

Due Diligence Checklist  
Address: 3419 West Forest Home Avenue

The commissioner's assessment of the market value of the property.	<p>The Property at 3419 West Forest Home Avenue is being sold "as is, where is," without any guarantees. The Property is zoned IO2 or Industrial-Office. The mixed-use building was previously occupied by a tavern on the first floor with an upper residential unit.</p> <p>The purchase price for the Property is \$69,950. The building's leaking roof has negatively affected the interior of the building. The interior of the building will be renovated into a new use.</p>
Full description of the development project.	<p>Snack America proposes to renovate the mixed-use building. Renovation activities include restoring the upstairs residential unit for the Buyer's employees. The Buyer also plans to renovate and add the following uses in the basement and first floor areas: kitchen to produce snack products, packaging department, wholesale storage and distribution, snack equipment rental and a retail component.</p> <p>Many of the snacks the Buyer currently handles include, but are not limited to, sausage links, chips, popcorn, roasted nuts and snow cones.</p>
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	Proposed renovation activities are described above.
Developer's development project history.	John Otradovec has worked in the snack business since 2001. Snack America, LLC was founded in 2013 by John Otradovec, Manager, Member (the "Buyer"). Snack America prepares and packages snack products for Snack America as well as other entities. The business also leases snack equipment.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation and improvement costs are \$58,000. The Buyer is considering conventional financing, private investors and/or personal equity, while also exploring available City grants that may be applicable.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	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 drag on efforts to redevelop the property.
Tax consequences of the project for the City.	The Buyer anticipates investing \$58,000 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.