

Due Diligence Checklist
6914 West Appleton Avenue - former Milwaukee School of Entrepreneurship

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The Property is a 10,649 SF building constructed in 1965 and sits on a 9,600 SF site. The Property was declared surplus by the Milwaukee Board of School Directors in 2012 and the City of Milwaukee ("City") declared the Property surplus in December 2014 by Common Council File No. 141319. The Property has been vacant for at least seven years. The Property was appraised for \$250,000 in October 2016. MPS estimates approximately \$107,000 in essential repairs are needed as of December 2018. No other offers have been received on the Property.</p> <p>The purchase price for the Property is \$120,000.</p>
<p>Full description of the development project.</p>	<p>The building interior will be renovated for Standard of Excellence Education & Training Center, LLC ("Buyer") and office use. No design changes are planned for the exterior and site. The Buyer provides initial and ongoing training to persons providing care or services for community based residential facilities ("CBRF"), adult family homes and home care agencies in Wisconsin. It also develops outreach, training events and materials specific to caregiving. The Buyer collaborates with many organizations, hosts job fairs and coordinates visits between families and residents in CBRFs. The Buyer has been in business since 2013 and has been renting space at 9235 West Capitol Drive. It's ready to expand its business and own its own building. The Buyer is looking to start a program to recruit and train teenagers for careers in health care.</p> <p>The Buyer understands that the proposed project may require certain City approvals (BOZA) in addition to the approval of the Land Disposition Report. The 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>No design changes will be made to the exterior of the building or rear parking space.</p>
<p>Developer's development project history.</p>	<p>The Buyer plans to be its own general contractor for repairs and renovations needed for occupancy.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation cost for the Property is \$100,000 - \$150,000. The Buyer will use conventional financing for the purchase and renovation costs. The Buyer plans to apply for White Box, possible Facade and or Signage funds.</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 and financing.</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 or its successors from applying to the City for tax-exempt property status.</p>