

Due Diligence Checklist

Address: 5128-30 West Center Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>5128-30 West Center Street (the "Property") is being sold "as is, where is," without any guarantees. The price for the Property \$10,000, which adequately reflects the overall condition of the Property, including the deferred maintenance. The estimated renovation and improvement costs are approximately \$155,000, which will include some "sweat equity."</p>
<p>Full description of the development project.</p>	<p>The Buyer plans to restore the commercial spaces for retail customers and create two market-rate apartments on the second floor. The Buyer may apply to the City's Neighborhood Improvement Development Corporation ("NIDC") Rental Rehabilitation Loan Program. The Buyer also may pursue other City grant programs to assist with renovation of the commercial units. A portion of the first floor will be renovated as "The Blue Lotus Café," which will focus on specialty teas, food and beverages. The remaining commercial space will house a neighborhood chicken and seafood sandwich shop named, "The Dock of the Bay."</p>
<p>Complete site, operation and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>The Buyer will restore the street facade and maintain the existing glazing along the street frontage.</p>
<p>Developer's development project history.</p>	<p>D.L.K. Legacy Investments LLC ("DLK") was established in 2017 and is managed and owned by Corday Linton ("Buyer"). The Buyer rehabs properties in distressed areas of the City of Milwaukee. This will be the Buyer's first mixed-use development project.</p> <p>The Buyer focuses on acquisition of foreclosed houses. Mr. Linton also has ownership interest in several residential properties in Milwaukee that are currently rented. DLK's mission is to create safer and stronger neighborhoods, where individuals and families can establish clean, safe and thriving environments.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The Buyer may apply to the City's Neighborhood Improvement Development Corporation ("NIDC") Rental Rehabilitation Loan Program. Other City grant programs such as the facade, signage and white box programs will be pursued to assist with renovation of the commercial units in addition to private funds and conventional financing. The majority of the improvements will be through the Buyer's sweat equity.</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 go up.</p>
<p>Tax consequences of the project for the City.</p>	<p>The deed of conveyance will contain a restriction prohibiting the Buyer or assignees from applying to the City of Milwaukee for tax-exempt property status. Thus, a vacant, tax-exempt property will be returned to the property tax rolls.</p>