

**LAND DISPOSITION REPORT
COMMON COUNCIL OF THE CITY OF MILWAUKEE**

RESPONSIBLE STAFF

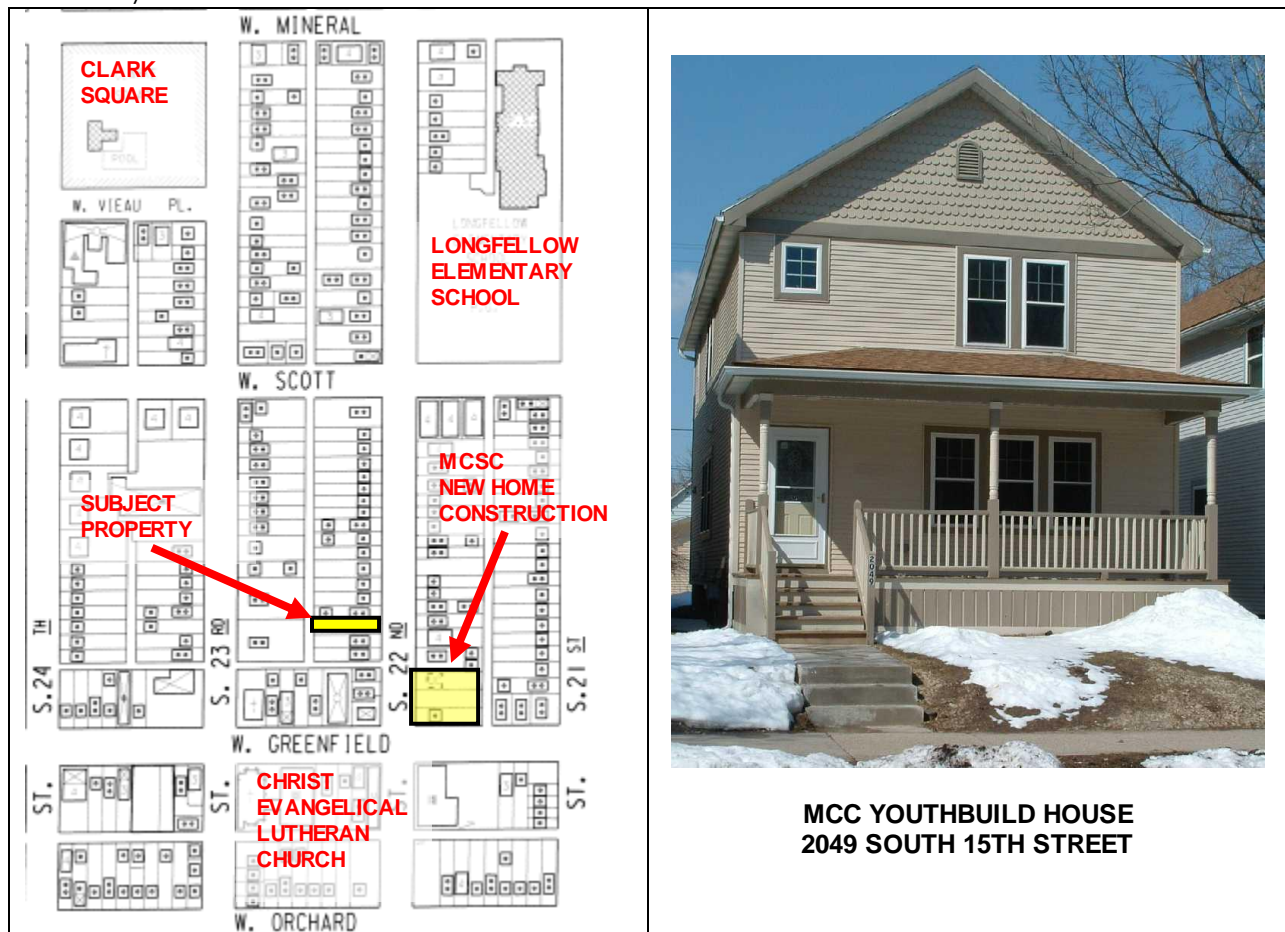
Yves LaPierre, Real Estate Section (286-5762)

BUYER

The Milwaukee Christian Center, Inc. ("MCC") is a non-profit social service and neighborhood development organization. Through its Neighborhood Improvement Program, the MCC runs the YouthBuild program to provide at-risk youth with employment, education and job training. While learning a trade and studying for a high school diploma, YouthBuild crews construct new, affordable, single-family homes for sale to owner-occupants. MCC and YouthBuild have constructed five homes and sold two in the past three years.

PROPERTY

1319 South 22nd Street is a 30 x 140-foot vacant residential lot with a total of 4,200 square feet and alley access.



**MCC YOUTHBUILD HOUSE
2049 SOUTH 15TH STREET**

PROPOSED DEVELOPMENT

A single-family home constructed by MCC-YouthBuild that will be sold to an owner-occupant upon completion. The house will be two and one-half stories tall, 1,400 square feet with three bedrooms and two bathrooms. The house design is compatible with the neighborhood in terms of scale and has a front porch and two-car detached garage with alley access. The construction costs will be approximately \$170,000 and the home will be marketed for \$134,900 to families with incomes at or below 80 percent of County Median Income. MCC houses are underwritten with CDBG Home funds and private financing.

OFFER TERMS AND CONDITIONS

The lot will be sold "as is" for one dollar. Closing will occur once MCC has final plans approved for permitting and financing in place, but not later than October 31, 2008. A performance deposit will not be required based on MCC's completion of past projects. Construction will be expected to commence within one month of closing and be completed in one year.