

Due Diligence Checklist
Address: 3326 West Capitol Drive

<p>The commissioner's assessment of the market value of the property.</p>	<p>The Property is a vacant lot that is approximately 200' x 150' or 30,000 SF located in the Lincoln Creek neighborhood. The Property was acquired through property tax foreclosure in 2004.</p> <p>The purchase price for the Property is \$26,500. The conveyance will be on an "as is, where is" basis, including all environmental and geotechnical conditions, if any.</p>
<p>Full description of the development project.</p>	<p>The Buyer proposes to construct a one-story approximately 2,220 SF Captain D's restaurant. Captain D's is a U.S. based full-service restaurant with 526 locations that specializes in seafood, fish & chips and also features a grilled menu. Captain D's was founded in 1969, and its headquarters is located in Nashville, Tennessee.</p> <p>The Buyer is seeking to construct and operate the second Wisconsin-based Captain D's restaurant at 3326 West Capitol Drive. The first restaurant is currently under construction at 7320 West Good Hope Road. The restaurant will have indoor seating, onsite parking and a drive-thru.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>See preliminary plans in the Land Disposition Report.</p>
<p>Developer's development project history.</p>	<p>Development For Community Empowerment, LLC, a Limited Liability Company wholly-owned by Valerie Daniels-Carter, will purchase the Property to construct a new Captain D's restaurant.</p> <p>Valerie Daniels-Carter and her brother John Daniels, Jr. founded V & J Foods, Inc., in 1982. The company commenced operations in 1984 with a single Burger King restaurant and currently operates 13 restaurants in Metropolitan Milwaukee. V & J National Enterprises, LLC and V & J United Enterprises, LLC are Pizza Hut franchisees, founded in 1997 and 1999, respectively. The Syracuse, Rochester, Albany and western Massachusetts markets operate 44 restaurants and four non-traditional sites collectively.</p> <p>V & J Holding Companies, Inc. (V & J) is the largest female-owned franchise organization in the U.S. and largest minority-owned Pizza Hut franchisee in the U.S. With all restaurants combined, V & J is one of the largest restaurant franchise companies in the country. V & J Holdings also operates five Haagen-Dazs and four Coffee Beanery stores.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated construction budget is approximately \$750,000. The Buyer is considering conventional financing, private investors and/or personal equity.</p>

Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	The Buyer proposes to construct a one-story approximately 2,220 SF Captain D's restaurant. The development may require Board of Zoning Appeals approval for the restaurant and drive-thru uses along with the possibility for a dimensional variance.
Tax consequences of the project for the City.	The Buyer anticipates investing approximately \$750,000 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.