

Due Diligence Checklist
Address: 1104 West Historic Mitchell Street

<p>The commissioner's assessment of the market value of the property.</p>	<p>The Property at 1104 West Historic Mitchell Street is being sold "as is, where is," without any guarantees. The Property is zoned LB2 or Local Business. The single-tenant space was previously occupied by a retail sporting goods store.</p> <p>The purchase price for the Property is \$25,000. The building has considerable deferred maintenance, including a leaking roof and defective electrical and plumbing. The leaking roof has negatively affected the interior of the building.</p>
<p>Full description of the development project.</p>	<p>Raquel Perez (the "Buyer") has owned and operated Kiddy Land since 2004. Kiddy Land is a retail store located at 1130 West Historic Mitchell Street that offers a wide variety of party supplies and baby shower and baptism goods. The Buyer is seeking additional space to expand its business, while remaining part of the Historic Mitchell Street commercial district.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>No facade modifications are planned at this time. The Buyer understands that any changes or modifications to the exterior facade will require approval from the City of Milwaukee Historic Preservation Commission.</p>
<p>Developer's development project history.</p>	<p>The Buyer has owned and operated Kiddy Land since 2004.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation and improvement costs are \$110,000. The Buyer is considering conventional financing, private investors and/or personal equity, while also exploring available City grants that may be applicable.</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 building will serve as a drag on efforts to redevelop the property and Historic Mitchell Street.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$110,000 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>