

**DUE DILIGENCE CHECKLIST**  
**ADDRESS: 3720-24 WEST VLIET STREET**

<p>The Commissioner's assessment of the market value of the property.</p>	<p>3720-24 West Vliet Street is a 4,416 SF two-story mixed-use building, built in 1925, with a lot size of 4,200 SF. The Property is an irregularly shaped parcel that was acquired by the City of Milwaukee through property tax foreclosure on July 13, 2015. The Property is being sold "as is, where is," without any guarantees.</p> <p>The price for the Property is \$7,500.</p>
<p>Full description of the development project.</p>	<p>Maria V. Arias Reyes ("Buyer") will purchase and renovate the Property to create a Mexican-style bakery and deli. The estimated renovation costs are approximately \$60,000.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>The Buyer proposes to renovate the entire building for a Mexican-style restaurant and three residential apartments. The first floor will have a Mexican-themed restaurant with authentic Mexican cuisine, to include tamales, baked breads and pastries. The second floor will be renovated and used as market-rate rental units.</p> <p>The Buyer is seeking to acquire and improve the Property as an incubator space for job seekers looking to enter the construction industry. The Property also will allow the Buyer to generate income from the rental units.</p> <p>The Buyer understands that the City's Plan Exam staff should review information on the Property's balcony to determine if this was intended for casual use or if it is part of an emergency egress system.</p>
<p>Developer's development project history.</p>	<p>This is the Buyer's first commercial development project. The Buyer's family brings a wealth of construction industry experience to the project, as the spouse is a general contractor, and the son also has over 15 years in the construction field.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The Buyer will use personal funds and "sweat equity" for the rehabilitation of the Property. The Buyer may seek City of Milwaukee funding resources to include a facade grant, signage grant and White Box grant from the City's Commercial Corridor Team.</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 increase. Continued vacancy of the Property will serve as a hindrance on efforts to redevelop the building.</p>
<p>Tax consequences of the project for the City.</p>	<p>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. Thus, a formerly vacant, tax exempt property will be returned to the property tax rolls.</p>