

Due Diligence Checklist

Address: 4116 West Silver Spring Drive former Carleton School

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The former MPS Carleton School. The property was declared surplus in 2012 and has been vacant since 2005. The building has 53,000 SF on a 3.5-acre parcel. It was built in 1927 and was added on to several times through 1970. The property is being sold "as is, where is," including all environmental and geotechnical conditions, without any guarantees.</p> <p>The price for the property is \$120,000. The appraised value on March 23, 2016 was \$220,000. Asbestos is present and MPS identified \$356,676 in deferred maintenance.</p>
<p>Full description of the development project.</p>	<p>The property is in below average condition and the Buyer plans to spend approximately \$4,500,000 total on the purchase and renovations.</p> <p>The Buyer understands that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals and financing.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>See the Land Disposition Report. The exterior of the building will not be changed, except for the addition of an elevator tower on the west side of the building and a new front concrete ramp from the sidewalk to the front landing of the building.</p>
<p>Developer's development project history.</p>	<p>Rocketship Education, Inc. ("Buyer") will partner with Catalyst Construction and Quorum Architects on the proposed renovations.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated purchase/renovation cost for the property is \$4,500,000. Funding will be through private-issue tax-exempt bonds through Wisconsin Health and Education Finance Authority.</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>Closing is contingent upon the Buyer obtaining all necessary approvals, applying for a school charter by February 28, 2017 and financing.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Common Council may not require the education operator to make a payment in lieu of property taxation or to pay a similar fee as a condition of the sale of an eligible school building under Section 119.61(4)(c)4, Wisconsin Statutes.</p>