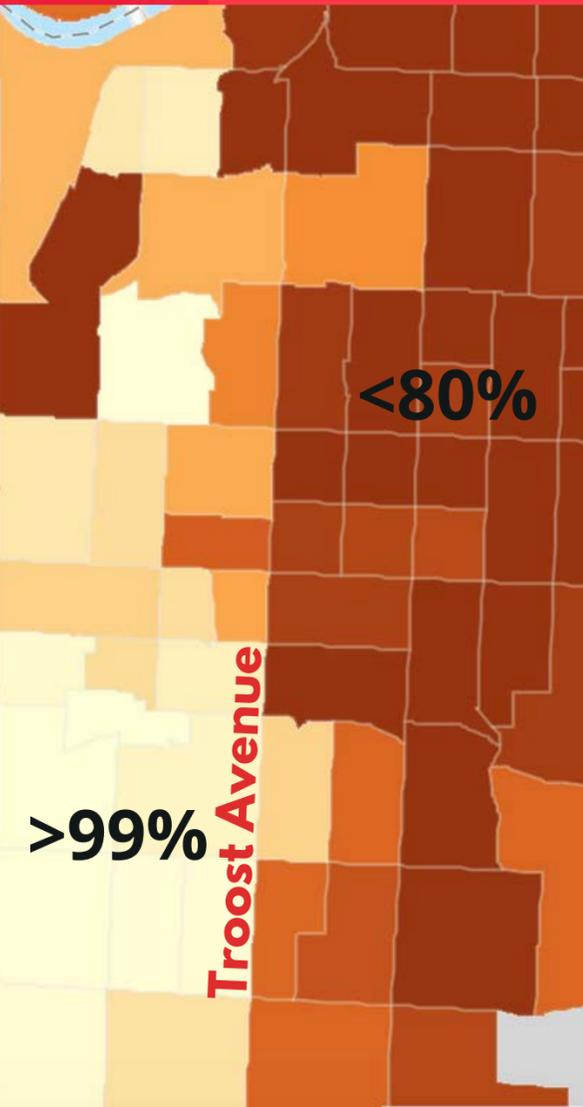
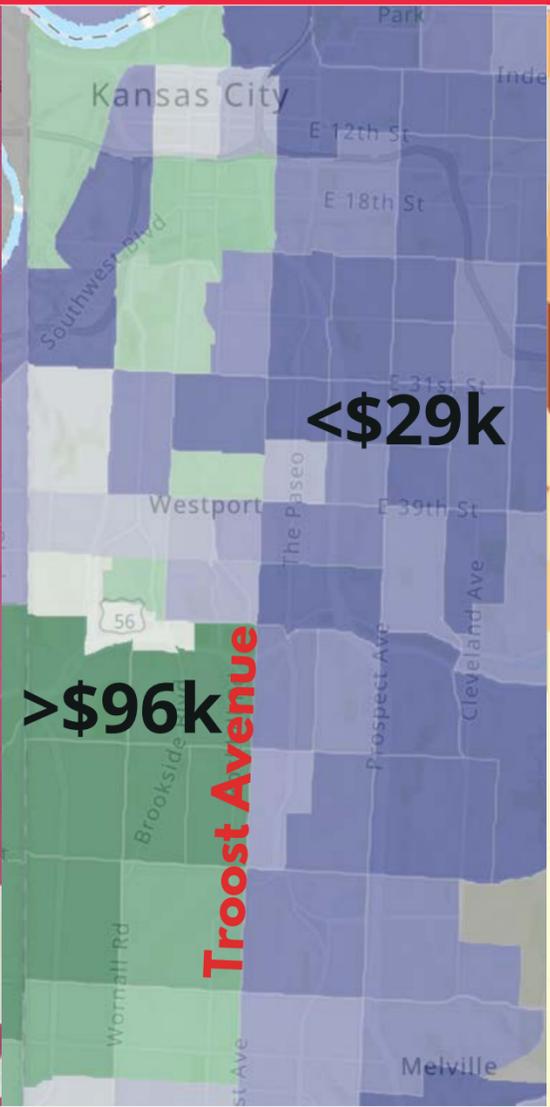
