

# LAND DISPOSITION REPORT

## COMMON COUNCIL OF THE CITY OF MILWAUKEE

### DATE

April 9, 2019

### RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

### PARCEL ADDRESS AND DESCRIPTION

2665-67 South 13th Street (the "Property"): A 2,574 SF two-story vacant mixed-use building, with a lot area of approximately 4,050 SF. The City of Milwaukee ("City") acquired the Property on September 8, 2016 through property tax foreclosure.



 City Property

### BUYER

BVRC Properties LLC ("BVRC") or its assignee is owned by Jose Pimienta and Jeff Mussa (the "Buyers"). Mr. Pimienta, the managing member, will oversee the day-to-day operations. The Buyers contacted Department of City Development ("DCD") real estate staff about the Property after the Property was re-advertised on the City's website and MLS.

The Buyers, who grew up on the south side of Milwaukee, both attended Bay View High School and later earned undergraduate degrees from local colleges. The long-time friends partnered three years ago when they started BVRC Properties LLC. Since 2016, the Buyers have acquired six properties and have been very successful in renovating and managing those units. Improvements will include removing the sign board, new roof, siding, windows and doors, in addition to other amenities.



PROPOSED EAST ELEVATION VIEW

**PROJECT DESCRIPTION**

BVRC will purchase and renovate the Property for its real estate office and lease the market-rate rental unit. The Buyers estimated rehabilitation costs are approximately \$65,000 and a portion of the work will be completed through "sweat equity." BVRC has purchased and renovated several south side residential properties.

BVRC may need certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyers obtaining all necessary approvals, financing and DCD approval of the final landscaping plans.

**PURCHASE TERMS AND CONDITIONS**

The purchase price is \$1,100. The Buyers may seek City assistance for the renovation work or choose to do the improvements privately. The conveyance of the Property will be on an "as is, where is" basis. The deed of conveyance will include a restriction prohibiting the Buyers from applying to the City for tax-exempt property status.

At closing, subtracted from the sale proceeds will be sale and marketing expenses and a 30 percent disposition fee to the Redevelopment Authority of the City of Milwaukee; the remaining proceeds shall be deposited in the Delinquent Tax Fund.