

## Due Diligence Checklist

### Address: 4473 North 76th Street

<p>The Commissioner's assessment of the market value of the property.</p>	<p>The "Property" at 4473 North 76th Street is being sold "as is, where is," without any guarantees to Refined Estates LLC, or its assignees. The Property is zoned NS1 or Neighborhood Services. The two-story, mixed-use building was previously occupied as a day care from 1996-2015.</p> <p>The purchase price for the Property is \$100,000. The building has minor deferred maintenance, including roof leaks, interior damage to walls and ceilings and broken windows that have negatively affected the portions of the building.</p>
<p>Full description of the development project.</p>	<p>The Buyer's renovation scope of work includes minor rehabilitation to operate a full-service childcare business. Exterior repairs include power washing of brick, tuck pointing, as needed, and replacing windows.</p>
<p>Complete site, operations and landscaping plans and architectural renderings for new construction or redevelopment.</p>	<p>Facade modifications will include doors, window replacements and new signage and landscaping features as needed.</p>
<p>Developer's development project history.</p>	<p>Ms. Kari Turner, Managing Member of the company, has more than 10 years of experience in the childcare industry, which includes teaching, SIDs training and a multitude of qualifications for state certified childcare and education.</p> <p>This will be the Buyer's first City commercial property purchase.</p>
<p>Capital structure of the project, including sources, terms and rights for all project funding.</p>	<p>The estimated renovation and improvement costs are \$70,000. The Buyer is considering conventional financing and working with the Milwaukee Economic Development Corporation for financing. The Buyer also will use personal equity to finance renovations.</p>
<p>Project cash flows for the lease term for leased property.</p>	<p>Not applicable.</p>
<p>List and description of project risk factors.</p>	<p>DCD staff determined that if the building remains vacant, the deferred maintenance and costs to cure will continue to increase. Continued vacancy of the building will serve as a hindrance to efforts to redevelop the Property.</p>
<p>Tax consequences of the project for the City.</p>	<p>The Buyer anticipates investing \$70,000 in the Property, which will become 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.</p>