

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

**DATE**

July 10, 2023

**RESPONSIBLE STAFF**

Amy E. Turim, Real Estate Development Services Manager, Department of City Development ("DCD")

**PARCEL ADDRESS & DESCRIPTION**

1633-35 North 18th Street: A 2,392 square foot duplex with 6 bedrooms and 2 baths. The house was built in 1907 on an 8,750 square foot lot. The City of Milwaukee ("City") acquired the property through tax foreclosure on December 21, 2022. The property location is in the King Park Neighborhood in the 15th Aldermanic District.





 1633-35 North 18th Street Duplex

**BUYER**

Cassandra J. Roberson and her niece (the "Buyer") will be an owner occupant of this property. The Buyer already resides in the property in one unit, and is the former owner.

**PROJECT DESCRIPTION**

Owner occupancy of an existing duplex property.

**PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$47,142.27. The conveyance will be on an "as is, where is" basis including all environmental and geotechnical conditions, if any. At closing, subtracted from the sale proceeds will be sales expenses and a 30 percent disposition fee shall be paid to the Redevelopment Authority of the City of Milwaukee. The remaining sale proceeds shall be deposited in the Tax Deficit Fund.

**DUE DILIGENCE CHECKLIST**  
**ADDRESS: 1633-35 NORTH 18TH STREET**

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The occupied residential duplex property located in the King Park neighborhood. The Property was acquired through property tax foreclosure in December of 2022. The property is being sold "as is, where is," including all environmental and geotechnical conditions, without any guarantees.</p> <p>The price for the Property will be \$47,142.27.</p>
<p>Full description of the development project.</p>	<p>The Buyer, Cassandra J. Roberson, will remain an occupant of the lower unit. Cassandra's niece and the co-purchaser, will owner occupy the upper unit. The Buyer understands that there will be a deed restriction that requires her to remain an owner occupant in the property for 5 years.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Buyers will work with ACTS Housing to ensure that all needed repair work is completed.</p>
<p>Developer's development project history.</p>	<p>The property has been in the Roberson name for 40 years.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>Not applicable.</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>Not Applicable.</p>
<p>Tax consequences of the project for the City.</p>	<p>The property will be returned to the tax rolls.</p>