



Concept Inspiration for a Corner Restaurant/Brewery/Events Venue on Historic Washington Square, Washington, IL













• Concept Inspiration for a Corner Restaurant/Brewery/Events Venue on Historic Washington Square, Washington, IL



- PROJECT FACTS:
- 2 Floors + Roof Top Bar/Events Venue
- Corner Site Retail Parcel 6,300
- Brewery/Event Space 7,200
- Kitchen Area 1,000
- Back of House Space 1,700
- Corner Rooftop Beer Garden 3,600
- GROSS BUILDING AREA 9,900
- TOTAL NET LEASABLE 9,900
- Overall Efficiency 100%





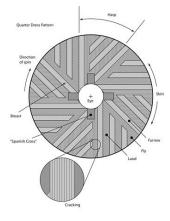


• Existing Site Views

The Gristmill

The concept for this project draws from Tangled Roots' commitment to small towns and the farmlands that surround them.

Specifically, it draws on the biography of William Holland, the founder of Washington, IL, who settled there in 1825 working for the Federal Government as a blacksmith for the Native American populations of Illinois. Two years later, he established the first gristmill in the region.



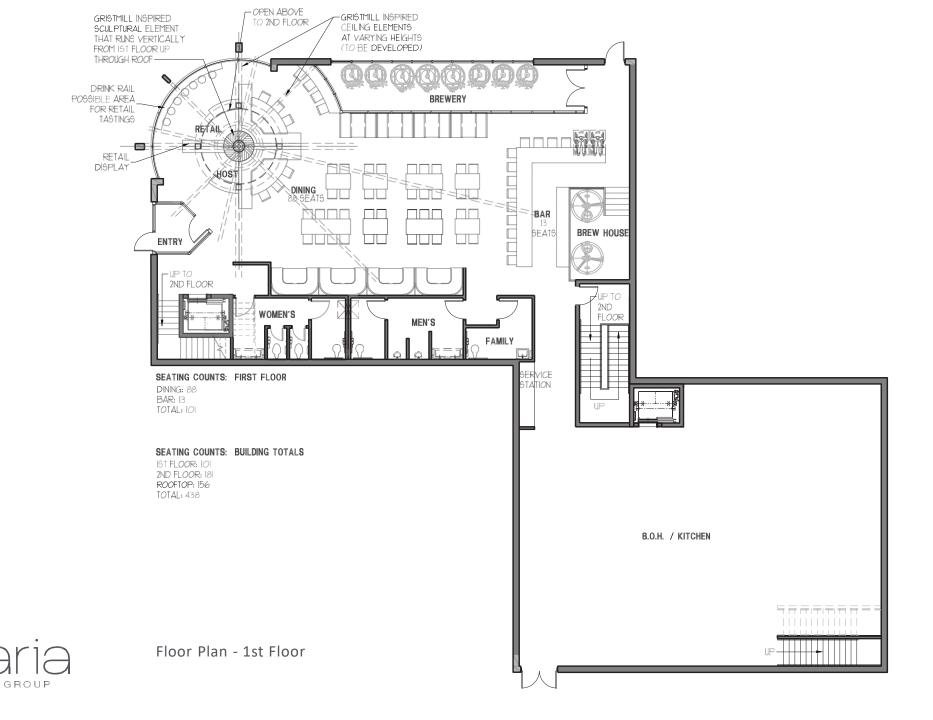
The history of Washington, IL, is intimately tied to its founder William Holland

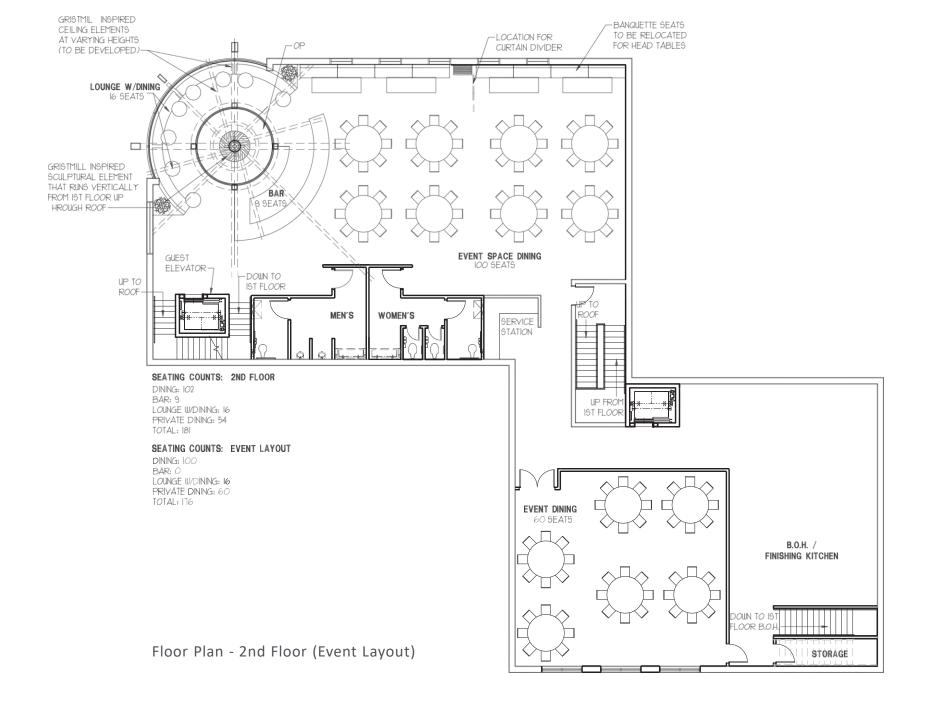
– who settled here in 1825 as a blacksmith, an entrepreneur, a farmer and – later –
a philanthropist and city official.

