

**DUE DILIGENCE CHECKLIST**  
**ADDRESS: 5128-30 WEST CENTER STREET**

<p>The Commissioner's assessment of the market value of the property.</p>	<p>5128-30 West Center Street, the ("Property") is being sold "as is, where is," without any guarantees.</p> <p>The price for the Property \$6,000 that adequately reflects the overall condition of the property, including the deferred maintenance.</p>
<p>Full description of the development project.</p>	<p>The Buyer proposes to restore the three apartments and will seek financing from the City's Neighborhood Improvement Development Corporation Rental Rehabilitation Loan Program. The Buyer also may explore other City grant programs to fund the renovation of the building. A portion of the first floor will be renovated as a coffee shop in partnership with Lissy's Place. The remaining commercial space will be used as a showroom for JAM Community Builders, LLC ("JAM") and a meeting place for JAM and its development partners Lissy's Place, St. Catherine's Parish, Integrity Plumbing, Tabaska Electric and Common Ground.</p>
<p>Complete site, operation and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>The Buyer will restore the street facade and maintain the existing glazing along the street frontage.</p>
<p>Developer's development project history.</p>	<p>JAM was established in 2012 and is owned by Judith Maher ("Buyer"). The company was organized to rehab houses in distressed areas of the City of Milwaukee, restore them to their original quality, bring them up to code and sell them to owner-occupants who are invested in the neighborhood.</p> <p>JAM is partnering with Common Ground and its Milwaukee Rising Campaign to focus on the acquisition of foreclosed houses in the Sherman Park area of the City. Their mission is to create safer and stronger neighborhoods, where individuals and families can establish clean, safe and thriving environments.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The Buyer will seek available City grant programs, including the facade and white box programs, NIDC rental rehabilitation program, conventional financing and, if needed, a possible loan from its partner Common Ground. The majority of the improvements will be through the Buyer's sweat equity.</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 go up.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$165,000 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>