

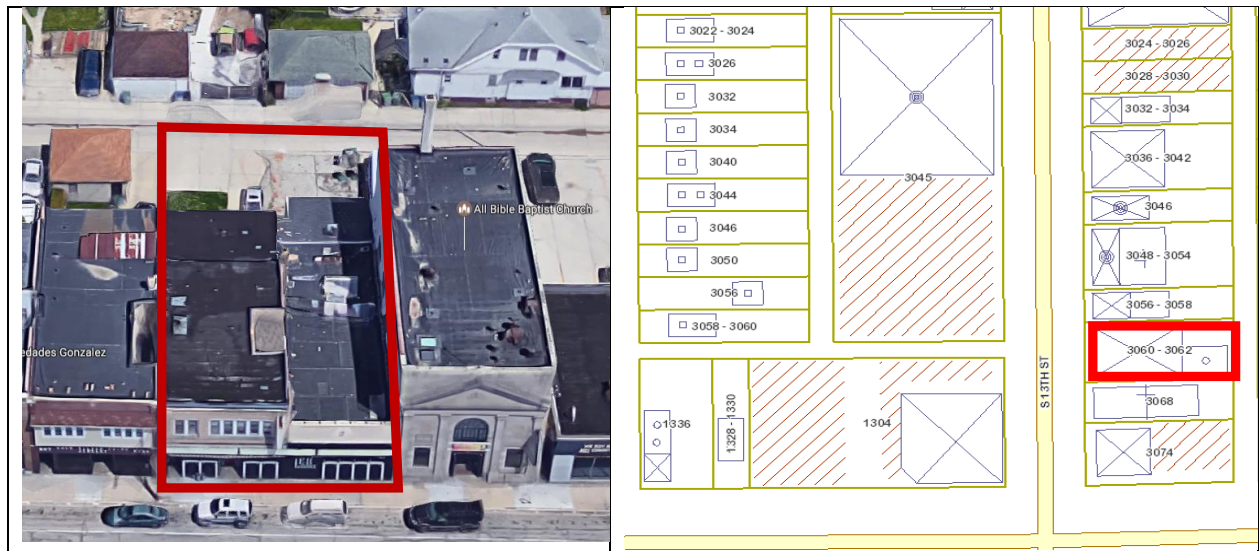
**LAND DISPOSITION REPORT**  
**COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**  
May 1, 2018

**RESPONSIBLE STAFF**  
Dwayne Edwards, Program Manager, DCD

**PARCEL ADDRESS AND DESCRIPTION**

3060-62 South 13<sup>th</sup> Street (the "Property"): This 5,125 SF two-story mixed-use building was built in 1922, with a lot size of approximately 6,710 SF. The City of Milwaukee ("City") acquired the Property on September 8, 2016 through property tax foreclosure.



**City property prior to renovations**



**Rendering of exterior improvements**

**BUYER**

Sleep Tight, LLC ("Buyer") is owned and managed by Mohammed Hani Sawah, who proposes to purchase and renovate the Property for a Middle Eastern deli and restaurant to be operated by Ms. Riham Silan. Her family owns one of the oldest restaurants in Damascus, Syria. In 2011, during the war conflict, the government occupied her restaurant and forced her to serve soldiers for free, so she decided it was best for her and her family to flee Syria to Kuwait and then God answered her prayers and brought the family to America.

The Buyer's deli and restaurant will serve authentic Syrian dishes, coffees and desserts prepared from traditional recipes. Ms. Silan, who started cooking at the age of 16, is currently cooking from her house to many area Syrian families and she wants to expand her love for cooking, by sharing her talents with a broader customer base and give back to the local community through great food and employment opportunities.

**PROJECT DESCRIPTION**

The Buyer proposes to purchase and renovate the first floor into a high-quality deli and restaurant business. No alcoholic beverages will be sold. The second floor residential unit will be renovated for the Buyer's family. The Buyer's scope of work includes electrical and plumbing upgrades, new flooring, new kitchen, painting, equipment for the business and cabinetry are among the renovations.

Exterior repairs include new siding, security doors and lighting enhancements and roof replacement. The Buyer is aware that some uses and grant awards may require City approval. Closing is contingent upon the Buyer obtaining all necessary approvals and financing.

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$125,000, with estimated renovation costs of approximately \$452,500. The Buyer will use personal equity, sweat equity and may seek conventional financing, along with any available grants from the City's funding resources.

The conveyance of the Property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer from applying to the City for tax-exempt property status.

At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be deposited in the Delinquent Tax Fund.