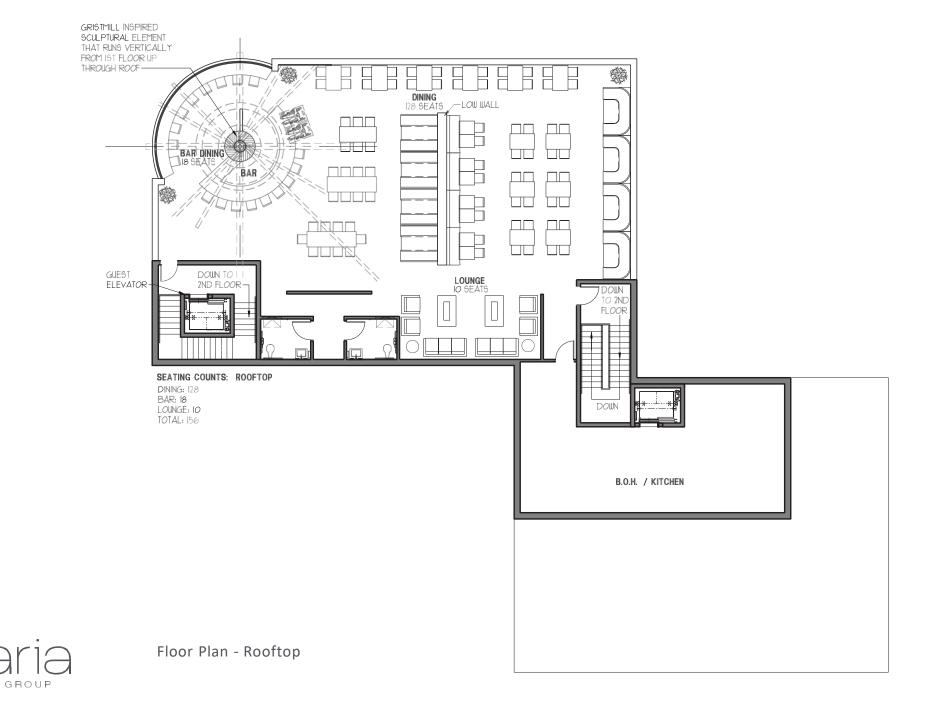


The gristmill was a defining institution that tied together all the farmlands and farmers in the surrounding 60 mile vicinity - and, in doing so, defined the community that eventually became the town. Holland's mill gave local farmers a place to bring their grains and grind them into ingredients for cooking and brewing.

Every brewery to this day has a gristmill to grind malted grains. And, an ideal brewery does what the gristmill did in the early agricultural days of Illinois - it binds the local farms to its small towns and provides a place for community to be born.









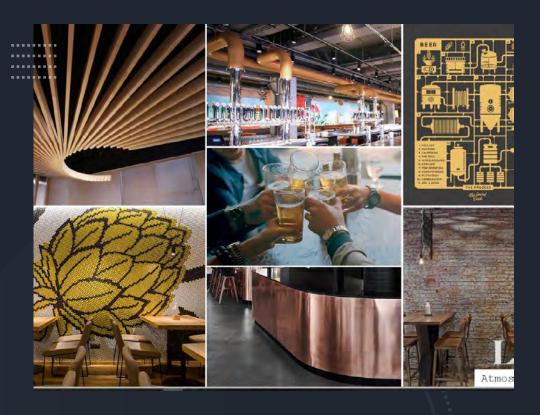




 Concept Inspiration for a Corner Restaurant/Brewery/Events Venue on Historic Washington Square, Washington, IL 140 Washington Square Project Costs

| | Per S.F. | <u>Totals</u> |
|-----------------------------------|------------------|---------------|
| Initial Cost | \$60.61 | 600,000 |
| Demo | \$5.05 | \$50,000 |
| Hard Cost | \$286.36 | \$2,835,000 |
| Hard Cost Contingency | \$28.64 | \$283,500 |
| Soft Costs | | |
| Pre-Dev Consultants | \$1.52 | \$15,000 |
| Architecture & Engineering | \$20.20 | \$200,000 |
| Development Fees | \$28.48 | \$282,000 |
| Permit Fees | \$2.02 | \$20,000 |
| Legal & Accounting | \$1.52 | \$15,000 |
| Construction Financing & Carrying | \$12.63 | \$125,000 |
| Permanent Financing | \$1.77 | \$17,500 |
| FF&E (TRBC) | \$100.00 | \$990,000 |
| Total Soft Costs | \$168.13 sq. ft. | \$1,664,500 |
| TOTAL PROJECT COST | \$548.79 sq.ft. | \$5,433,000 |





Maytag Lofts & Retail LaSalle, IL



- Under Construction
- Renovation of late 19th century building
- 1st floor TRBC "The Rocket"
- Corner Coffee Shop
- 6 Lofts
- \$3.0 Million Project







1025 So. State Street, Lockport, Illinois

- Downtown retail building renovation
- Tangled Roots Lock & Mule
- Completed January 2021
- After Completion Value: \$3.9 M







110 W. Jefferson St, Ottawa, Illinois

- Ottawa Times Building
- Historic 1930's Art Moderne Architecture
- Updating Interiors
- Updating Exterior
- Adding Vision Glass
- Preserving architectural integrity









815-817 Columbus St. Ottawa, Illinois

- Small Scale Renovation
- Unique Courtyard
- 5 Loft Apartments (750 SF each)
- New Downtown Residents
- Converts Vacant Building to New Use

