

**Attachment 4
Final Rating of Two Proposals**

	Maximum Points	BANYAN COMMUNITY		HEART OF THE BEAST	
		Factor	Points	Factor	Points
1. Proposed Sale Price in Relation to Appraised Valuation	10	80.0%	8	77.6%	8
Example: if proposed sales price is \$100,000 and the appraised valuation is \$250,000, the factor would be 40% times the maximum points.					
2. Commitment to the Community (question 4 on the survey)	20	# Years	14	# Years	20
Example: apply the years served in the community up to 20 years and then apply that to the total points.					
3. Community Preference for the Property (question 6 on the survey)	30	79.5%	24	31.8%	10
Example: apply the same percentage on the preference question on facility use to the maximum points assigned to the criteria. The highest rated preference was community services at 79.5% the lowest was any type of housing at 4.5% - apply the percentage to the maximum points to get the point total.					
4. Fit with the Community	20		16		15
Each member of the committee would rate the proposal based on their perception of fit with the community – this would take into consideration the mission and vision of the organization, new building design or existing building renovation plans, most important aspect outlined in question two, concerns of the community in question three and highest community need from question 5. An average of all the committee members rating will be tallied.					
5. Financial Viability	20		14		8
Audited Cash to Operating Expenses Ratio	5	55.6%	3	15.8%	1
One point for each income stream in the annual audit	5		1		5
Cash available for purchase - Heart of the Beast - 2 years of Rent divided by the purchase price.	10	100%	10	19%	2
TOTAL	100		76		61