

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

DATE

December 5, 2019

RESPONSIBLE STAFF

Amy E. Turim, Real Estate Development Services Manager

BUYER

FIT Investment Group, LLC in partnership with CMS Contracting, LLC, or Assignee ("Developer").

FIT Investment Group, LLC ("FIT") is owned by Abiola (Michael) Adetoro, a graduate of the Associates in Commercial Real Estate (ACRE) class of 2015, as well as the 2018 ACRE Practicum Class. Mr. Adetoro is an electrical engineer with over 9 years of experience in the field of real estate, and holds a Wisconsin Real Estate Salespersons License. Mr. Adetoro has a passion for revitalization, and seeks transformative projects that will help stabilize neighborhoods. FIT was created by Mr. Adetoro to focus on the acquisition, redevelopment and leasing of distressed scattered site properties. FIT has experience renovating scattered site housing, including through working as part of Revive MKE, an awardee of the first iteration of the Milwaukee Employment/Renovation Initiative (ME/RI).

CMS Contracting, LLC ("CMS") is owned by Thomas (Tom) Straub. CMS, which is an SBE, has substantial experience in the renovation of severely distressed properties. Mr. Straub has over 25 years of experience in the construction industry. CMS has been involved in the renovation of many scattered site and multi-family housing projects over the past 8 years, and has partnered with Northcott Neighborhood House on past developments. Notable projects include the Washington Park Townhomes and the Mitchell Street Library. Mr. Straub has also personally acquired and renovated over 15 units of residential housing in the City of Milwaukee, and has developed notable projects such as the building at 3801-13 West Vliet Street that is home to Pete's Pops and Triciclo Peru.

PROJECT DESCRIPTION

The Developer proposes to purchase approximately 40 City-owned, tax foreclosed properties ("Properties") to complete a scattered site housing development. The Developer's efforts are focused in the 15th Aldermanic District. The Developer is assembling properties for a project that is approximately 50 units, including single-family, duplex, and multi-unit properties. The Developer will apply for Low Income Housing Tax Credits ("LIHTC") to finance the rehabilitation of the Properties. If the project is awarded all necessary funding, this project will rehabilitate severely distressed homes, and provide affordable rental opportunities for the community.

SALES TERMS AND CONDITIONS

The City-owned properties will be sold as-is where-is for \$1.00 per parcel. Developer will pay title costs, recording costs, and register the parcels under the DNS owner and vacant building registry programs. Developer will be responsible for biweekly monitoring of the properties during the period of site control, and reporting all issues to the Department of City Development ("DCD"). If the Developer receives a LIHTC allocation in spring 2020, DCD will negotiate a Purchase and Sale Agreement with Developer, which must be entered into no later than November 30, 2020. The agreement will have a one-year term. Extensions may be granted by the Commissioner of DCD based on performance.



Above: 2460 West Brown Street

SINGLE-FAMILY HOMES FOR REHAB

11 PROPERTIES, 11 UNITS

2759	North 26th Street
4420	West Wright Street
2154	North 46th Street
2166	North 40th Street
2107	North 27th Street
2427	West Brown Street
2460	West Brown Street
1621	North 37th Street
1434	North 39th Street
2444	North 26th Street
2016	North 32nd Street



Above: 2877 North 37th Street

DUPLEX PROPERTIES FOR REHAB

11 PROPERTIES, 22 UNITS

2756	North 40th Street
2877-79	North 37th Street
2739-41	North 34th Street
2359-61	North 44th Street
1825	North 28th Street
1901-03	North 32nd Street
2910-12	West Galena Street
2767-69	North 34th Street
2441-43	North 44th Street
1719-21	North 35th Street
1635	North 29th Street



Above: 2842 North 30th Street

MULTI-UNIT PROPERTIES FOR REHAB (3-4 UNITS)

2 PROPERTIES, 7 UNITS

2842	North 30th Street
2201 -03	North 25th Street

PROJECT SUMMARY

CURRENT TOTAL: 24 PROPERTIES, 40 UNITS

DEVELOPER GOAL: 50 UNITS