

Due Diligence Checklist
Address: 2431 South 10th Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The former MPS Hayes School. The Property was declared surplus on the MPS Building Inventory List in 2017. The building has 43,396 SF on an 1.3-acre parcel. It was built in 1906. The Property is being sold "as is, where is," including all environmental and geotechnical conditions, without any guarantees.</p> <p>The purchase price for the Property is \$350,000, based on the appraised value of \$670,000, less existing deferred maintenance.</p>
<p>Full description of the development project.</p>	<p>The Buyer proposes to invest an estimated \$1.3 million to purchase and renovate the Property for school use.</p> <p>The Buyer understands that the proposed project may require certain City of Milwaukee ("City") approvals in addition to the approval of the Land Disposition Report. The Closing is contingent upon the Buyer obtaining all necessary approvals and financing.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>See the Land Disposition Report. Closing of the sale is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of final building and site plans.</p>
<p>Developer's development project history.</p>	<p>Catalyst Construction provided the initial estimates, but the Contractor will be selected based on a competitive bid process.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>IFF and Charter School Growth Fund have both reviewed the project financing package and provided preliminary commitments to finance the purchase and renovation of the building.</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>The Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD approval of building and site plans. The Buyer and the City will enter into a Purchase and Sale Agreement that requires Buyer Performance and a Performance Deposit of \$10,000. The Deed will contain a Reversionary Clause requiring the Buyer to complete renovations and occupy the Property within 24 months of closing.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Common Council may not require the education operator to make a payment in lieu of property taxation or to pay a similar fee as a condition of the sale of an eligible school building under Section 119.61(4)(c)4, Wisconsin Statutes.</p>