

**DUE DILIGENCE CHECKLIST
HIGHLAND COMMUNITY SCHOOL
1706 WEST HIGHLAND BOULEVARD**

The commissioner's assessment of the market value of the property.	The Property was appraised in October 2013 at \$1,300,000, which is the amount Buyer will pay for the Property.
Full description of the development project.	<p>Highland Community School operates a non-instrumentality charter school chartered by Milwaukee Public Schools. Highland has occupied the Property since 2012 under a Lease and wishes to purchase the Property.</p> <p>Highland Community School will continue to operate its existing school on the Property. Highland was founded in 1968 and has been a MPS charter school since 1996.</p>
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer will continue to operate the school in its current condition. In the future, the Buyer may conduct capital improvements/renovations to the Property.
Developer's development project history.	Not applicable. No development or redevelopment of the Property will occur as part of the sale. Buyer will continue to operate the school it operates at the Property. However, in the future, the Buyer may choose to undertake capital repairs/renovations to the Property.
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer has obtained a loan in the full amount of the purchase price.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	No development project is proposed for the Property. However, one risk may be if Highland ceases to operate as a school and leaves the building vacant. This is a relatively low risk given Highland's history in the City and this neighborhood in particular.
Tax consequences of the project for the City.	The Property is currently tax exempt, and the Buyer's use also is exempt. However, the Buyer will pay a PILOT of \$1 per year as long as the school remains a charter school chartered by the Milwaukee Public Schools. Should the Property no longer be used for a school chartered by Milwaukee Public Schools, the PILOT shall be calculated by multiplying the City Assessed Value of the Property by the MPS Property Tax Rate.