

Due Diligence Checklist

Addresses:

1523 West Meinecke Avenue; 2372 North 21st Street;
 2448-2452 North 10th Street; 2539-2541 North 28th Street;
 2817 North 19th Street; 2837 North 19th Street;
 2842 North 21st Street; 2862 North 24th Street;
 3200-3202 West Cherry Street; 3315 West Lisbon Avenue

The Commissioner's assessment of the market value of the property.	1523 West Meinecke Avenue - 4,608 sf lot - \$3,000 assessment 2372 North 21 st Street - 7,560 sf lot - \$3,300 assessment 2448-2452 North 10 th Street - 6,080 sf lot - \$3,200 assessment 2539-2541 North 28 th Street - 3,750 sf lot - \$2,800 assessment 2817 North 19 th Street - 3,210 sf lot - \$2,700 assessment 2837 North 19 th Street - 3,210 sf lot - \$2,700 assessment 2842 North 21 st Street - 3,375 sf lot - \$2,800 assessment 2862 North 24 th Street - 7,500 sf lot - \$3,500 assessment 3200-3202 West Cherry Street - 3,000 sf lot - \$2,600 assessment 3315 West Lisbon Avenue - 3,000 sf lot - \$2,600 assessment
Full description of the development project.	The City anticipates disposing of the properties according to standard City disposition practices, including sale for new construction, sale to qualified neighbors as side lots or packaged for larger development efforts.
Complete site, operations and scope of work for redevelopment.	All ten properties are currently vacant parcels located in the 15 th Aldermanic District.
Developer's project history.	The Department of City Development, on behalf of the City, currently manages, maintains and disposes of vacant lots under City ownership.
Capital structure of the project, including sources, terms and rights for all project funding.	Not applicable.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Ownership of the vacant lots increases the City's liability and maintenance costs.
Tax consequences of the project for the City.	Loss of approximately \$277.96 per year for all ten properties (based on 2017 property taxes). Properties will be added to tax rolls upon future disposition.