

EST



2020

FIREHOUSE COMMONS

THE CASE FOR INVESTMENT

Firehouse Commons
2011 21st Ave South, Minneapolis, MN 55404

2020

Business works when everyone profits.

We are building a business community to launch a new generation of entrepreneurs.



Contents

4. History of The Building

5. The Neighborhood

6. The Opportunity: Business Incubation

7. Our Model

8. Our Team

9. The Ask

10. Floor Plans



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History of The Building



The Firehouse was built in 1909 when horse drawn steam pumpers were pulled by horses. Engine number 7 moved across the street in 1962 and the Firehouse building began to be used as a church. In 2017, Pastor Dave Modder approached our team about growing community access and opportunities for economic renewal in the city. After much planning and research, we are thrilled to announce the restoration of this historic building as Firehouse Commons.

The Neighborhood

Seward is one of the oldest neighborhoods in Minneapolis and dates back to the first rapid expansion of the city in the late Nineteenth Century. Seward is culturally rich, with black, white, First Nations and a full thirty percent of our neighbors born outside the US. We are situated in one of the most creatively dynamic marketplaces in the nation.

For at-a-glance facts about residents, households, and workforce, visit: <http://www.mncompass.org/profiles/neighborhoods/minneapolis/seward> [1]

[1] Data are largely derived from the U.S. Census Bureau.



Minneapolis

DOWNTOWN
WEST

CEDAR-RIVERSIDE



SEWARD

PHILLIPS

LONGFELLOW

The Opportunity: Business Incubation

- Solid equity base - we already have \$390K in debt free building equity and \$250K - \$300K in renovation investment.
- Solid business plan - our income/overhead ratio is reasonable. Our "product" - professional office/ coworking space and event space is needed in this neighborhood - we have commitment from local event space clients and several initial office tenants. We have deep relationships in the local community and in the broader purpose driven business and faith communities of our city. These networks will bring a regular flow of business leaders, prospective tenants and members into the building.
- Buy and hold investment - we will increase building value through our renovation and through revitalization in the neighborhood.
- Opportunity for kingdom/social impact through real estate.



Our Model

- Firehouse will offer co-working, private office and event environments.
- Our membership based community will draw the most innovative social entrepreneurs and investors in the nation.
- The Seward neighborhood represents one of the most culturally rich talent pools and cross-cultural business opportunities in the midwest.
- The Firehouse community will unite fresh talent, legacy capital, and new markets in a creative business greenhouse that will be good for business and good for the community.
- Build relationships. Build Business.
- Relationships and trust lead to investment, access to new talent and new opportunities.



GREG SILKER

Greg Silker grew up in an entrepreneurial media family and started his first fledging businesses in grade school.

He loves building teams and seeing people mobilized in their vocations. Greg and his wife Barbara led teams that launched half a dozen ministries and related businesses at the University of Minnesota including Bordertown Coffee and Kappa Pi Alpha. Their company, Silker Studios has worked with the best outdoor companies in the nation for 25 years. He has consulted on many start ups. Greg's passion is finding undiscovered talent and opportunities in unexpected places. In addition to the business incubator at Firehouse, Greg and Barbara are working on an international film initiative aimed at equipping and partnering with cross cultural filmmakers to create best in market media in emerging markets.

SIMON TRAUTMANN

Simon J. Trautmann is a corporate attorney and founder of Trautmann Martin Law, PLLC. A large part of his practice is devoted to serving the Somali and East African business community.

Outside of his law practice, he is an elected council member for the City of Richfield, and Central Committee member for the DFL. Prior to practicing law, he helped to found and taught at Wuhan International School in Wuhan, Hubei China. Presently, he serves as an adjunct faculty member of rhetoric at North Central University.

He has helped to raised more than \$400,000 in food, medical supplies and medical equipment for Somalia and Somali communities in Northern Kenya. He has traveled throughout Somalia, Kenya and Ethiopia.

Mr. Trautmann graduated from North Central University, and the University of St. Thomas School of Law where he was a Presidential and Ciresi Scholar. He also studied comparative law at the Chinese University of Political Science and Law in Beijing.

