

Due Diligence Checklist
Address: 4345-47 West Fond du Lac Avenue

The Commissioner's assessment of the market value of the property.	The property at 4345-47 West Fond du Lac Avenue is being sold "as is, where is" without any guarantees. From 1950-1990 the property had various retail uses. Various daycares operated in the property from 2000-2010. The City of Milwaukee acquired the building in August, 2013 through tax foreclosure. The City's listing price was \$50,000 and the Buyer agrees to purchase the property for that amount.
Full description of the development project.	Ms. Helgren proposes minor rehabilitation to operate a full-service daycare facility.
Complete site, operations and scope of work for redevelopment.	Buyer will repair the roof and treat the interior for mold and mildew prior to painting. Buyer will repaint exterior sides and rear of building and replace awning with new design and name of the daycare center.
Developer's project history.	Ms. Helgren is making her first purchase in the City of Milwaukee. The Buyer is teaming up with experienced daycare operators who are state-certified and licensed in childcare service.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs of \$20,000 will include personal funds and "sweat equity" towards the project. No City funding assistance is being requested. Buyer provided letters from Tri-City National Bank and Landmark Credit Union to demonstrate adequate funding for purchase and rehabilitation.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that if the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Staff believes renovating this building will add stability and vitality to the commercial corridor.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer, assignees or successors from applying to the City of Milwaukee for tax-exempt property status. The Buyer anticipates investing \$70,000 into the project, returning the vacant tax-exempt building to the property tax rolls.