

Due Diligence Checklist  
Address: 5652 South 13<sup>th</sup> Street

The commissioner's assessment of the market value of the property.	The Property at 5652 South 13 <sup>th</sup> Street is being sold "as is, where is," without any guarantees. The Property is zoned IL1 or Industrial-Light. The building is a single-story that continues to be used as a handcrafted cabinets, countertops and commercial casework business. The purchase price for the Property is \$300,000.
Full description of the development project.	The Buyer wishes to continue operating his handcrafted cabinets, countertops and commercial casework business.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer intends to install new landscaping along the street frontage in accordance with the local zoning code.
Developer's development project history.	Douglas Krystowiak is President of Custom Designer's of Milwaukee, Inc. ("CDMI"). CDMI started in 1975 and relocated to 5652 South 13 <sup>th</sup> Street in 1982. CDMI currently employs 7 full-time and 2 part-time employees.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer is seeking conventional financing to purchase the Property.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	The Buyer obtaining financing to purchase the Property.
Tax consequences of the project for the City.	The Property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City of Milwaukee for tax-exempt property status.