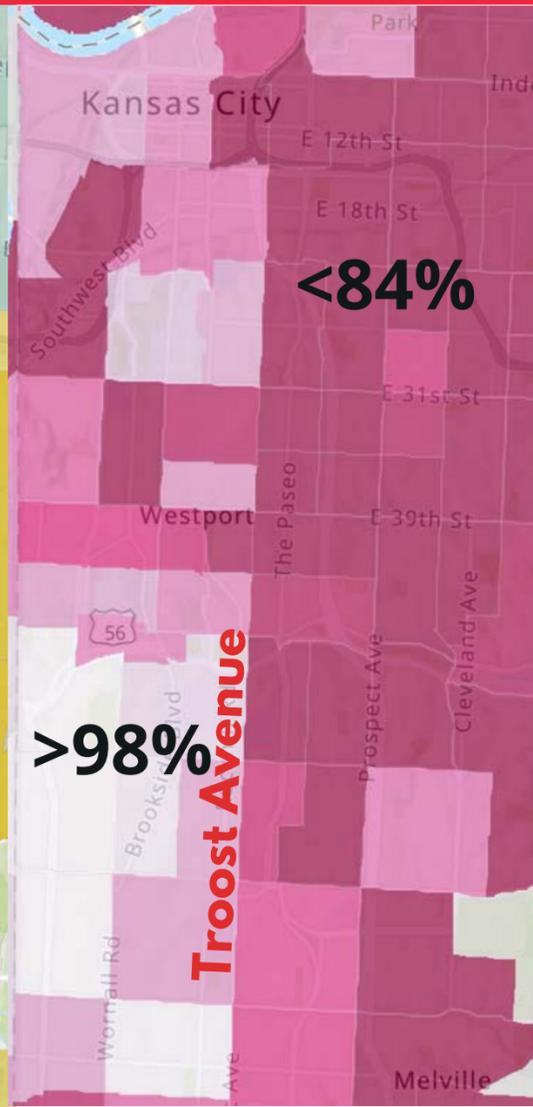
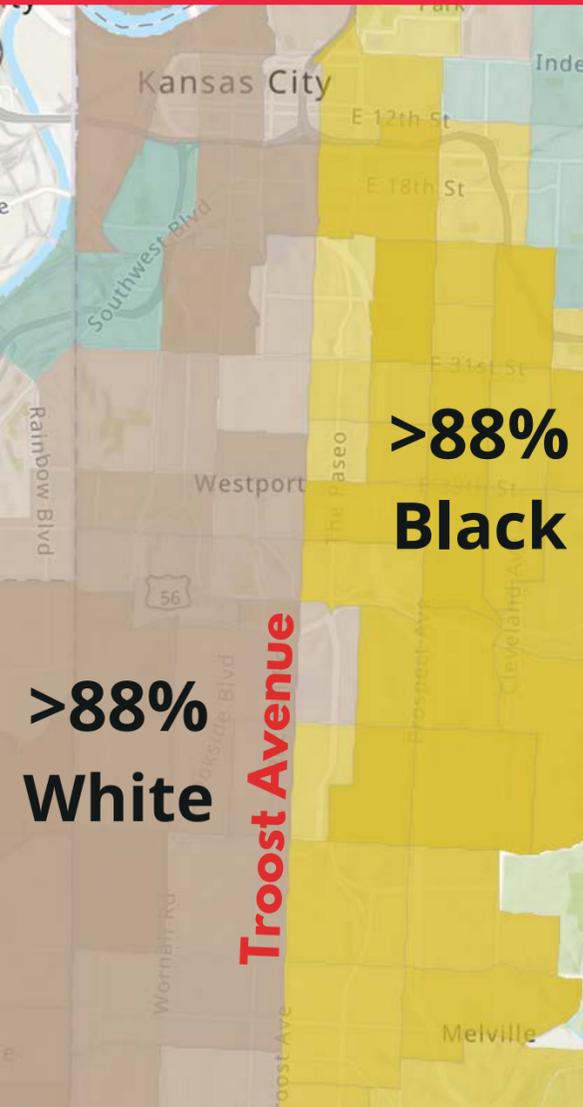


