

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

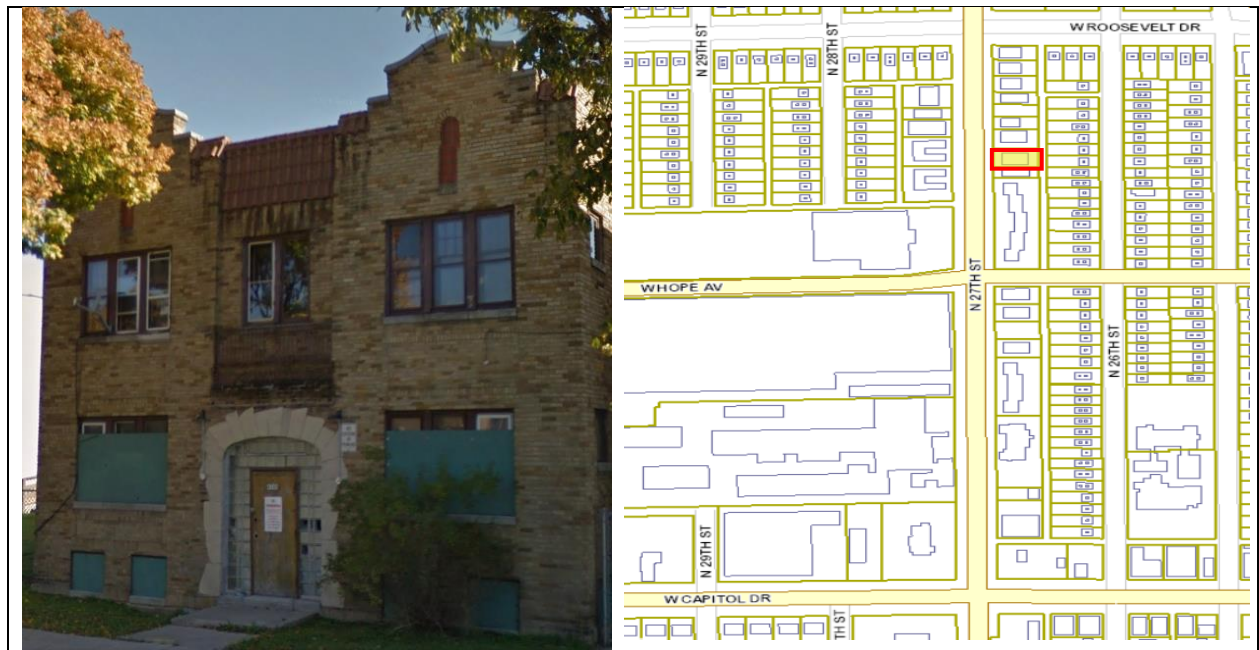
June 13, 2017

RESPONSIBLE STAFF

Dwayne Edwards, Program Manager, DCD

PARCEL ADDRESS AND DESCRIPTION

4248 North 27th Street (the "Property"): A 6,192 SF two-story, eight-unit apartment building situated on a 7,150 SF lot. The building was built in 1928 and was acquired by the City of Milwaukee ("City") on July 13, 2015 through property tax foreclosure.



CITY MULTI-FAMILY PROPERTY FRONT VIEW

 CITY PROPERTY

BUYER

Mr. Youssef "Joe" Berrada ("Buyer"). Berrada Properties (wholly owned by the Buyer) will assign its right to purchase the property to an LLC to be formed that will be wholly owned by Mr. Berrada. The newly formed LLC will assume Berrada Properties' obligations under the Purchase and Sale Agreement. Mr. Berrada has more than 20 years of experience in the rental property industry, which includes property management, tenant screening, evictions and landscaping services. The Buyer will renovate the Property into freshly remodeled residential apartments and update the exterior of the premises. This will activate a property that has been a blighting influence on the surrounding community.

PROJECT DESCRIPTION

The Buyer proposes to renovate the building by renovating all of the interior units including, but not limited to, electrical and plumbing upgrades, bathroom vanities, new mechanicals, new flooring, new doors, painting, window replacement, security systems and ceiling work. Exterior repairs include power washing of brick, as needed, roof replacement, tuck pointing, garbage enclosure for dumpsters, security cameras, doors, signage and landscaping features. The Buyer's estimated renovation costs are approximately \$125,000.

All work will be completed by the Buyer's affiliated companies, which collectively bring a wealth of rental rehabilitation experience to the project. Certain City approvals may be required in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyer obtaining all necessary approvals, financing and DCD's approval of the final building elevations.



CITY MULTI-FAMILY PROPERTY AFTER RENOVATIONS

PURCHASE TERMS AND CONDITIONS

The purchase price is \$7,500. Purchase and renovation expenses will be financed by the Buyer and personally guaranteed by the Buyer.

The conveyance of the Property will be on an "as is, where is" basis. The deed of conveyance will contain a restriction prohibiting the Buyer 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 credited to the Delinquent Tax Fund.