

Due Diligence Checklist
Address: 3853-55 North 15th Street

The Commissioner's assessment of the market value of the properties.	The property at 3853-3855 North 15th Street was acquired through tax foreclosure in September of 2019. The 8 unit building on the property has an area of approximately 3,962 square feet. The Property is zoned RM3. The building was constructed in 1954. The property is being sold for \$1,000.00 under the emergency housing program.
Full description of the development project.	The development of the property will include updating all 8 apartments for residential use. The buyer has consulted with a licensed architect and is aware of obligations for the property as it pertains to ADA accessibility for her intended use.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	See Land Disposition Report.
Developer's development project history.	Buyer is Foundations for Freedom, Inc., a Wisconsin 501(c)(3) that focuses on helping victims of human trafficking.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will be provided with an \$80,000 forgivable loan for renovation, and will use other funds for the remainder of the rehab.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	
Tax consequences of the project for the City.	The Buyer anticipates investing at least \$120,000 on the renovation of this building. Property will remain taxable under deed restriction.