

Due Diligence Checklist
Address: 4120 West Villard Avenue

The Commissioner's assessment of the market value of the property.	The property at 4120 West Villard Avenue is being sold "as is, where is" without any guarantees. From 1955 through 2000, the property had several business uses. A beauty salon was the most recent use in 2010. The City of Milwaukee acquired the property in October, 2013 through tax foreclosure. The City's listing price was \$25,000. The purchase price is \$20,000, which factors in the building's overall condition.
Full description of the development project.	Jeff Hanewall proposes to operate a remodeling and carpentry shop. The estimated renovation costs are not expected to exceed \$9,200.
Complete site, operations and scope of work for redevelopment.	General details include, roof repair, replace or repair doors and windows, pressure wash exterior walls and paint concrete block, landscaping and interior upgrades.
Developer's project history.	Buyer was self-employed as a remodeler and cabinet/furniture maker from 1985-1995. In 1997, he obtained a Masters in Architecture and has worked since as a designer and project manager for a wide-range of buildings from libraries to hospitals.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs include personal funds, help through personal relationships and "sweat equity" towards the project. Buyer states that no City funds will be required and adequate funding is available for purchase and rehabilitation.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined if the building remains vacant, the deferred maintenance and costs to cure would be minimized if property was sold. Staff believes renovating this building will add stability and value to the commercial corridor.
Tax consequences of the project for the City.	The Buyer will invest \$29,200 in the project and the property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer, assignee or successors from applying to the City of Milwaukee for tax-exempt property status. Thus, a vacant, tax-exempt building will be returned to the property tax rolls.