

## Lease Due Diligence Checklist

Address: 2270 South Kinnickinnic Avenue

The Commissioner's assessment of the market value of the property.	The property is a 3,164 square-foot triangular parcel, located at the northeast corner of South Kinnickinnic Avenue, South Allis Street and East Lincoln Avenue. The property is not suitable for standalone development. The property was acquired by the City of Milwaukee in April of 1970. The property is zoned LB2.
Full description of the development project.	<p>The Lessee proposes to continue occupying the parcel as an outdoor public seating space, adjacent to its coffee house.</p> <p>The lease term will run coterminous with the café lease. The initial lease term of the proposed lease will expire on March 31, 2021. The lease contains provision for one (1) extension of three (3) years upon mutual agreement.</p>
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Not applicable.
Developer's development project history.	Giri Corporation d/b/a Stone Creek Coffee has occupied this parcel since 2003 and has made the parcel available for public use throughout the occupancy period.
Capital structure of the project, including sources, terms and rights for all project funding.	Not applicable.
Project cash flows for the lease term for leased property.	See attached lease for rent schedule.
List and description of project risk factors.	None.
Tax consequences of the project for the City.	None. The property is a tax exempt City-owned parcel and will remain City-owned throughout the lease term.