

Due Diligence Checklist
Address: 2462-68 West Lisbon Avenue

The Commissioner's assessment of the market value of the property.	The Properties are being sold "as is, where is," without any guarantees. The Properties are zoned CS or Commercial Service. The building was previously occupied as a commercial contractor's shop. The purchase price is \$25,000. The building's leaky roof and overall disrepair has negatively affected the interior of the property. The property will be renovated for a new wind and solar energy business.
Full description of the development project.	Capital City Renewables LLC ("CCR" or "Buyer") proposes extensive rehabilitation to operate a shop and office for the company's solar/wind energy business. It plans to develop solar and wind projects within the City of Milwaukee and throughout North America. The company is relocating from Middleton, WI.
Complete site, operations and scope of work for redevelopment.	Please see the Land Disposition Report for details.
Developer's project history.	CCR is an employee-owned corporation dedicated to providing renewable energy solutions that exceeds its customers' needs. CCR has completed projects in Denver, CO, Belfast, ME and several Canadian Provinces.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation and improvement costs are \$80,000. The Buyer is considering conventional financing and funding assistance from the Milwaukee Economic Development Corporation ("MEDC"). CCR also may explore available City grants that may be applicable.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Continued vacancy of the property will severely impact efforts to redevelop the property. The Buyer is excited to move its business to Milwaukee to create local jobs.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyer, or its successors, from applying to the City of Milwaukee for tax-exempt property status. Thus, a formerly vacant, tax-exempt property will be returned to the property tax rolls.