

Due Diligence Checklist

Address: 3907-09 West Vliet Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>3907-09 West Vliet Street (the "Property") is a 3,629 SF two-story vacant concrete-block building constructed in 1926, with a lot area of approximately 3, 600 SF. The City of Milwaukee acquired the Property on October 8, 2012 through tax foreclosure. The Property is being sold "as-is, where-is," without any guarantees.</p> <p>The purchase price is \$12,555.</p>
<p>Full description of the development project.</p>	<p>MR Home Improvement LLC ("Buyer") is solely owned by Marco A. Puebla. The Buyer's home improvement business will be in the commercial space. The Buyer will rent out the second floor apartment. The estimated renovation costs are not expected to exceed \$50,000.</p>
<p>Complete site, operations and scope of work for redevelopment.</p>	<p>Please see the Land Disposition Report for details.</p>
<p>Developer's project history.</p>	<p>MR Home Improvement LLC has provided service in Milwaukee for more than 15 years. The Buyer has previously purchased and renovated several City-owned residential properties.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation costs will include personal funds and some "sweat equity." The Buyer also is pursuing City resources such as a facade grant, signage grant and the City's "White Box" program to assist with the project.</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>DCD staff determined that there is no foreseen risk in selling the Property to this Buyer. Renovating this building will add stability and vitality to this stretch of the Vliet Street business corridor.</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>