

Due Diligence Checklist  
Address: 6369 North 46<sup>th</sup> Street

The Commissioner's assessment of the market value of the property.	The "Property" at 6369 North 46 <sup>th</sup> Street is a 9,583 SF vacant commercial parking lot. The City of Milwaukee acquired the Property on June 2, 2014 through property tax foreclosure. The purchase price is \$4,000, which factors in the overall condition of the Property. The City is selling the Property "as-is, where-is," without any guarantees.
Full description of the development project.	Above and Beyond Transportation LLC owners (the "Buyers") seeks to expand the business footprint for additional work vehicles. The Buyers also will add parking, landscaping and exterior improvements for employee parking. The initial site improvements will be \$25,000.
Complete site, operations and scope of work for redevelopment.	Please see the Land Disposition Report for details.
Developer's project history.	This will be the Buyers' first expansion project in the City of Milwaukee. The company has been at this location for over 10 years. The business provides transportation services for The Milwaukee Center for Children and Youth, My Choice Family Care, The Department of Work Force Development and various day-care facilities, group homes and assisted living facilities.
Capital structure of the project, including sources, terms and rights for all project funding.	The estimated renovation costs will include personal funds and "sweat equity" on the expansion project. The Buyers have an experienced general contractor and environmental firm overseeing the project.
Project cash flows for the lease term for leased property.	Not applicable.
List and description of project risk factors.	DCD staff determined that there is no foreseen risk in selling the Property to the Buyers. Staff determined the expansion project will eliminate continued deferred maintenance on the Property.
Tax consequences of the project for the City.	The deed of conveyance will contain a restriction prohibiting the Buyers from applying to the City of Milwaukee for tax-exempt property status.