

Due Diligence Checklist

Addresses: 1801 West Keefe Avenue, 3299 North 11th Street and 3075-77 North 14th Street

<p>The commissioner's assessment of the market value of the properties.</p>	<p>1801 West Keefe Avenue: mixed-use building, 3,518 SF, Vacant          3299 North 11th Street: mixed-use building, 2,600 SF, Vacant          3075-77 North 14th Street: mixed-use building, 4,199 SF, one residential tenant (former owner's sister) and rest of the building is vacant.</p> <p>The sales price for each property is \$20,000. The price recognizes the amount of delinquent taxes due as of March, 2013, along with the City's holding costs and deferred maintenance.</p>
<p>Full description of the development project.</p>	<p>Cache Investments, LLC ("Cache") is seeking to regain ownership of all three properties to renovate and lease the units.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>This file authorizes the return of in rem properties to the former owner, Cache. At closing, Cache will be required to submit the Property Recording and Vacant Building Registration applications to the Department of Neighborhood Services.</p>
<p>Developer's development project history.</p>	<p>Cache was the former owner of the properties.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>Not applicable, since the properties are being returned to the former owner via sale.</p>
<p>Project cash flows for the lease term for leased property.</p>	<p>At closing, the City will assign to Cache its rights under the Lease between the City and residential tenant at 3077 North 14th Street.</p>
<p>List and description of project risk factors.</p>	<p>The City has not received any inquiries from developers expressing interest in the three properties. The likelihood of finding one buyer for all three properties or one buyer for each property, may take considerable time. The additional time will result in continued deferred maintenance and management costs to the City.</p>
<p>Tax consequences of the project for the City.</p>	<p>The deed of conveyance will contain a restriction prohibiting Cache, or its successors, from applying to the City for tax-exempt property status. Conveying these properties to the former owner will return them to the property tax rolls.</p>