

Due Diligence Checklist
Address: 312 West Keefe Avenue

The Commissioner's assessment of the market value of the property.	The Parcel is currently owned by Asad Sharif and as of July 2025, is tax-delinquent \$77,884.87 and is a property suspected of being contaminated by hazardous substances under sec. 75.106, Wis. Stats. The Parcel was previously occupied by a gas station that may have handled materials that may have impacted the environmental conditions at the Parcel. The assignment fee for the Property is \$85,500.
Full description of the development project.	Kreeation Enterprise LLC has successfully operated the laundromat at 312 W Keefe Ave since 2024 which has created 5 full and part time jobs for the local community residents.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Assignee has already invested over \$30,000.00 into the property in the area of roofing, windows, outside and inside lighting, complete remodeling inside and new equipment for the residents. They plan to continue improving the property with new flooring and painting the outside of the building, also updating the landscaping and repaving the parking lot. Kreeations Enterprises LLC is already investing in this community and look forward to continuing to add value to this community and the City of Milwaukee as a whole
Developer's development project history.	Kreeation Enterprise LLC is a Black owned and women Owned commercial property company. This company has owned properties in the City of Milwaukee since 2008 including another property in the Harambee Neighborhood on 8th and Atkinson since 2021. The property at 8th and Atkinson is coincidently the first Black owned and women owned gas station in Wisconsin.
Capital structure of the project, including sources, terms and rights for all project funding.	Self-financed.
Project cash flows for the lease term for leased property.	Not Applicable
List and description of project risk factors.	Private property owner pays all delinquent property taxes due to the City of Milwaukee resulting in assignee not being eligible for the assignment of foreclosure judgment.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status pursuant to MCO 304-49-13(b)