

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

DATE

March 29, 2016

RESPONSIBLE STAFF

Rhonda Szallai, Real Estate Specialist, DCD

PARCEL ADDRESS AND DESCRIPTION

1651 South 11th Street (the "Property"): A mixed-use building with 2,747 SF located on a 4,200 SF lot in the Greater Mitchell Street Business Improvement District No. 4. The Property was acquired through property tax foreclosure in 2014.





BUYER

Fabian Gonzalez Munoz and Viridiana Flores Vazquez (“Buyers”).

PROJECT DESCRIPTION

The Buyers propose to transform the existing building into an accounting office and the rental units will be renovated and rented on the open market at market rate.

The Buyers owned a duplex in the Milwaukee Metropolitan Sewerage District’s Kinnickinnic River Reconstruction area that was purchased and will be torn down as part of a flood mitigation project. The Buyers plan to take the proceeds from that sale and purchase the property at 1651 South 11th Street. The Buyers have ten years of experience renovating properties. One of the Buyers recently graduated in accounting and plans to open an accounting business in the commercial space.

The Buyers understand that the proposed project may require certain City approvals in addition to the approval of the Land Disposition Report. Closing is contingent upon the Buyers obtaining all of the necessary approvals and financing and DCD approval of the final building elevations and landscaping plan.

The estimated renovation costs for the Property are approximately \$65,000.

PURCHASE TERMS AND CONDITIONS

The purchase price is \$20,000. The conveyance will be on an “as is, where is” basis, including all environmental and geotechnical conditions, if any. The deed of conveyance will contain a restriction prohibiting the Buyers or its successors 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 sale proceeds shall be credited to the Delinquent Tax Fund.