

**DUE DILIGENCE CHECKLIST****ADDRESS: 2311 WEST CAPITOL DRIVE**

The Commissioner's assessment of the market value of the property.	2311 West Capitol Drive, the ("Property"), is being sold "as is, where is," without any guarantees. The Property has considerable deferred maintenance; therefore, the purchase price is \$10,000.
Full description of the development project.	<p>Capitol Building, LLC (the "Buyer") was established in 2017 by Glenda Hampton, Manager/Member, and Ariam Kesete, Manager/Member.</p> <p>Ms. Hampton founded Gateway to Change, LLC ("Gateway") at 2311 and 2319 West Capitol Drive in 2003. Gateway provides multiple different services, including a clinic focusing on treatment of substance use disorder and mental health, and it operates multiple housing programs. The treatment clinic is located next door to the Property, and the transitional independent living housing component is within the Property.</p> <p>Ariam Kesete, President of AK Development, LLC, is a graduate of the Associates in Commercial Real Estate ("ACRE") program. AK Development currently owns and manages four residential properties, with a total of 14 units. Ms. Kesete also has a background in social services, including over five years of experience working with individuals who have experienced or are living with mental health problems.</p>
Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.	The Buyer is proposing to restore the parapet wall and tuck-point the building as needed. The apartments are currently occupied by Gateway participants; however, the Buyer will remodel the residential apartments as participants transition into alternate housing, prior to new participants moving in.
Developer's development project history.	<p>Ms. Hampton founded Gateway at 2311 and 2319 West Capitol Drive in 2003.</p> <p>Ariam Kesete is a graduate of the Associates in Commercial Real Estate ("ACRE") program. AK Development currently owns and manages four residential properties, with a total of 14 units.</p>
Capital structure of the project, including sources, terms and rights for all project funding.	The Buyer will provide its own personal sweat equity and will seek conventional financing and available grant programs.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	If the City retains ownership, the deferred maintenance will continue and will reduce the likelihood of the Buyer providing its necessary services to its participants.
Tax consequences of the project for the City.	The Property will be fully taxable. The deed of conveyance will contain a restriction prohibiting the Buyer or its successors from applying to the City for tax-exempt property status.