

**LAND DISPOSITION REPORT**  
**COMMON COUNCIL OF THE CITY OF MILWAUKEE**

**DATE**

December 9, 2025

**RESPONSIBLE STAFF**

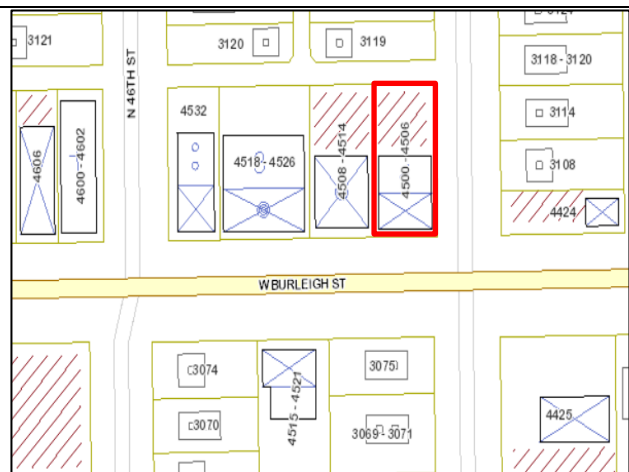
Dwayne Edwards, Program Manager, DCD

**PARCEL ADDRESS & DESCRIPTION**

4500-06 West Burleigh Street (the "Property") consists of a 7,338 square-foot mixed-use building with a rear parking lot that can accommodate eight vehicles situated on a 7,452 square-foot lot. The building has three ground floor store fronts and two second floor apartments. The building was constructed in 1927. The Property was acquired through property tax foreclosure on November 7, 2017. The Property is located within the Sunset Heights neighborhood and part of Business Improvement District No. 27.



City Property



Highlighted map of property

**BUYER**

3706 Property Investments, LLC (the "Buyer"), was established in 2022 and is solely-owned by Antoine Williams. Mr. Williams work experience includes successfully acquiring and renovating three mixed-use City buildings in the 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> Aldermanic Districts. The Buyer also intends to acquire and rehabilitate a residential property in the 15<sup>th</sup> Aldermanic District at 2434 North 23<sup>rd</sup> Street.

The Buyer is confident that his management experience and knowledge in hiring contractors, managing staff, market demands, inventory control and proper budgeting will continue to serve him well in this latest business venture.

The Buyer's commitment is to stabilize this City property with professional services and create a safe, stronger business corridor where individuals and families can frequent for good quality services and safe affordable housing.

**PROJECT DESCRIPTION**

The building is poor condition and suffers from years of deferred maintenance. The Buyer proposes to restore the commercial spaces to open a café or coffeehouse, beauty salon and professional office to provide residents with a welcoming, modern environment to provide a positive amenity to a building that has significant deferred maintenance.

The Buyer also plans to renovate the apartments to create market-rate rental units on the second floor of the building. The Buyer may explore funding resources from the City's Commercial Corridor

Team's Storefront Activation grant. The Buyer may also consider assistance from Northwest Side CDC to assist with financing the project. The estimated renovation costs are approximately \$485,000, of which includes a financing commitment letter from a hard money lender.

The Buyer says the primary goal is to fill a gap in businesses in this area, as well as having the building become a neighborhood spot for local residents to patronize on a daily basis.

#### **PURCHASE TERMS AND CONDITIONS**

The purchase price will be \$2,000. The conveyance will be on an "As Is, Where Is" basis including environmental concerns, if any, without any guarantees. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status. The Buyer will pay a \$5,000 performance deposit regarding Buyer's duty to complete renovations and obtain a Certificate of Completion, by June 30, 2027. The Buyer will be required to meet the City's General Buyer Policies and will execute the City's Purchase and Sale Agreement, which will outline all terms of the transaction.

At closing, subtracted from the sale proceeds and retained by the City will be the amount of property taxes, interest, and fees owed; and all costs and expenses incurred. Retained funds will be distributed between the Redevelopment Authority of the City of Milwaukee and the City's Tax Deficit Fund, with the balance of the proceeds, if any, to be returned to the former owner.

Due Diligence Checklist  
Address: 4500-06 West Burleigh Street

The Commissioner's assessment of the market value of the property.	4500-06 West Burleigh Street, the ("Properties") are being sold "as is, where is," without any guarantees. The purchase price will be \$2,000, which adequately reflects the overall condition of the property, including the deferred maintenance. The estimated renovation and improvement costs are approximately \$485,000.
Full description of the development project.	The Buyer proposes to open a neighborhood café or coffeehouse and a beauty salon. Mr. Williams plans include renovating the apartment units to create market-rate rental units on the second floor. The primary goal is to fill a gap of businesses in the area as well as become a neighborhood spot for residents to patronize and remove a blighting influence.
Complete site, operation and landscaping plans and architectural renderings for new construction or redevelopment.	Please see Land Disposition Report for details.
Developer's development project history.	3706 Property Investments, LLC (the "Buyer") will be solely-owned and operated by Antoine Williams. The Buyer, has a solid track record with City commercial buildings and has successfully renovated buildings in several aldermanic districts. The Buyer's work experience includes: Renovation of mixed-use buildings at 3700-06 North Teutonia Avenue and 5008-14 West Center Street.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will utilize financing from a hard-money lender for the renovations and is also exploring funding resources through the City's Commercial Corridor Team and Northwest Side CDC.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	Closing is contingent upon the Buyer obtaining all necessary approvals and financing.
Tax consequences of the project for the City of Milwaukee.	The deed of conveyance will contain a restriction prohibiting the Buyer or assignees from applying to the City of Milwaukee for tax-exempt property status. Thus, a vacant, tax-exempt property will be returned to the property tax rolls. The Buyer will pay a \$5,000 performance deposit regarding Buyer's duty to complete renovations and obtain a Certificate of Completion by June 30, 2027.