

Due Diligence Checklist
Address: 5632-34 West Burleigh Street

The Commissioner's assessment of the market value of the property.	5632-34 West Burleigh Street is a 3,700 SF vacant, two-story mixed-use building constructed in 1927, with a lot area of approximately 4,800 SF located in Business Improvement District No. 27. The City of Milwaukee acquired the property in 2009 through tax foreclosure. The purchase price is \$15,000, which factors in the building's overall condition. The property is being sold "as-is, where-is," without any guarantees.
Full description of the development project.	The Buyer proposes to purchase, renovate and add interior improvements to transform the commercial space into an office and a training academy for Granny's Houses Inc. The residential units will be renovated and rented on the open market. The estimated renovation costs are approximately \$70,000.
Complete site, operations and scope of work for redevelopment.	Please see the Land Disposition Report for details.
Developer's project history.	Ms. Bibbins owns eight residential properties in the City of Milwaukee that are all in good standing. She is pursuing the next step in her 2016 expansion plan that will provide jobs for an additional 20-30 individuals in the community through her training academy. She is teaming up with Felipe Magana as her contractor who has 15 years of experience in development.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs will be a combination of personal funds and a construction loan from Columbia Savings and Loan. Ms. Bibbins also plans to make application for assistance from the City of Milwaukee's White Box, Facade Grant and Commercial Property Renovation programs.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that there is no foreseen risk in selling the property to this Buyer. Ms. Bibbins has successfully run her business since 2011 and is in good standing with the State of Wisconsin and the City of Milwaukee.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer and any assignees or successors from applying to the City of Milwaukee for tax-exempt property status. Thus, a formerly vacant, tax-exempt property will be returned to the property tax rolls.