

Due Diligence Checklist  
Addresses: 220, 300 and 310 East Florida Street

The Commissioner's assessment of the market value of the property.	The Properties are encumbered by utility easements and are unbuildable. The only value would be to the adjoining owners for combination with their existing properties. Pricing is estimated at \$2 per square foot.
Full description of the development project.	The Properties are remnant lands created by the realignment of Florida Street. The realignment was done to allow truck deliveries to the buildings along the north side without blocking the street. The Properties are covered by sewer, water and communication easements and will be conveyed to the adjoining owners for combination with their properties.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Not applicable.
Developer's development project history.	Not applicable.
Capital structure of the project, including sources, terms and rights for all project funding.	Not applicable.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Closing is contingent upon all City Buyer Policies being met under Milwaukee Code of Ordinances 304-49-9.
Tax consequences of the project for the City.	The Properties will be conveyed for combination with the adjoining properties and will be fully taxable.