DR. CHRIS BROOKS

Dr. Christopher Brooks is the proud son of a Jamaican mother and an American father. Born and raised in South Minneapolis, Chris is a lifelong resident of the Twin Cities Metro Area.

With a strong reputation as a results-oriented leader, Chris has enjoyed a diverse 25-year career serving as an executive, educator, and change agent. He held leadership roles in several nonprofit organizations and served as a Professor at both the undergraduate and graduate levels. As a Professor he built 10 brand new courses in urban studies and community development, and led academic learning trips to urban neighborhoods - both within the United States and in developing nations.

His chief passion is the intersection of faith, race, and economics, and he has focused his research and work on advocating for individuals, families, and communities caught in the vicious cycle of generational poverty.

Chris and his wife have 4 children, and are actively involved in the Twin Cities community.

Our Team

Our team have long careers in business and long term commitments to the city. We each bring expertise and life experience that uniquely equip us to build the cross-cultural business community at Firehouse Commons. We have a passion to discover new talent and opportunities - especially opportunities that bring human flourishing.



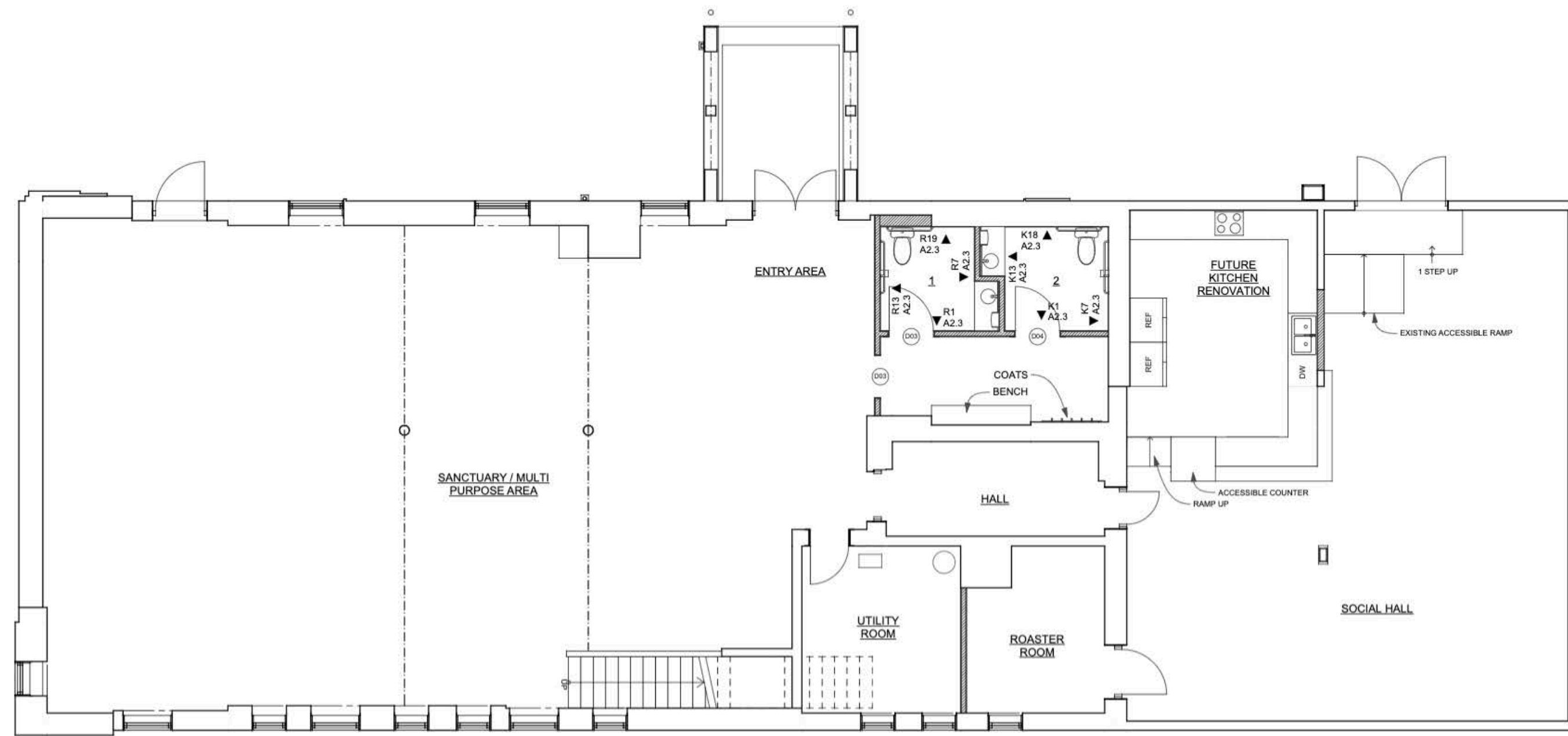
The Ask

- \$300K investment for final renovations
- Incubation and Acceleration partners looking for new talent and opportunities
- Business coaches and entrepreneurship training facilitators for emerging or pivoting entrepreneurs
- Brown Venture Group Investors

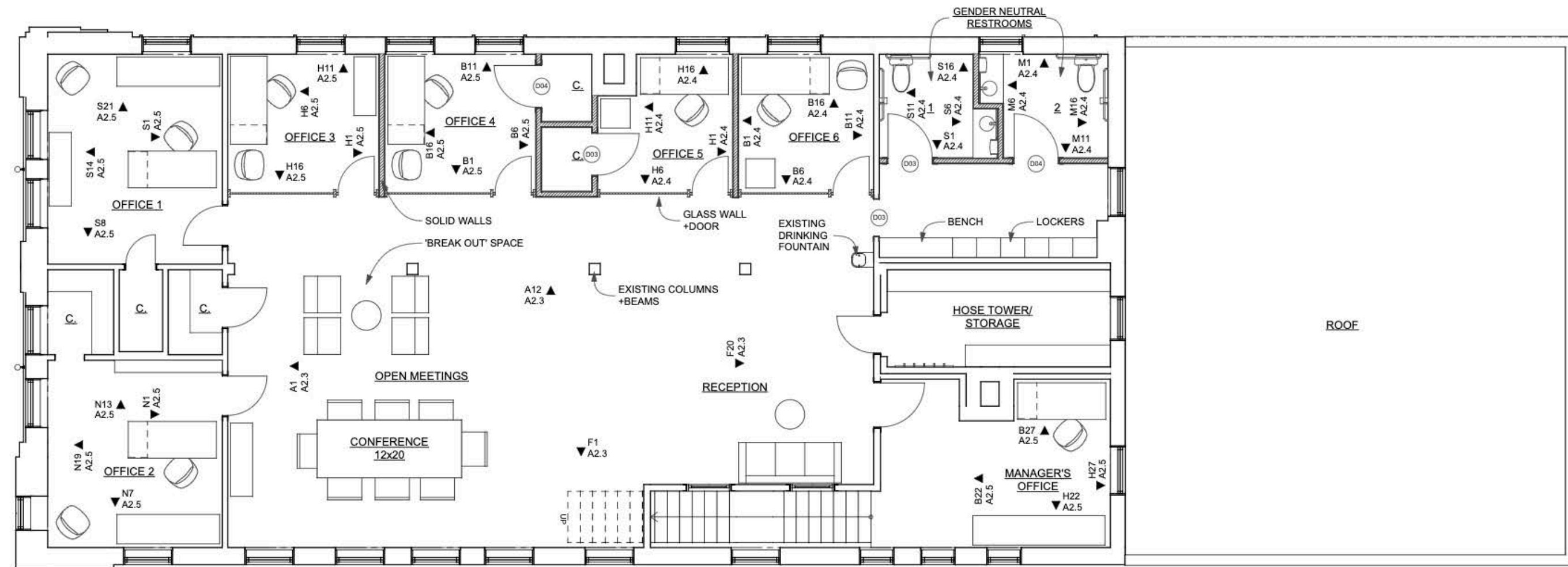
Floor Plans

Firehouse features three distinct, yet complementary business/social areas.

- 2nd Floor glass-walled Private Offices, open floor plan Co-working Desks and Conference Room - admin support desk, wood floors,



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



MULTI-PURPOSE AREA (3D MODELING)



UPPER LEVEL PLAN (3D MODELING)



HOSPITALITY VENUE (3D MODELING)



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