

**DUE DILIGENCE CHECKLIST****ADDRESS: 3830-34 WEST LISBON AVENUE**

The Commissioner's assessment of the market value of the property.	The property at 3830-34 West Lisbon Avenue ("Property") is being sold "as is, where is" without any guarantees.  The Property has considerable deferred maintenance, therefore, the purchase price for the Property is \$1,000.
Full description of the development project.	Easleys Construction, LLC ("Easleys") was established in 2005 by founder and CEO, Vernon Easley, Jr. Easleys provides general contracting services for residential and commercial renovations.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer plans to tuck-point the building, paint and/or replace the trim, install new windows, as needed, install new electrical, plumbing and HVAC, and replace the boarded storefront with new glazing along the street frontages.
Developer's development project history.	The Buyer is a general contractor for residential and commercial renovations.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will provide its own personal financing for the renovations along with its sweat equity.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the City retains ownership, the deferred maintenance will reduce the likelihood of this property being acquired and renovated.
Tax consequences of the project for the City.	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.