

Due Diligence Checklist
Address: 5124-26 West Center Street

<p>The commissioner's assessment of the market value of the property.</p>	<p>The Property at 5124-26 West Center Street is being sold "as is, where is," without any guarantees. The Property is zoned LB2 or Local Business. The building is a vacant mixed-use building, with three residential units and one commercial unit.</p> <p>The purchase price for the Property is \$4,000. The building has been vandalized and has considerable deferred maintenance that has negatively affected the interior of the building. Portions of the exterior brick also need tuck pointing.</p>
<p>Full description of the development project.</p>	<p>The Buyer proposes to renovate the two, 2-bedroom and one, 1-bedroom apartments and is planning to use the first floor commercial space as the new offices for Vega Properties, LLC.</p> <p>Exterior renovations will include tuck pointing, painting wood surfaces, replacing the doors and windows and installing clear glazing and transom along the Center Street frontage.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Proposed renovation activities are described above. Preliminary building elevation is provided in the Land Disposition Report.</p>
<p>Developer's development project history.</p>	<p>Vega Properties, LLC, (the "Buyer") is owned by Nikita and Veronika Outrobine. The Buyer currently owns and operates two apartment buildings in Milwaukee located at 2936 West Kilbourn Avenue and 5120 West Center Street. The Buyer's offices are currently located in Menomonee Falls and it is planning to move its offices to 5124 West Center Street. The Buyer also has completed the City's Landlord Training Program.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The renovation costs are approximately \$135,000. The Buyer is considering conventional financing and/or personal equity, along with exploring available City grants and the rental rehabilitation program.</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 drag on efforts to redevelop the property.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$135,000 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>