

READY TO APPLY OR HAVE QUESTIONS? CONTACT:

Brett Roler

Vice President of Planning & Development

Downtown Memphis Commission

roler@downtownmemphis.com

(901) 575-0574

APPENDIX I: GRANT APPLICATION

Date of Application:	04/15/2023	
Building/Property Address:	676 Marshall Ave Suite 102	
Applicant's Name:	Lawanda Thornton	
Name of the Business:	LAVISH. Too A Luxe Boutique	
Ownership Status:	<input type="checkbox"/> I own the property <input type="checkbox"/> I am purchasing the property <input checked="" type="checkbox"/> I will lease the property <input type="checkbox"/> Other _____	
Exact size of the space to be leased (sq. ft.)	1300 sq. ft.	
Describe the length and monthly rent of your proposed lease:	\$2,600/month 36 months	
Primary Project Contact:	Name: Lawanda Thornton	
	Phone: 901-292-6362 Email: lavish.aluxeboutique@gmail.com	
	Mailing Address: 6849 Shorey Lane Cordova, TN 38018	
Proposed Improvements: (check all that apply)	<input type="checkbox"/> Hazardous material abatement <input type="checkbox"/> Interior demolition <input type="checkbox"/> ADA Compliance <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical/HVAC <input type="checkbox"/> Permanent Lighting	<input type="checkbox"/> Flooring <input type="checkbox"/> Windows/Doors <input checked="" type="checkbox"/> Permanent interior walls <input type="checkbox"/> Historic restoration <input checked="" type="checkbox"/> Cash wrap/bar/counter <input checked="" type="checkbox"/> Other (describe below)
If you listed <i>Other</i> above, Please briefly describe	Storage space, dressing rooms, shelving, custom clothing closet	

Architect (if applicable)	Name: Austin Magruder Phone: Company: PKM Architects
Total Project Budget:	
Total Grant Requested:	
Property Owner: (If not the applicant)	Name: The Marshall, LLC
	Phone: 901-355-9045 Email: am@redacecapital.com
	Mailing Address: 802 South Roselawn West Memphis, AR 72301
Legal Disclosure:	<i>Disclose in writing whether any applicant, guarantor, or any other person involved with the project is currently engaged in any civil or criminal proceeding or ever filed for bankruptcy.</i>
Board Relationship Disclosure:	<i>Disclose in writing whether the applicant or any guarantor has any previous or ongoing relationship with any Board member or legal counsel of the Board.</i>
Applicant's Certification:	<p>This application is made in order to induce the CCDC to grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to the CCDC in its consideration of the application is included. The applicant acknowledges that it has reviewed the descriptions of the CCDC financial program for which it is applying and agrees to comply with those policies. The applicant shall also be required to show best faith efforts with regard to the employment of minority and/or women contractors and subcontractors in the project development. The applicant specifically agrees to pay all reasonable costs, fees and expenses incurred by the CCDC whether or not the incentive is granted or project completed.</p> <hr/> <p>Signature: _____ Date: _____</p>

Application Attachments

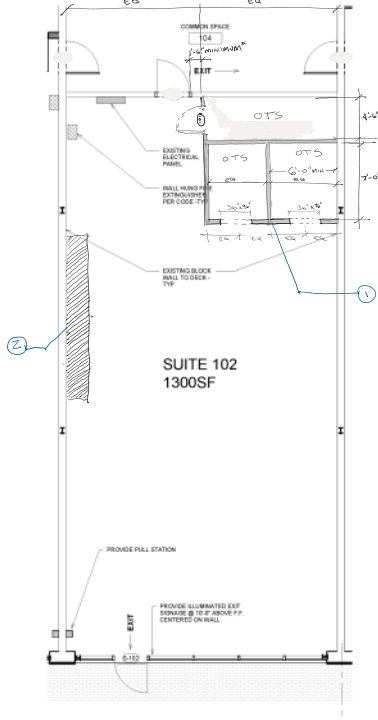
In addition to this completed and signed application, include the following attachments when you submit your grant request:

- **Photograph(s) showing the interior and exterior of the space.**
- **Floor plan and architectural drawing(s) showing proposed improvements**
- **Itemized budget for proposed improvements**
- **Proposed lease agreement**
- **Copy of your business plan**
- **Letter from the property owner providing approval for the proposed improvements**
- **Any other information deemed necessary by DMC staff in order to fully understand the project**

- ① NEW 3 3/8" MFL STUD WALL WITH 5/8" SHEETROCK SMOOTH FINISH, PTD. WALLS TO EXTEND 10'-0" ABOVE FINISHED FLOOR. ALL CORNERS TO HAVE METAL CORNER BEADS.
- ② NEW OWNER FURNISHED CONTRACTOR INSTALLED CUSTOM MILLWORK DISPLAY SHELVING.

Door SCHEDULE

101 31'-0" x 7'-0" pre-hung FLUSH WOOD DOOR, PRIMED. BRUSHED NICKEL HARDWARE. SINGLE BOLE PRIVACY LOCK



REFERENCE SYMBOLS

- ⊖ CIRCULAR RECEPTACLE
- ⊕ DOUBLE CIRCULAR RECEPTACLE
- ⊖ SINGLE POLE WALL SWITCH

OT5 "OPEN TO STRUCTURE"

OT5-TYP NEW LED 4'-0" LINEAR FIXTURE. SPACE EVENLY BETWEEN ADJACENT WALLS AND FIXTURES.

