



**Marathon
Petroleum Company LP**

Boynton Property Purchase Initiative

2021

Presented by

Community Interaction Consulting, Inc.



This PowerPoint presentation is designed to be an overview of the Property Purchase Program.

It is not intended to convey all conditions and requirements for participation.

Please speak with a CIC Representative for specific details related to your property.

Program Administrator

- Community Interaction Consulting, Inc. (CIC) will administer the program on behalf of Marathon Petroleum Company LP (MPC).

- Information Center:

850 South Dix St. Detroit, MI 48217

Phone: 313-768-1225

Open Monday through Friday 9am-5pm.

Evenings and weekends by appointment.

Please call the office to schedule an appointment.



Boynton Neighborhood



Initiative Timetable

Description of terms:

- Date of Notification
 - The day the announcement and letters go out to eligible participants
- Sign up period
 - The entire period the owners and tenants must sign up (120 days)
- Early Sign-up period
 - The period the owner must sign up to receive a bonus of \$1,000 (60 days)

Phase One	
Street	Edsel & Patricia
Date of Notification	December 17, 2020
Sign-up period	February 1, 2021 – June 1, 2021
Early Sign-up period	February 1, 2021 – April 2, 2021

Phase Two	
Street	Liebold (Even Numbers)
Date of Notification	Oct. 4, 2021
Sign-up period	October 4, 2021 – February 1, 2022
Early Sign-up period	October 4, 2021 – December 3, 2021

Initiative Objectives

1. Enable Boynton Community residents an opportunity to relocate should they choose to do so.
2. Creation of additional green space near an industrial area in Detroit.
3. At all times, demonstrate the MPC core values of Integrity, Respect, Inclusion, Collaboration, and Safety & Environmental Stewardship.

Initiative Summary

- This is a voluntary property purchase initiative.
- The Property Purchase Initiative includes all eligible residential property in the designated area.
- These purchases are designed to enable Boynton residents an opportunity to relocate should they choose to do so, while improving the quality of life for those who choose to remain.

Eligibility

- You are eligible to participate if you are the owner or renter of residential property in the designated area as of the date of notification.
 - **Owner Occupants**
 - **Tenantable Property Owners**
 - **Uninhabitable Property Owners**
 - **Stand Alone Vacant Lot Owners**
 - **Tenants**

- You will be required to release MPC from certain liabilities and claims related to the Program.

Owner Occupant:

- Any person owning and living in a residential property in the Program Area that is his/her primary residence
- A single owner occupant is also defined as:
 - Spouses
 - Corporate entity or partnership

Tenantable Property Owner:

- Any person owning residential property in the designated area that is:
 - occupied by tenants
- OR
- is unoccupied and habitable

Uninhabitable Property Owner:

- Any person owning uninhabitable property
- Uninhabitable includes:
 - Burned out homes
 - Any structure deemed unsafe for occupancy

Stand Alone Vacant Lot Property Owner:

- Any person owning a vacant single lot(s) that is not contiguous with the vacant lot owner's improved property.

Tenant:

- As of the date of notification the name is on a valid:
 - lease
 - cancelled rent payment check
 - utility bill
- The property owner must have entered into a fully executed Purchase and Sale Agreement for a Tenant to be eligible for benefits

How the Program Works

- Step 1: Sign Up
- Step 2: Appraisal Request
- Step 3: Acceptance of Offer

Appraisals

- The average appraised price is established by averaging two appraisals.
- A third appraisal may be necessary if the two appraised prices are not within 10% of the higher appraised price.
- Property owners may choose appraisers from a list of CIC approved appraisers or may nominate appraisers not on the list (who meet certain requirements).
- Vacant and uninhabitable properties will not be appraised.

Benefits

Owner Occupied Properties

■ Benefits Include:

1. Average Appraised Price *or* \$70,000 (whichever is greater)
2. Purchase Premium Bonus = 50% of Average Appraised Price
3. Miscellaneous Expense Allowance = \$5,000
4. Early Sign-up Bonus (if qualified) = \$1,000
5. Professional Advice Allowance = \$500
6. \$2,000 new mortgage assistance payable at new property closing
(if the Owner Occupant is obtaining a mortgage to purchase a new home)

Benefit Example – Owner Occupant

Average Appraised Price	\$43,000
Minimum Appraised Price	\$70,000
50% Premium	\$21,500
Relocation Expense Allowance	\$5,000
Early Sign-up Bonus (if qualified)	\$1,000
Professional Advice Allowance	\$500
Total Potential Benefits	\$98,000



Tenantable Properties

■ Benefits Include:

1. Average Appraised Price *or* \$42,000 (whichever is greater)
2. Purchase Premium Bonus = 30% of Average Appraised Price
3. Rent Disruption Allowance (per occupied leased property) = \$1,000
4. Early Sign-up Bonus (if qualified) = \$1,000
5. Professional Advice Allowance = \$500

Benefit Example – Tenantable

Average Appraised Price	\$23,000
Minimum Appraised Price	\$42,000
30% Premium	\$6,900
Rent Disruption Allowance	\$1,000
Early Sign-up Bonus (if qualified)	\$1,000
Professional Advice Allowance	\$500
Total Potential Benefits	\$51,400

Uninhabitable & Stand Alone Vacant Lot Properties

- Uninhabitable Properties will receive \$13,500
- Stand Alone Vacant Lots will receive \$5,000
- Benefits for both also include:
 - Early Sign-up Bonus (if qualified) = \$1,000
 - Professional Advice Allowance = \$500

Benefit Summary – Tenants

- Verify tenant eligibility with CIC representative
- Property owner must have fully executed Purchase and Sale Agreement with MPC (and meet other requirements)
- Tenant will be eligible to receive:
 - Relocation Allowance = \$5,000
 - Mortgage Assistance Allowance = \$2,000
 - if the Tenant is obtaining a mortgage to purchase a new home

Offer, Acceptance and Release Terms

- After the Average Appraised Price has been determined and clear title is verified, a written offer will be presented (Purchase and Sale Agreement).
- Sixty (60) calendar days to accept
- Professional Advice Allowance = \$500
 - payable to the owner
 - will accompany the Purchase and Sale Agreement
 - only available once to the owner of record (regardless the number of properties owned)
 - yours to keep regardless of your decision to accept or not accept the offer
- Your participation in the Program, and receipt of benefits, will require you to release Marathon from certain property liabilities and claims.

Closing and Vacating

- Sales are closed within six (6) months from the effective date of the Purchase and Sale Agreement.
- MPC will pay all closing costs except real estate broker commissions, taxes, prorated real estate taxes, liens, and judgments.
- Owners are responsible for disconnecting all utilities. Disconnection costs will be taken out of the final sale proceeds
- On or before the day of closing, the property must be vacant, “broom clean” and in a “neat and safe condition.”
 - Remove all personal possessions and household chemicals from the house and disconnect all utilities from the house at the street (or the main).
- Note: Owner Occupants may be eligible for an Equity or Benefit Advance to assist in new home purchase or pay relocation expenses.

Contact Information

Community Interaction Consulting, Inc.
Property Purchase Initiative Information Center

850 South Dix St.

Detroit, MI 48217

(313) 768 1225

www.boyntonppp.com

Handbooks are available upon request