

Due Diligence Checklist

Address: 2713-17 West Vliet Street

The Commissioner's assessment of the market value of the property.	2713-17 West Vliet Street (the "Property") is a 3,701 SF two-story vacant concrete-block building constructed in 1926, with a lot area of approximately 7,560 SF. The City of Milwaukee acquired the Property on January 5, 2015 through tax foreclosure. The Property is being sold "as-is, where-is," without any guarantees. The purchase price is \$5,000.
Full description of the development project.	Isaac Malone ("Buyer"), or assignee, will operate his HVAC and plumbing business in the commercial space. The Buyer will reside in one of the two apartment units. The estimated renovation costs are approximately \$50,000.
Complete site, operations and scope of work for redevelopment.	Please see the Land Disposition Report for details.
Developer's project history.	The Buyer has provided service in the trades in Milwaukee for more than 20 years. Mr. Malone also has ownership interest in several investment properties in Milwaukee that are all currently rented.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs are approximately \$50,000, with a significant portion of the work to include "sweat equity." The Buyer intends to pursue the City's facade, signage and white box programs as part of the renovation plan.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that there is no foreseen risk in selling the Property to this Buyer. Renovating this building will add stability and vitality to this stretch of the Vliet Street business corridor.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer or assignees from applying to the City of Milwaukee for tax-exempt property status. Thus, a vacant, tax-exempt property will be returned to the property tax rolls.