

Due Diligence Checklist
Address: 1651 South 11th Street

The Commissioner's assessment of the market value of the property.	1651 South 11th Street is a 2,747 SF vacant, two-story mixed-use building constructed in 1890, with a lot area of approximately 4,200 SF located in the Greater Mitchell Street Business Improvement District No. 4. The City of Milwaukee acquired the property in 2014 through tax foreclosure. The purchase price is \$20,000, which factors in the building's overall condition. The property is being sold "as-is, where-is," without any guarantees.
Full description of the development project.	<p>The Buyers propose to purchase, renovate and add interior/exterior improvements to transform the commercial space into a new accounting office and the residential units will be renovated and rented on the open market. Ms. Vazquez just graduated as an accountant and plans to open her business in the commercial space. The estimated renovation costs are approximately \$65,000, including the Buyers' sweat equity.</p> <p>The Buyers owned a duplex located in the KK River Reconstruction area that was purchased by MMSD and this property will replace the one bought by MMSD and keep them in the City of Milwaukee.</p>
Complete site, operations and scope of work for redevelopment.	Please see the Land Disposition Report for details.
Developer's project history.	Mr. Munoz has ten years experience renovating property. He purchased five residential properties of his own in the City of Milwaukee and renovated them. He assisted with renovating several other commercial and residential properties. He will hire outside contractors to assist if needed.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs will be cash from the Buyers own funds. Mr. Munoz plans to make application for assistance from the City of Milwaukee's White Box, Facade Grant and Commercial Property Renovation Programs.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that there is no foreseen risk in selling the property to these Buyers.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyers and any assignees or successors from applying to the City of Milwaukee for tax-exempt property status. Thus, a formerly vacant, tax-exempt property will be returned to the property tax rolls.