

# Fresh Food Development

*Making A **Difference** In Today's Difficult  
Real Estate Market*

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# *Table of Contents*

## **I. Endeavour Corp., Inc.**

Company Summary

Experience

## **II. Fresh Food Development Challenges**

## **III. Deal Examples**

Louisville, Kentucky

West Milwaukee Cermak, Wisconsin

Jackson, Mississippi

# *Endeavour Corp., Inc.*



## **Company Summary**

Using the word *endeavour* in our company name lets everyone know that we are continually striving to perfect each deal and to completely satisfy our clients, tenants and partners. The Endeavour Corporation pursues many urban renewal and real estate restoration projects that other firms may shy away from.

The Endeavour Corporation is expertly skilled at deal structuring, local and national political navigation, non-traditional financing and community vision.

Because of our commitment to underserved markets, Endeavour also has expert knowledge and a thorough understanding of New Market Tax Credits (NMTC). Endeavour has been able to utilize this non-traditional financing to recently close over 10 NMTC deals and we plan to close multiple deals in 2011 through NMTC financing.

# *Endeavour Corp., Inc.*



## **Company Summary**

Endeavour has two main focuses: Providing our clients with world-class urban planning consultations and traditional real-estate development. At times, our clients around the United States benefit from a combination of planning and development.

Endeavour has the expertise to hit-the-ground-running for national urban planning projects. We are skilled at forming teams which include local partners and national tenants in order to breath life back into an urban area which other developers may have written off. Endeavour believes in underserved markets and understand how the success of these markets leads to great success throughout a community. When our clients - the local, urban leasers and the national tenants - need a partner who believes in the promise of underserved, they turn to the Endeavour Corporation.

Our second focus is traditional real estate development. Endeavour has developed real estate all over the country: Wisconsin, Mississippi, Minnesota, Iowa, Missouri, Ohio, Louisiana and Nebraska. Our development team lasers in on the details of the project and organizes the right team members a the right time for the work.

# Fresh Food Development



West Milw - Cermak

# Challenges to Fresh Food Development

1. Finding Sites
2. Finding Users
3. Finding Financing
4. Finding Equity
5. Solving the Cost vs. Value Challenge
6. Forming the Correct Team

# Fresh Food Deals

## Louisville Grocery Store Project



*The Louisville First Choice Market Project developed by Endeavour and Corporate Services is a \$5.3 million full service grocery store.*

US Bank serves as the Credit Investor.

Louisville Community Development Bank is the CDE.

City of Louisville through the Department of HUD provided a \$3.2 million grant for the project.

Project is located across the street from one of the nation's most successful Hope VI projects, Park Du Vale.

Grocery store is owned 50% by a local minority businessman.

34 Full Time and 14 Part Time employees.

Other development includes a Family Dollar building (\$1,250,000-NMTC Debt Deal) and a \$2,600,000 Social Security office building NMTC Debt Deal.

# Fresh Food Deals

## West Milwaukee - Cermak

*A \$8.5 million Hispanic-centric grocery store in West Milwaukee, Wisconsin developed by Endeavour in partnership with KVS Construction*

Chase Bank served as a the credit investor and bridge lender.

Canadian International Capital Incorporated served as the EB 5 lender.

60,000 sq. ft. grocery

Great Lakes CDE served as the credit provider

Multi-Tenant Retail building including

Subway, Cost Cutters, National Guard and a MRI Facility







West Milw - Cermak



West Milw - Cermak



West Milw - Cermak

# Fresh Food Deals

## Save-A-Lot and AMR



*The Jackson Medical Mall Project is a \$10 million project in Jackson, MS.*

Chase Bank serves as the Credit Investor and Lender.

20,000 square foot Grocery Store.

25,000 square foot Emergency Medical Response Center.

This project includes a \$4 million investment in a Cancer Research Center.

Total project cost of \$12 million.