The
Greenline
Initiative



Disinvestment & Exclusion

Population **Health Insurance** **Median Income** **High School Education** **Diabetes** **Vacancy**



100% Transparency & Accountability

Working with the Community

Population

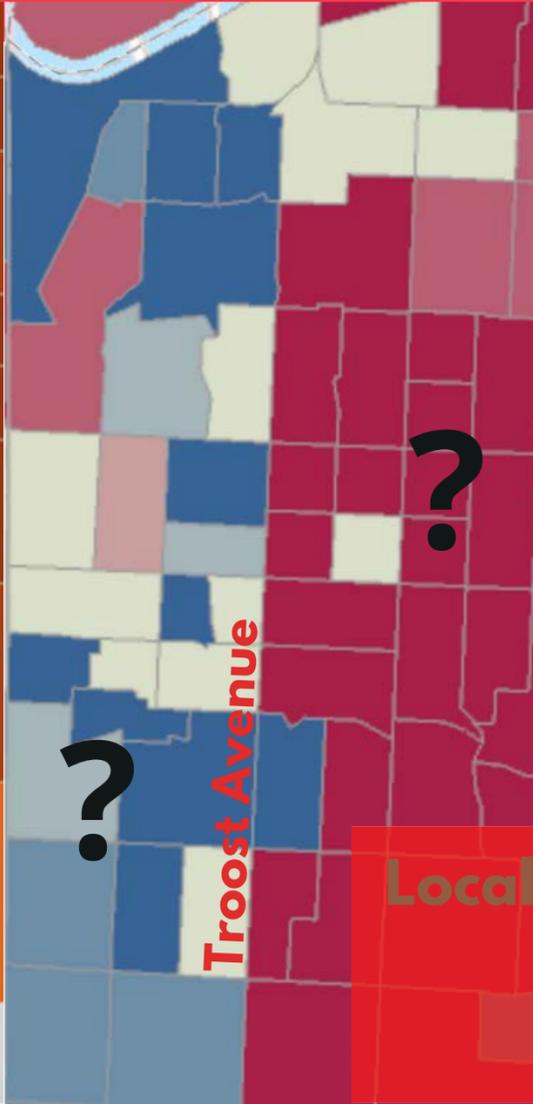
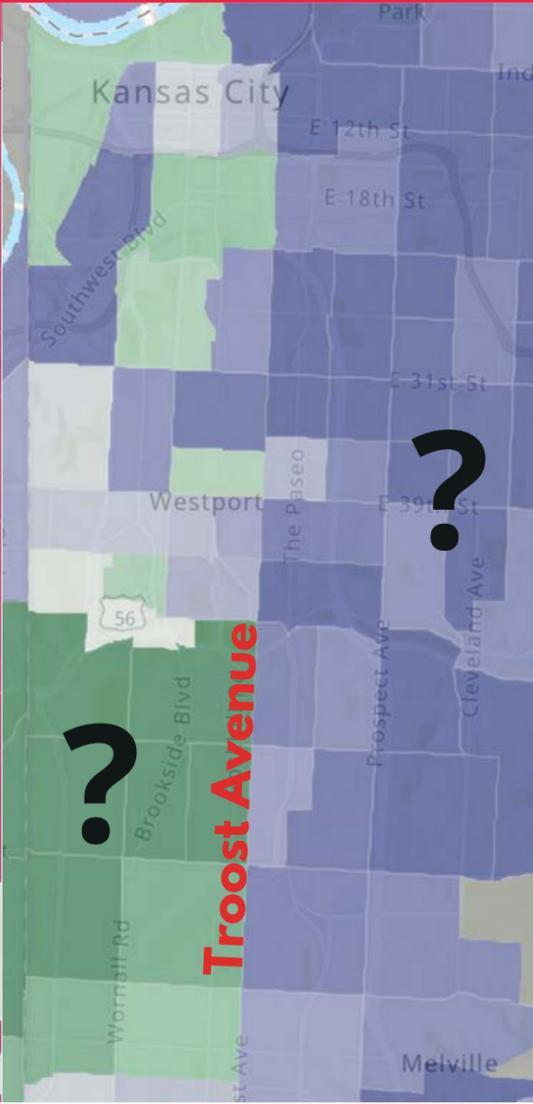
