

Due Diligence Checklist
Address: 5229 North 51st Boulevard

The Commissioner's assessment of the market value of the property.	5229 North 51st Boulevard: an existing church and parsonage which was built in 1953 on an approximately 42,233 Square Foot lot. (The City of Milwaukee acquired the property through tax foreclosure on December 2, 2013). The property is in the McGovern Park neighborhood. The sale price for the Property is \$100,000.
Full description of the development project.	The Lord's Way International ("LWI"), managed by Pastor James Boyd, Sr. The Buyer will use the property for religious services for worship, providing weekly activities and programming to include life classes, bible study classes, and other programs and services. The Buyer's mission is to transform lives, positively impact communities and empower people. The Buyer plans to reside in the parsonage property a upon completion of renovations.
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Not applicable.
Developer's development project history.	Lord's Way International was established in 2018 and seeks to provide religious activities and worship services to its congregation of 60 members. The Buyers also plans to offer outreach activities and programs to area residents through partnerships with Project RETURN, Hope Street Ministries, Medical College of Wisconsin Ascension All Saints Family Health Center and others.
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.	Buyer will apply for property tax-exemption.
Tax consequences of the project for the City.	The Buyer shall pay to City \$5,000 to hold as a performance deposit to ensure timely completion of the project. If the project has not achieved completion on or before the completion date, City shall retain the performance deposit as its own. The deed of conveyance will not contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status pursuant to MCO 304-49-13(b).