OT5 OPCI FIXTURE 9'-2' ABOVE FINISHED FLOOR.

CODE REVIEW SUITE 102

Code Review Suite 102
Construction - Type III not sprinkled
Fire Alarm Precode 4
Use & Occupancy - Group B
SqFt 1420sf - Max allowed 2300sf
1 Story - Max allowed 3 stories
Maximum Occupancy Load = 15 Group B = 1420/100 = 15
Minimum Travel Distance To Exit = 100
Minimum Occupancy Load = 40 (1 exit)

① MAIN LEVEL
1/4" = 1'-0"

② POWER AND LIGHTING PLAN
1/4" = 1'-0"

Project Name **Lavish Too Boutique**
 Owner Contact [REDACTED]
 Project Address 676 Marshall Ave Suite 102
 Memphis, TN 38103
 Use/Zoning Retail/CMU-1
 Number of Units 1
 Space Area 1,200

DESCRIPTION	QUANTITY	UNIT	COST / UNIT	COST	TOTAL COST
				total	<u>\$33,300.00</u>
				/unit	<u>\$33,300.00</u>

TRADE NO.	DESCRIPTION	QUANTITY	UNIT	COST / UNIT	COST	TOTAL COST
	00.01.00 Permitting	1	Lsum	\$350.00	\$350.00	
	00.01.01 Design Work	1	Lsum	\$2,500.00	\$2,500.00	
	00.01.02 Lighting Fixtures	12	EA	\$150.00	\$1,800.00	
	00.01.03 Electrician Labor	1	Lsum	\$3,500.00	\$3,500.00	
	00.01.04 Framing	1	Lsum	\$3,000.00	\$3,000.00	
	00.01.05 Drywall	1	Lsum	\$3,250.00	\$3,250.00	
	00.01.06 Painting	1	Lsum	\$2,500.00	\$2,500.00	
	00.01.07 Flooring	1,200	sf	\$6.00	\$7,200.00	
	00.01.08 Signage	1	Lsum	\$1,200.00	\$1,200.00	
	00.01.09 Furnishings	1	Lsum	\$3,500.00	\$3,500.00	
	00.01.10 Millwork Shelving	1	Lsum	\$4,500.00	\$4,500.00	

TA
by landlord

not eligible
b/c temp

\$ 33,300
 - 3,500 furnishings
 + 3,000 contingency
32,100 total est.

The Marshall LLC

676 Marshall Ave. Memphis TN 38103
901-355-9045

Dear Center City Development Corporation & Downtown Memphis Commission,

As the landlord of the retail space leased by Lawanda Thornton, I am pleased to approve her application for a retail improvement grant. Lawanda Thornton has demonstrated passion and dedication for her business and we as landlord are excited to see the vibrancy she will add to the Edge neighborhood.

Sincerely,

The Marshall LLC

A handwritten signature in black ink, appearing to read "Art M. Knight". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

LAVISH. A LUXE BOUTIQUE



BUSINESS PLAN

STRATEGIES FOR OPTIMIZING
COMPANY OPERATIONS



LaWanda Thornton
(901)292-6362

LAVISH. A Luxe Boutique Business Plan

LAVISH. A Luxe Boutique features the latest trends in women's fashions servicing sizes small-3XL. From contemporary to date night, the LAVISH. woman loves fashion and seeks trendy apparel that allows her to stand out from the crowd. With our new Edge District location, LAVISH. Too, we are excited to expand our mission to encourage and empower women through style.

Executive Summary

Mission

LAVISH. A Luxe Boutique's mission is to encourage and inspire women of all sizes through style, as promoting body positivity and inclusivity in fashion helps women feel confident and empowered. We strive to dress our customers from the inside out.

Vision

To position ourselves as a leading women's clothing boutique in the greater Memphis area to service women of all sizes.

Objectives

- Establish a clothing boutique that caters to the apparel needs of women of all sizes
- Create a shopping environment that uplifts customers through body positivity
- Generate a customer base of 2,500 within the first year
- Receive a 40% profit margin within the first year
- Build relationships with neighboring businesses

Strategies

- Curate trendy fashions from wholesalers that fit sizes small-3XL
- Build close relationships with vendors to gain first access to new merchandise
- Offer personal styling, which other boutiques don't offer
- Grow our social media presence by scheduling posts and ads on all platforms
- Maintain product quality at premium pricing

Products and Pricing

While we carry everyday basics, LAVISH. A Luxe Boutique differs from other clothing boutiques by offering specialized products that are unique or difficult to find. In addition to exclusive garments, we also offer shoes and accessories.

Wholesale Vendors include but not limited to:

- Pioneer Apparel
- Curve Market
- Black Pearl Clothing
- Highlight Apparel
- 5th Culture
- Lovely Fit
- Hot and Delicious
- Azalea Wang
- Apparel Hills
- Goodtime USA

