

Due Diligence Checklist  
Address: 3721 West Villard Avenue

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The "Property" at 3721 West Villard Avenue is being sold "as is, where is," without any guarantees. The Property is zoned LB2 or Local Business. The single-tenant commercial space was previously occupied by a small candy store.</p> <p>The purchase price for the Property is \$8,000. The building has considerable deferred maintenance, including roof issues, foundation cracks and defective electrical and plumbing. The roof has negatively affected the interior of the building.</p>
<p>Full description of the development project.</p>	<p>James Metz (the "Buyer") has over 20 years of experience in both residential and mixed-use development in the City of Milwaukee. The Buyer seeks to purchase and renovate this City commercial property for his property management office and two market-rate rental units along this stretch of the Villard Avenue commercial corridor.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Facade modifications will include repairing foundation cracks, adding signage and installing windows. The Buyer understands that any changes or modifications to the exterior facade will require approval from the City of Milwaukee's Planning staff.</p>
<p>Developer's development project history.</p>	<p>The Buyer has developed several east side properties, including Downer Commons at 3340 North Downer Avenue, 1533 North Humboldt Avenue and Kane Place Lofts at 1101 East Kane Place in the 3<sup>rd</sup> Aldermanic District.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation and improvement costs are \$75,000. The Buyer is considering conventional financing, private investors and/or personal equity, while also exploring available City grants that may be applicable.</p>
<p>Project cash flows for the lease term for leased property.</p>	<p>Not applicable.</p>
<p>List and description of project risk factors.</p>	<p>If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Continued vacancy of the building will serve as a hindrance on efforts to redevelop the Property and the business corridor on Villard Avenue.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$75,000 in the project. The Property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.</p>