

**DUE DILIGENCE CHECKLIST****ADDRESS: 3818-20 WEST LISBON AVENUE**

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| The Commissioner's assessment of the market value of the property.  | 3818-20 West Lisbon Avenue (the "Property") is being sold "as is, where is," without any guarantees.<br><br>The Property has considerable deferred maintenance, therefore, the purchase price for the Property \$1,000. |
| Full description of the development project.  | Easleys Construction LLC (Easleys) was established in 2005 by Founder and CEO, Vernon Easley, Jr. Easleys provides general contracting services for residential and commercial renovations.                             |
| Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment. | The Buyer plans to remove the artificial stone veneer, increase the glazing along the street frontage, paint and/or replace the trim, install new windows, as needed, and install new electrical, plumbing and HVAC.    |
| Developer's development project history.  | The Buyer is a general contractor for residential and commercial renovations.   |
| Capital structure of the project, including sources, terms and rights for all project funding.                      | The Buyer will provide its own personal financing for the renovations along with its sweat equity.  |
| Project cash flows for the lease term for leased property.  | Not applicable.   |
| List and description of project risk factors.   | If the City retains ownership, the deferred maintenance will reduce the likelihood of this Property being acquired and renovated.   |
| Tax consequences of the project for the City.   | 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.                                 |