

DUE DILIGENCE CHECKLIST
ADDRESS: 3720-24 WEST VLIET STREET

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The Property at 3720-24 West Vliet Street is being sold "as is, where is," without any guarantees.</p> <p>The Property is an irregularly shaped parcel that was acquired by the City through property tax foreclosure in October, 2013.</p> <p>The price for the Property is \$15,000.</p>
<p>Full description of the development project.</p>	<p>Affordable Homes, LLC ("AHL") is owned by Jimmy Durant ("Buyer"). A description of the project is below.</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 office space and three residential apartments. The first floor will be used for job training office space for Affordable Homes, LLC. The second floor will be renovated and used as market-rate rental units.</p> <p>The Buyer is seeking to acquire and improve the City 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 was part of some sort of emergency egress system.</p>
<p>Developer's development project history.</p>	<p>This is the Buyer's first development project. The Buyer began his career in the construction industry, as a general contractor, 15 years ago.</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 funding resources, to include a White Box grant from the City of Milwaukee.</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 Buyer anticipates investing \$50,000 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>