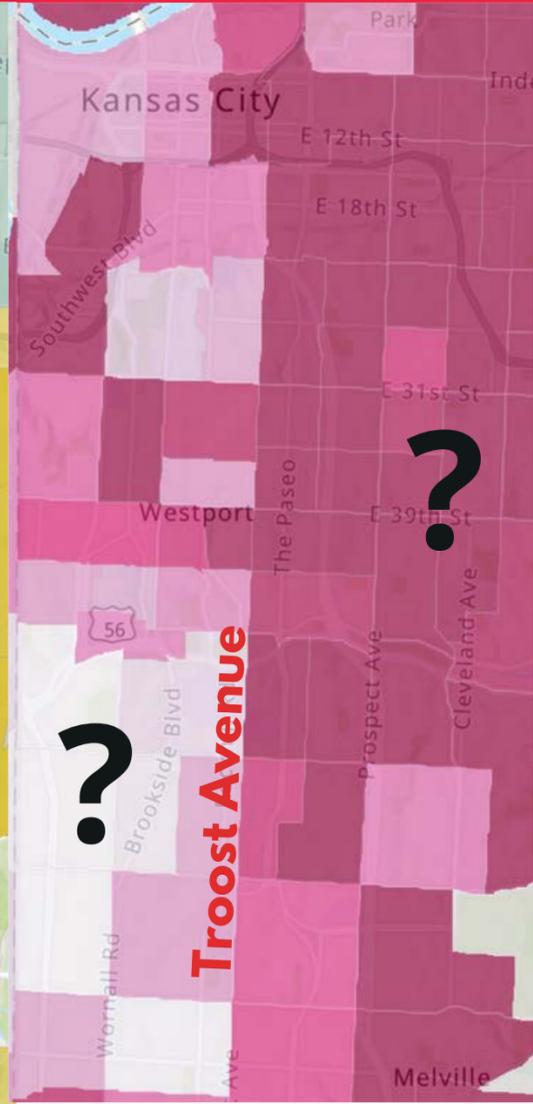
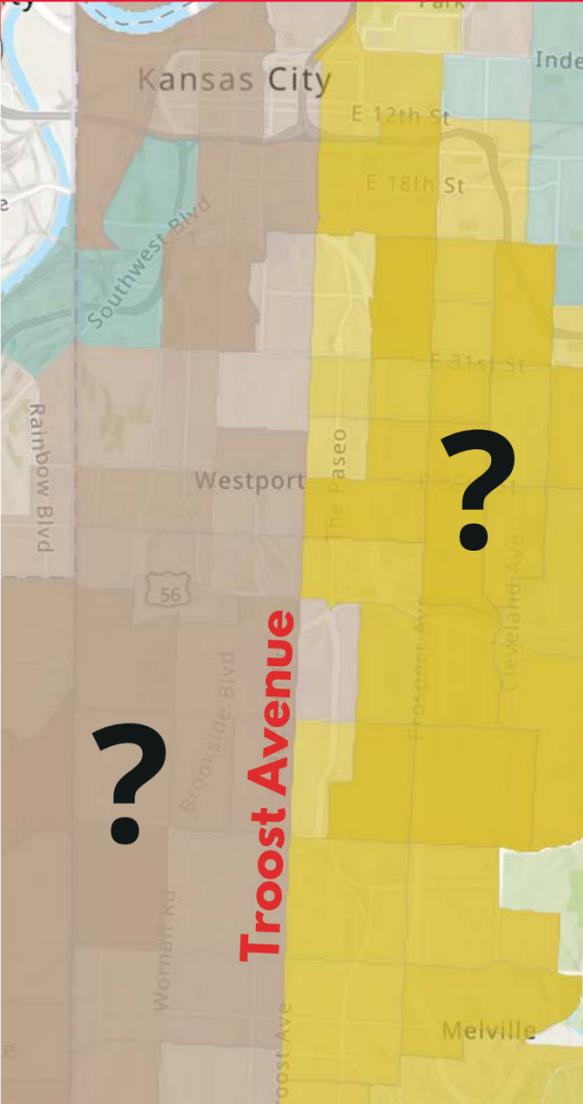
Health Care

Median Income

Education

Diabetes

Vacancy



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Ladd

Join us!

Ajia Morris

ajia@localcode.co

<https://www.localcode.co>



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