

Due Diligence Checklist
Address: 2453 West Capitol Drive

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The "Property" at 2453 West Capitol Drive is being sold "as is, where is," without any guarantees. The Property is zoned LB2 or Local Business. The three-story, 12-unit building was previously occupied as an apartment building.</p> <p>The purchase price for the Property is \$7,500. The building has considerable deferred maintenance, including roof leaks and fire and smoke damage that have negatively affected the interior of the building, foundation cracks and defective electrical and plumbing.</p>
<p>Full description of the development project.</p>	<p>The Buyer's renovation scope of work includes a total interior rehab of all units, including, but not limited to, electrical and plumbing upgrades, bathroom vanities, mechanicals, flooring, doors, painting, window replacement, security systems and ceiling work. Exterior repairs include power washing of brick, as needed, and roof repair.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Facade modifications will include doors, window replacements, and dumpster enclosure and landscaping features as needed.</p>
<p>Developer's development project history.</p>	<p>Mr. Berrada has more than 20 years of experience in the rental property industry, which includes property management, tenant screening, evictions and landscaping services.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation and improvement costs are \$300,000. The Buyer is considering conventional financing and/or personal equity to finance renovations.</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>If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Continued vacancy of the building will serve as a hindrance to efforts to redevelop the Property.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$300,000 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.</p>