

## Due Diligence Checklist

Address: 4416-20 North 27<sup>th</sup> Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The "Property" at 4416-20 North 27<sup>th</sup> Street is being sold "as is, where is," without any guarantees. The Property is zoned LB1 or Local Business. The two-story, mixed-use building was previously occupied as a tavern with two, 2-bedroom apartments.</p> <p>The purchase price for the Property is \$9,000. The building has considerable deferred maintenance, including roof leaks that have negatively affected the interior of the building and defective electrical and plumbing.</p>
<p>Full description of the development project.</p>	<p>The Buyer's renovation scope of work includes a total interior rehab of all units, including, but not limited to, electrical and plumbing upgrades, bathroom vanities, new mechanicals, flooring, doors, painting, window replacement, security systems and ceiling work. Exterior repairs include power washing of brick work, as needed, roof repair, lighting and landscaping features.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Facade modifications will include recommendations from the City Planning staff's design review for security measures, dumpster enclosure and landscaping features.</p>
<p>Developer's development project history.</p>	<p>The Buyer has more than 10 years of experience in the rental property industry, which includes property management, tenant screening, evictions and landscaping services.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation and improvement costs are \$60,000. Expenses will be financed by the Buyer who may receive assistance from the City's White Box Grant, Facade Grant and Signage Grant programs.</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 building will serve as a hindrance to redevelop the Property and will not add value along this stretch of North 27<sup>th</sup> Street.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$60,000 in the project. 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>