

Due Diligence Checklist

Address: 3060-62 South 13th Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>3060-62 South 13th Street (the "Property") is a 5,125 SF vacant, two-story mixed-use building built in 1922, with a lot size of approximately 6,710 SF. The City of Milwaukee acquired the Property on September 8, 2016 through tax foreclosure. The Property is being sold "as-is, where-is," without any guarantees.</p> <p>The purchase price for the Property is \$125,000.</p>
<p>Full description of the development project.</p>	<p>Sleep Tight, LLC ("Buyer") is owned and managed by Mohammad Hani Sawah, who proposes to purchase and renovate the Property to create a Middle Eastern deli and restaurant. The estimated renovation costs are not expected to exceed \$452,500.</p>
<p>Complete site, operations and scope of work for redevelopment.</p>	<p>Please see the Land Disposition Report for details.</p>
<p>Developer's project history.</p>	<p>The Buyer has over 25 years of experience with construction projects in the Milwaukee area. Other projects include South Star Foods, 7 Spices Restaurant and several JJ Fish and Shrimp restaurants.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation costs will be financed by Park Bank, but the Buyer will include personal funds and apply for the City's Facade Grant and Commercial Foreclosed Property Renovation funds if applicable.</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 Property will serve as a hindrance on efforts to redevelop the building.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer, any assignees or successors from applying to the City of Milwaukee for tax-exempt property status. Thus, a formerly vacant, tax-exempt property will be returned to the property tax rolls.</p>