Phase II is a multi-tenant retail building



Jackson – Save A Lot



Jackson – Save A Lot

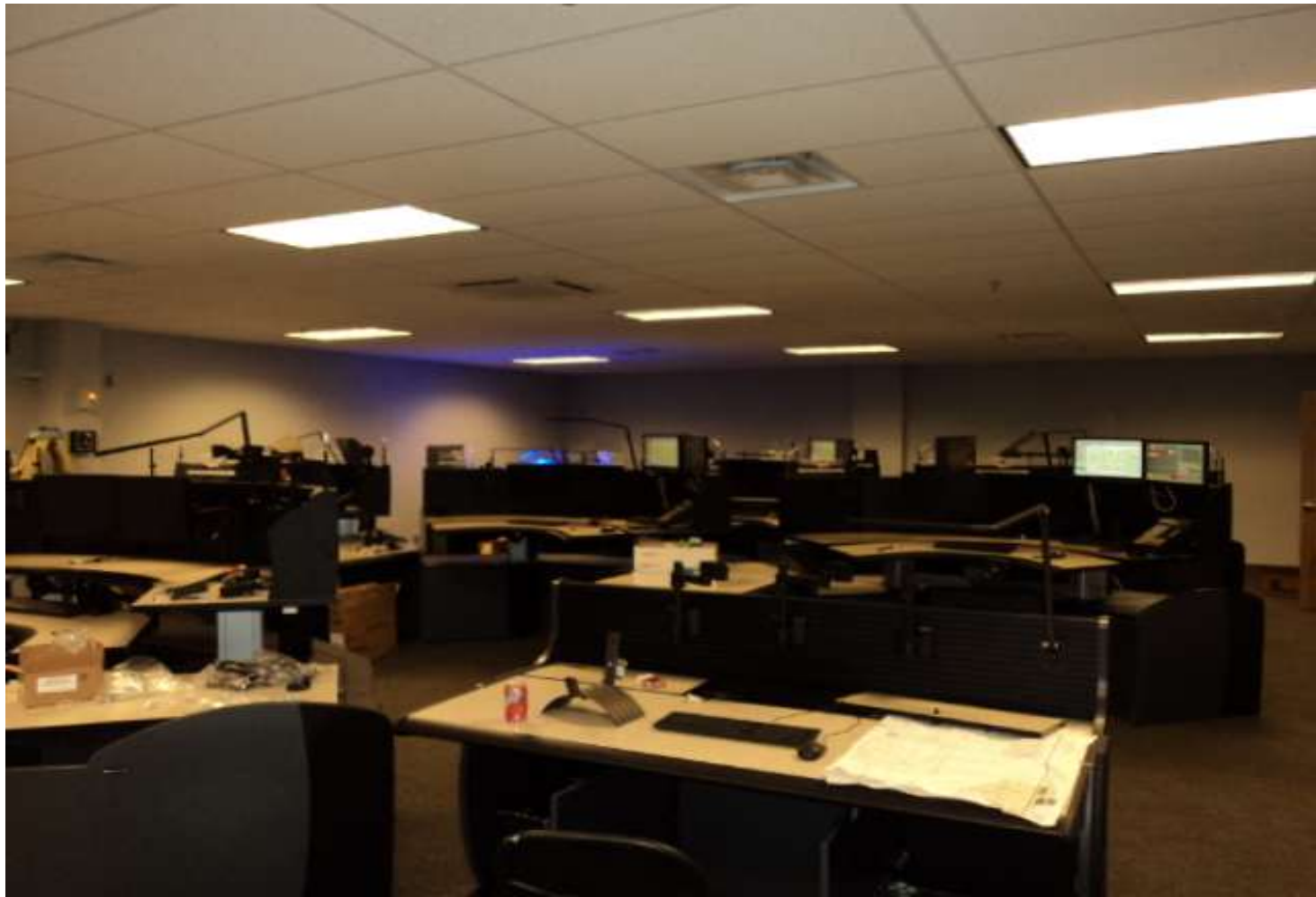


Jackson – Save A Lot



Jackson – Save A Lot





Jackson - AMR



Jackson – AMR



Jackson – AMR



Jackson – AMR



Jackson – AMR



Jackson – AMR

