



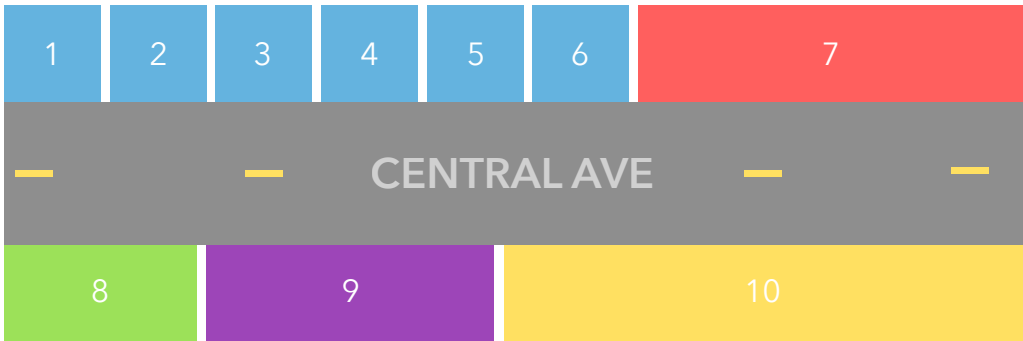
# CENTRAL AVE

In the 1970s, Louie purchased property at the heart of Central Avenue. A working class neighborhood at the time, the loss of the nearby factories in the 1980s and 1990s devastated the neighborhood and left many of the buildings and nearby houses vacant. Most years, Louie was unable to find tenants for his ten properties.

Despite the poor fortunes of the town, a deep sense of community persisted with those who stayed. Fat Cat’s Historic Music Hall was one of the birthplaces of jazz music, Bambi’s Chicken is consistently voted as one of the best restaurants in the city by a popular food critic, and Tribune Market has been the beloved gathering spot for groceries and gossip since 1922.

As housing prices around the city continue to rise, Central Avenue is targeted as an affordable neighborhood with plenty of culture, “character” and a new high-achieving charter school. The buildings are architecturally stylish, the location, as the name suggests, is centrally located, and people with money start to see this neighborhood as a desirable place to live.

Louie, a lifelong resident and devoted member of his community is faced with a series of difficult decisions. The properties adjacent to his have been sold to the highest bidder, and he is collecting much less than market value. Louie’s investments could finally pay off, but is it Louie’s responsibility to preserve the soul of his town?



	Current Tenant	Description	Business Owners	Occupied Since	Rent/Month Collected
P1	Tribune Market, Bakery, Gathering Place	The central gathering place in the community for gossip and groceries	Local Family	1960	\$2,000
P2	Bambi’s Chicken	One of the best chicken joints in the city- a local favorite	Local Family	1984	\$2,500
P3	City Dry Cleaners	Basic dry cleaner	Local Chain	2013	\$4,000
P4	95¢ Store	Inexpensive store	National Chain	2008	\$3,000
P5	Standard Burger	Basic cheeseburgers and fried fare	International Chain	2009	\$3,200
P6	Astro Bank	Basic bank	National Chain	2016	\$4,700
P7	Apartments (24 units)	Below average apartments	Managed by Louie	1997*	\$1,000*
P8	Vacant				
P9	Fat Cat’s Historic Music Hall	A birthplace of jazz music in a historic and beloved setting- hot spot for locals	Local Family	1922	\$600
P10	Central Charter School	A new high-achieving school that serves local children	CAPS	2012	\$6,000

## OFFERS

	Proposed Tenant	Description	Business Owners	Rent/Month Offered
PROPERTY 1	Starspresso	The largest high-end coffee chain in the world	International Chain	\$6,500
PROPERTY 1	Gilded Age Coffee Roasters	A cutting-edge coffee roaster looking for a flagship location	Non-Local Family	\$6,200
PROPERTY 2	D is for Donuts	A contemporary gourmet donut joint with a variety of wacky and inventive flavors	Non-Local Family	\$6,000
PROPERTY 3	Pet Palace	The largest pet store chain in the country	National Chain	\$4,100
PROPERTY 4	Easy Cheap	The major competitor of the 95¢ Store	National Chain	\$3,200
PROPERTY 5	Napolean's	A French-Indonesian fusion restaurant serving fresh fish, snails, and noodles	Local Chain	\$3,500
PROPERTY 6	Fashionista	A high-end fashion boutique catering to women	Non-Local Family	\$4,700
PROPERTY 7	The Avenue Villas	A proposed redesign and renovation to provide luxury apartments above historic Central Avenue	Non-Local Investors	\$30,000  (\$2,600/month average for 24 units)
PROPERTY 7	Dominic's	The largest grocery chain in the world	International Chain	\$25,000
PROPERTY 8	Green Grocer	Specialists in organic food and products	Local Chain	\$6,000
PROPERTY 8	Rex's Hardware	Rex was born and raised in the community and is hoping to start his own small-business selling hardware	Local Family	\$5,000
PROPERTY 9	Workmobile	A shared workspace primarily for those in tech, entrepreneurship, and finance	Local Chain	\$8,200
PROPERTY 9	Bowl	A modern bowling alley, restaurant, and bar	National Chain	\$8,000
PROPERTY 10	Ex Astris Scientia	A \$40,000/year K-12 independent school for gifted children	Non-Profit Board*	\$10,000

# FINAL DECISIONS

\*You may ask to renegotiate for any three existing tenants. Propose a new price and you will be given an answer.

Tenant		Rent/Month Collected
PROPERTY 1		
PROPERTY 2		
PROPERTY 3		
PROPERTY 4		
PROPERTY 5		
PROPERTY 6		
PROPERTY 7		
PROPERTY 8		
PROPERTY 9		
PROPERTY 10		