

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

**DATE**

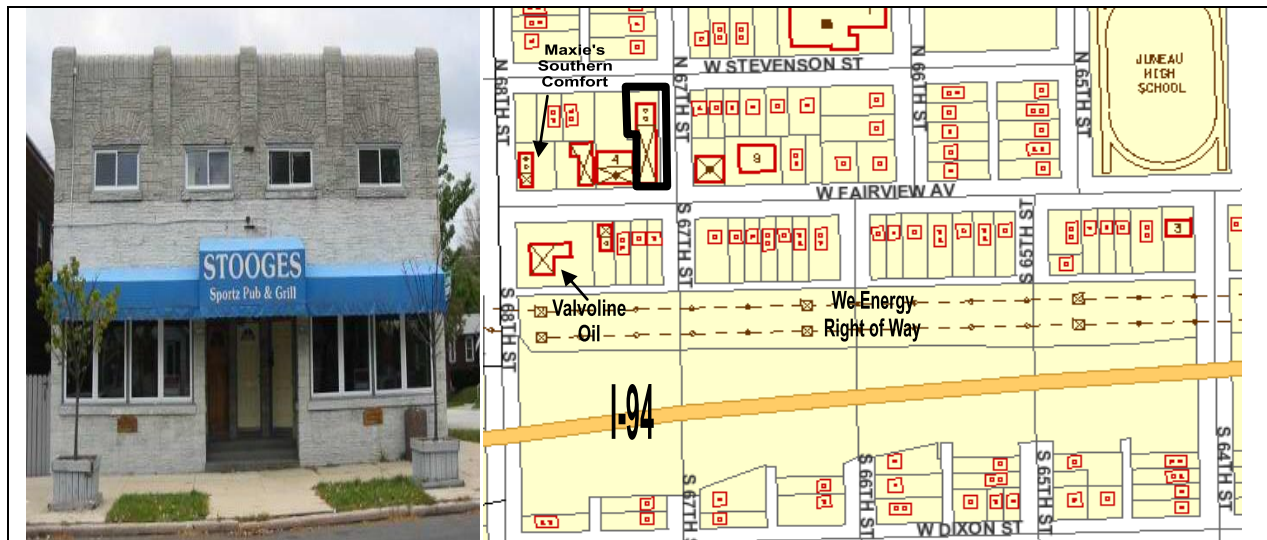
March 12, 2012

**RESPONSIBLE STAFF**

Matthew Haessly, Real Estate Specialist, DCD

**PARCEL ADDRESS & DESCRIPTION**

6700-04 West Fairview Avenue: A 7,820 SF two-story building situated on a 9,765 SF lot. The first floor commercial area is a former tavern and contains approximately 6,260 SF, including a large rear storage area. The upper level has two residential apartments. The building was constructed in 1925 with additions in 1937 and 1940. The building is vacant and the upper level has suffered extensive damage and vandalism.



 City Property

**BUYER**

MPI Property Management, LLC, is a residential management company owned by Julie and James Beranek. MPI has been in the real estate business for 34 years, has 26 employees and manages over 50 rental properties. MPI will relocate its office from 2822 West Clybourn Street.

**PROJECT DESCRIPTION**

Renovate the existing building for office and storage space for its real estate business on the ground floor and two apartments on the upper floor. The estimated budget for these improvements is \$85,000. The Buyer is prepared to self-finance the purchase and rehabilitation costs. The Buyer shall make its best effort to comply with the City's Minority, Women and Small Business Enterprise Program.

**OPTION TERMS AND CONDITIONS**

The purchase price is \$47,000, which is acceptable based on the property condition and proposed renovation. \$2,350 earnest money must be submitted after Common Council approval and will be credited toward the purchase price if the Buyer closes within the base offer term. The

base offer is contingent upon approval from the Common Council. The offer term is 90 days and will allow the Buyer to comply with the City's closing contingencies for DCD approval of the final scope of work and evidence of equity and financing. The offer may be extended by the DCD Commissioner for up to 45 days upon submission of a satisfactory progress report on the Buyer's efforts to obtain financing, final rehabilitation scope of work and payment of a \$500 extension fee.

Buyer agrees to bring the property into compliance with the City of Milwaukee Health and Building Codes and obtain a Certificate of Occupancy within 12-months of closing. The deed will have a restrictive covenant to enforce performance. The deed also will contain restrictive covenants prohibiting the Buyer or successors from applying to the City for tax-exempt property status and a prohibition for a liquor license, as specified in the City's listing.

Sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Reserve For Tax Deficit Fund.