

Due Diligence Checklist
Address: 2665-67 South 13th Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The "Property" at 2665-67 South 13th Street is being sold "as is, where is," without any guarantees. The Property is zoned LB2 or Local Business. The two-story, mixed-use building was previously occupied as a neighborhood tavern.</p> <p>The purchase price for the Property is \$1,100. The building has considerable deferred maintenance, including fire damage that has negatively affected the interior of the building, including defective electrical and plumbing.</p>
<p>Full description of the development project.</p>	<p>The Buyers, BVRC Properties LLC, plans to operate the company's real estate business in the commercial space and have a market-rate rental unit on the second floor.</p> <p>Renovations include a total interior rehab for the real estate office and a small reception area. Repairs also will include, but are not limited to, electrical and plumbing upgrades, bathroom updates, new mechanicals, new flooring, new doors, painting, window replacement, security systems and ceiling work. Exterior repairs include windows, signage and roof repair.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Facade modifications will include new doors, windows with clear glazing and siding as needed.</p>
<p>Developer's development project history.</p>	<p>The Buyers have purchased and rehabilitated several south side properties in the City of Milwaukee. BVRC Properties LLC has no outstanding violations on any properties.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation and improvement costs are \$65,000. The Buyer is considering conventional financing and/or personal equity to finance renovations.</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 increase. Continued vacancy of the building will serve as a hindrance to efforts to redevelop the Property.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyers anticipate investing \$65,000 into the project. The Property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyers or their successors from applying to the City for tax-exempt property status.</p>