

DUE DILIGENCE CHECKLIST

ADDRESSES: 2602-12 WEST AUER AVENUE

<p>The Commissioner's assessment of the market value of the property.</p>	<p>2602-12 West Auer Avenue (the "Property") consists of a church with commercial spaces (offices, kitchen, pantry and community space), gymnasium and house situated on a lot area of approximately 12,600 square feet. The City of Milwaukee acquired the Property in March 2021 through property tax foreclosure. The purchase price is \$1,000.</p>
<p>Full description of the development project.</p>	<p>The Buyer desires to purchase and renovate the church so that the neighbors and community have a safe space to worship, learn and play in the Franklin Heights neighborhood. The Buyer believes it is imperative that the children have a place to go to practice sports and other afterschool activities. The restoration of the basketball courts will bring a new opportunity for the children. Continuation of the food pantry will be considered to provide a needed asset for families who struggle with food as this area doesn't have a suitable grocer. The house that shares the lot will likely be used to provide emergency temporary housing for individuals who are in need and/or housing for church staff.</p> <p>Additionally, this restoration will provide more training opportunities for students participating in Mindful Staffing building trades program. Mindful Staffing will have a satellite office in the church, bringing job, and training opportunities to the region.</p> <p>The Buyer intends to renovate the home and seek a tenant within 6 months of closing. Improvements will include flooring, paint, exterior cosmetics, landscaping, kitchen, and bathroom.</p> <p>The Buyer intends to work with the former church operator, Ms. Rossling Allen to renovate the church, offices, pantry, kitchen and gymnasium. Renovation activities will include, but not be limited to, installing a new heating system, updating electrical and plumbing services, as needed, tuck pointing the brick façade, repairing and/or replacing the roof(s).</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>The church and house are existing structures. The existing windows and entrances will be retained.</p>
<p>Developer's development project history.</p>	<p>The Mindful Group, Inc., Reginald Reed, Jr., (Founder), and (the Buyer") The Mindful Group Inc. is a non-profit organization that focuses on the providing supportive services to Milwaukee underserved community members. Their primary services include but are not limited to rent assistance, childcare support, drivers' education, high school equivalency degree services,</p>

	homeownership program, vehicle purchase and repair program, essential needs assistance, and more. Its primary goal is to create sustainable support systems that don't require as much grant funding as traditional non-profit efforts. They are currently in the process of renovating three residential homes for its homeownership program.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation cost is \$311,000. The Buyer intends to use Mindful Staffing to perform much of the renovation and will seek donations and grants from entities for materials.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Leaving property vacant and mounting deferred maintenance.
Tax consequences of the project for the City.	The Property will be fully taxable. The deed of conveyance will contain a restriction prohibiting tax-exempt property status.