

Due Diligence Checklist
Address: 4248 North 27th Street

<p>The commissioner's assessment of the market value of the property.</p>	<p>The "Property" at 4248 North 27th Street is being sold "as is, where is," without any guarantees. The Property is zoned RM3 or Residential Multi-Family. The two-story, eight-unit building was previously occupied as an apartment building.</p> <p>The purchase price for the Property is \$10,000. The building has considerable deferred maintenance, including roof leaks that have negatively affected the interior of the building, foundation cracks and defective electrical and plumbing.</p>
<p>Full description of the development project.</p>	<p>Mr. Willie A. Smith (the "Buyer") proposes to add value and housing options for veterans on this stretch of the 27th Street commercial corridor near Century City. The Property will be renovated and offered first to veterans working with the Center for Veterans Issues and then to the general public.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>The overall facade will remain generally the same; however, the foundation cracks will be repaired and new fencing and energy-efficient windows will be installed.</p>
<p>Developer's development project history.</p>	<p>The Buyer has many years of experience in real estate development. He is currently Director of Housing at the Northwest Side Community Development Corporation. The Buyer has worked professionally on housing projects throughout the non-profit's service area, including the Villard Street Library at North 35th Street and West Villard Avenue, redeveloping City foreclosed homes for owner-occupancy, mixed-use developments as well as other family-related social service uses. This project is a personal investment of Mr. Smith.</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 \$160,000. The Buyer is considering conventional financing, private investors and/or personal equity.</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 an hindrance to efforts to redevelop the Property and the business corridor on North 27th Street.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$160,000 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>